



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
September 4, 2014**

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, September 4, 2014.

Closed Session

3:30pm To discuss Property, Personnel and Litigation

Work Session

4:30pm Council Questions and Comments and Manager's Report

PG 4

4:40pm Discussion of 2014 Water Impact Fee Update and Draft amendment of Title 11;Chapter 13-Impact Fees

PG 9

5:10pm Mountain Accord Update

PG 110

5:55pm Break

Regular Meeting

6:00 pm

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. APPOINTMENTS AND RESIGNATIONS

1. Re-appointment of two Hearing Officers, J. Richard Catten and Kenneth R. Wallentine, pursuant to Title 2, Chapter 6, Section 2 of the Municipal Code of Park City with terms expiring in September, 2015.
2. Consideration of Melissa Band and Douglas Thimm to the office of Planning Commission with terms expiring July, 2018
3. Consideration of the re-appointment of Ruth Gezelius to the office of Board of Adjustments with a term ending July, 2019
4. Consideration of Don Horwitz, Mike Kaeske and Tore Steen to Police Complaint Review Committee with terms expiring July, 2017
5. Consideration of Puggy Holgren, Cheryl Hewett and Lola Beattlebrox to Historic Preservation Board with terms expiring July, 2017

V. NEW BUSINESS

1. Consideration of a Resolution adopting 2014 Property Disposition List Amendment
 - a. Public Hearing PG 153
 - b. Action

VI. OLD BUSINESS

1. Consideration of Silver Bird Condominium at Deer Valley First Amendment located at 7379 Silver Bird Drive pursuant to the findings of fact, conclusions of law and conditions of approval stated in an attached ordinance in a form approved by the City Attorney
 - a. Public Hearing PG 162
 - b. Action
2. Consideration of 692 Main Street Condominium Plat pursuant to the findings of fact, conclusions of law and conditions of approval stated in an attached ordinance in a form approved by the City Attorney PG 181
 - a. Public Hearing
 - b. Action
3. Consideration of an denying Dority Springs Subdivision located at 1851 Little Kate Road- Plat Amendment- hearing/action pursuant to the findings of fact, conclusions of law and conditions of approval stated in an attached ordinance in a form approved by the City Attorney PG 222
 - a. Public Hearing
 - b. Action

VII. ADJOURNMENT INTO RDA MEETING

PARK CITY REDEVELOPMENT AGENCY SUMMIT COUNTY, UTAH September 4, 2014

I. ROLL CALL

II. CONSIDERATION OF MINUTES FROM THE JULY 10, 2014 REDEVELOPMENT AGENCY PG 282

III. CONSENT AGENDA

1. Consideration of a Change Order to Architect Service Provider Contract in the amount of \$136,157.00 PG 284
2. Consideration of Construction Manager's at Risk Agreement with Okland Construction for Guaranteed Maximum Price of \$7,091,733.00 for the Library and Education Center Remodel. PG 300

IV. 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: 09/02/2014 See: www.parkcity.org



To: Honorable Mayor/Members of City Council

From: City Manager's Office

MANAGER'S REPORT – September 4, 2014

HEARING OFFICER RE-APPOINTMENTS

Submitted By: Tricia Lake, Assistant City Attorney/Prosecutor

On September 12, 2013, City Council appointed two Hearing Officers, J. Richard Catten and Kenneth R. Wallentine, pursuant to Title 2, Chapter 6, Section 2 of the Municipal Code of Park City to preside over employee transfer and discharge hearings. The Hearing Officer position is an appointed position by the Park City Mayor, with the advice and consent of the Park City Council. The appointment expires on September 12, 2014, and therefore needs to be renewed. Staff recommends re-appointing both J. Richard Catten and Kenneth R. Wallentine as alternative Hearing Officers. Funding for the Hearing Officer will come from the same line of the City's risk management fund from which the ETDAB hearings have been funded in the past

MARSAC MILLS SITE

Submitted by: Jim Blankenau, Sustainability

The United States Environmental Protection Agency (EPA) will be requesting access from residential property owners this fall to conduct soil sampling to evaluate the current soil conditions of properties near the former Marsac Mills site. The Marsac Mills site is currently listed in Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) database, and sampling would be performed to determine the presence of heavy metals contamination and evaluate the next steps for the site. The heavy metals are an artifact of decades of mining activity in Park City.

The Marsac Mills site was listed on CERCLIS-EPA's environmental database in 1996. The Utah Department of Environmental Quality (UDEQ) prepared a Preliminary Assessment in 1999. A portion of the Marsac Mills site is in the Utah Voluntary Cleanup Program (VCP) and metal impacts were addressed in this area (the Transit Center) area during its development. Other portions of the site are included in the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) zone.

UDEQ issued a Marsac Mills Site Re-Assessment Report in 2013. Data in the report indicated that other areas may have been affected by the Marsac Mill or other mining activities. Those areas include properties to the east and possibly south of the Marsac building (City Hall). The Re-Assessment found that additional data from these adjacent residential properties is needed to evaluate next steps for the site.

This action supports recommendation #3 (Revisit the Soils Ordinance Boundary) of the Mayor's Blue Ribbon Commission on the Soils Ordinance and Soil Disposal Options. Once sample results have been obtained, they can be used to evaluate what steps, if any, are necessary to protect human health and the environment. If high concentrations are found, the EPA, DEQ, and Park City will work collaboratively to ensure that all options are explored. If high concentrations are found, options might include expansion of the soils ordinance and/or soil removal and replacement, tilling, capping, or other techniques.

In addition to the efforts related to the Marsac Mill site, the EPA will also be evaluating sites in the upper watershed to evaluate if additional steps should be taken to be protective of human health and the environment at those sites. The sites that will be evaluated first are the Innovative Assessment Sites identified by the UDEQ in 2000.



To: Honorable Mayor/Members of City Council

From: Police Department

MANAGER'S REPORT – August 24, 2014



Submitted by Phil Kirk, PCPD operations captain

Officer Corey Allison is the Park City Police Department's selection for the 2014 Elks Club Police Officer of the year award.

Corey began serving as the new School Resource Officer for the Park City School District just last school year. Officer Allison's success in the schools has not come easy; challenges seem to come each and every day, but his positive & dedicated approach has not faltered.

Now the fruits of his labors are showing in the success of D.A.R.E., the Leaders-4-Life program, and his advocacy for all of the PC schools. As part of that advocacy, Officer Allinson often volunteers as a substitute teacher with the hope of reaching out to students on a personal level.

Officer Allison serves as a member of the School Safety Committee. There he has had valuable input as the committee has performed periodic drug inspections on the school grounds and implemented procedures to make the schools safer for both students and faculty.

On many occasions, Officer Allinson has worked closely with police officers in identifying and locating suspects through the resources he has developed in the schools. He has created effective programs to track juvenile offenders but has also taken substantial steps to mentor some of those same offenders.

Officer Allinson has embraced his role as a school resource officer and continues to work tirelessly to assist school administrators, police officers, parents and most importantly the students to keep PC schools a safe learning environment for our children.

Congratulations to Officer Corey Allinson for his selection as the PCPD's Elks Club 2014 Officer of the Year.



Managers Report

TO: Honorable Mayor, City Council

FROM: Denise Carey, McPolin Farm

SUBJECT: Wild Land and Open Space: Conservation in Park City at McPolin Farm

The Friends of the Farm (FOF), Park City Municipal, Park City Museum and Summit Land Conservancy would like to offer an event that will be free and open to the public at the McPolin Farm, Tuesday, October 14, 5:30-7:30 p.m.

The event will offer, a five (5) person guest panel including: Executive Director Cheryl Fox who will share technical information surrounding land conservation, individuals who were on the forefront of open space protection in Park City during the 1990's, and artists and writers who derive their creativity from these landscapes. The primary discussion will focus around the importance of conserving open space, the history of land conservation in Park City, and what we all can do to protect these open spaces. Denise Carey will also be there to answer any questions regarding the McPolin Farm.

To close the event we would like to involve the next generation of stewards within our community by sharing a slideshow created by Park City Day School students of their own open space photos taken over the course of last school year.

This event will be held in conjunction with the Park City Museum's latest traveling exhibit, "Wild Land: Thomas Cole and the Birth of American Landscape Painting." Thomas Cole was an American painter who derived his creative inspiration from open space around him. His paintings of wilderness changed the way Americans viewed landscape and were inspiration for wilderness artists after him that led to conservation movements in America. Park City shares in this legacy and we are excited to share this history with the community.

- This will be an indoor event limited to 90 attendees.
- Marketing will be through each organization's membership/supporters in the form of email blasts and Facebook event and posts. Additionally, through KPCW and the Park Record.
- As the parking lot across the street will fill up, guests will be encouraged to use public transportation or bike to the event due to the limited parking. For further recommended staff will be in the parking lot directing attendees to Aspen Springs Road.
- Volunteers will be in the parking lot directing guest to use the underground tunnel to access the event.
- RSVP will be through either organization to solidify number of attendees

Approximately eight (8) years ago PCMC also co-sponsored an event with the Museum called the Brown Bag Lunch Series. Staff and the FOF feel this event is within the same parameters. This event qualifies under the Administrative Policy and CUP.



City Council Staff Report

Subject: Water Impact Fees
Author: Clint McAfee, Water and Streets Director
Department: Water and Streets
Date: September 4, 2014
Type of Item: Informational

Summary Recommendations:

Review and provide feedback to staff on draft amendment of Title 11, Chapter 13 – Impact Fees of the Park City Municipal Corporation Municipal Code, the Water Impact Fee Facilities Plan, and the Water Impact Fee Analysis.

Topic/Description:

Financial Stability - Water Impact Fees
Ensure growth impacts are financed through impact fees

Background:

The adoption of the current assessment and calculation of water impact fees per Title 11, Chapter 13 of the Municipal Code of Park City can be summarized as follows.

In June of 2007 Park City passed Ordinance No. 07-35 which adopted the June 2007 Water Capital Facilities Plan; the June 2007 Water Impact Fee Study and Analysis; and the amended Title 11, Chapter 13 of the Municipal Code of Park City setting forth the assessment and calculation of impact fees.

In December of 2011 Park City passed Ordinance No. 11-27 which contained minor amendments to Title 11, Chapter 13 of the Municipal Code of Park City. The amendments were necessary for consistency with the 2009 International Building Code Table 1004.1.1.

Analysis:

Staff is in the process of updating the current water impact fee to reflect updated capital infrastructure needs, actual and projected service population, and actual and projected water demand. In order to update the current water impact fee the following three documents will need to be adopted by ordinance. These three documents will replace the documents adopted in Ordinance No. 07-35 and 11-27 described above.

1. Water Impact Fee Facilities Plan (IFFP)
2. Water Impact Fee Analysis (IFA)
3. Amended Title 11, Chapter 13 of the Municipal Code of Park City

These documents are described below.

1 - Water Impact Fee Facilities Plan – Exhibit A

The purpose of an IFFP is to identify water demands placed upon City facilities by future development and evaluate how these demands will be met by the City. The IFFP also addresses future infrastructure needed to serve the City with regard to current land use planning. The existing and future capital projects documented in this IFFP will ensure that level of service standards are maintained for all existing and future residents who reside within the service area.

The IFFP, which is attached as Exhibit A of this staff report, includes the following sections.

1. Identify the existing level of service
2. Establish a proposed level of service
3. Identify excess capacity to accommodate future growth
4. Identify demands of new development
5. Identify the means by which demands from new development will be met
6. Consider the following additional issues
 - a. Revenue sources to finance required system improvements
 - b. Necessity of improvements to maintain the proposed level of service
 - c. Need for facilities relative to planned locations of schools

2 - Water Impact Fee Analysis - Exhibit B

Using improvements and future water demand identified in the IFFP, the IFA includes a recommended impact fee structure for residential, non-residential, and outdoor landscaping that satisfies the Impact Fees Act and represents the maximum culinary water impact fee that the City may assess within the service area.

The IFA is attached as Exhibit B of this staff report.

3 - Amended Title 11, Chapter 13 of the Municipal Code of Park City – Exhibit C

The analysis presented in the IFFP and IFA is reflected in the proposed amendments to Title 11, Chapter 13. This section of the Municipal Code outlines all impact fees that are assessed by the City including water; parks, trails, and open space; police; and roadway facilities. The amendments included in Exhibit C only address water impact fees.

The amended code is attached as Exhibit C of this staff report.

Summary of Fee Changes

The current impact fee structure assesses water impact fees based on Equivalent Residential Unit's (EDU). An EDU is defined as 1,600 gallons per day (gpd) or 1.11 gallons per minute (gpm). In order to simplify the calculation, the proposed water impact fee will be assessed per gpm rather than per EDU. Assessing the fee based on

gpm yields the same results when calculating the impact of all uses while simplifying the process.

The current fee and the proposed fee are shown below. The approximate 20% reduction in the proposed impact fee is directly related to the reduction in future known costs to meet future water demand. It is important to note that the current fee was adopted in 2007 and has not been adjusted for inflation since adoption.

Water Impact Fee per gallon per minute (gpm) demand	
Current	\$20,765
Proposed	\$16,579

For all non-residential indoor applications, the proposed fee is about 20% less than the current fee. Residential indoor applications will also decrease but the percentage will vary depending on the size of the structure. The varying percentage change for residential is attributable to the non-linear relationship between the size of the residential structure and the water use. This relationship was established with current indoor water use data for all residential connections. The table below provides a few examples of how the proposed fee applies to the existing fee.

Residential Indoor Water Impact Fee				
Unit Size (Sq. Ft.)	Existing gpm	Proposed gpm	Approximate Existing Fee	Proposed Fee
1,000	0.17	0.21	\$3,530	\$3,428
3,000	0.34	0.37	\$7,060	\$6,200
6,000+	0.60	0.68	\$12,495	\$11,322

There is about a 20% net increase to the proposed outdoor impact fee due to the refinement of available outdoor water demand data in Park City. The rules governing public drinking water systems in the State of Utah include an estimate for outdoor water demand if there is no available data to use. The existing water impact fee uses 2.8 gpm per irrigated acre as listed in the State guidelines. However, we now have firm data on outdoor water use which shows that the outdoor water demand in Park City is 4.2 gpm per irrigated acre. This discrepancy is not uncommon in the State of Utah.

Outdoor Water Impact Fee per 1,000 Sq. Ft.	
Existing	\$1,335
Proposed	\$1,598

Next Steps

A Public Hearing to adopt the updated water impact fee is scheduled for the September 25, 2014 Park City Council meeting. A Notice of Public Hearing must be posted 10

days prior to the scheduled public hearing. The notice will be published on the Public Notice Website, in the Park Record, and on the City's website. The notice, draft IFFP, IFA, and draft impact fee ordinance will be made available for public inspection during the 10 day noticing period at 1053 Iron Horse Drive and at 445 Marsac.

Department Review:

This staff report has been reviewed by representatives from Public Works, Legal, Building, Planning, and Executive.

Recommendation:

Review and provide feedback to staff on draft amendment of Title 11, Chapter 13 – Impact Fees of the Park City Municipal Corporation Municipal Code, the Water Impact Fee Facilities Plan, and the Water Impact Fee Analysis.

Exhibits:

A - Water Impact Fee Facilities Plan

B - Water Impact Fee Analysis

C - Amended Title 11, Chapter 13 of the Municipal Code of Park City

PARK CITY WATER IMPACT FEE FACILITIES PLAN

Project No. 155-13-01

July 2014

Prepared for:



Prepared by:



**Bowen Collins
& Associates, Inc.**
CONSULTING ENGINEERS

**Bowen, Collins & Associates
154 East 14000 South
Draper, Utah 84020**

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EXECUTIVE SUMMARY

INTRODUCTION

Park City has retained Bowen Collins & Associates (BC&A) to prepare an impact fee facility plan (IFFP) for its water system. The purpose of an IFFP is to identify demands placed upon City facilities by future development and evaluate how these demands will be met by the City. The IFFP is also intended to outline the improvements, which may be funded through impact fees.

WHY IS AN IFFP NEEDED?

The IFFP provides a technical basis for assessing updated impact fees throughout the City. This document will address the future infrastructure needed to serve the City with regard to current land use planning. The existing and future capital projects documented in this IFFP will ensure that level of service standards are maintained for all existing and future residents who reside within the service area. Local governments must pay strict attention to the required elements of the Impact Fee Facilities Plan, which are enumerated in the Impact Fees Act.

PROJECTED FUTURE GROWTH

To evaluate future infrastructure needs, it is first necessary to project how demand on the water system will increase in the future. Projected growth in peak day demands based on consideration of developable area, zoning, the nature of surrounding development, designated open space and other factors is summarized in Table ES-1.

Table ES-1
Projected Potable Peak Day Demand

	Peak Day Demand (gpm)
Existing	6,835
2015	6,980
2020	7,488
2023	8,020
2030	9,470
2040	10,288
2050	10,390
Buildout	10,465

EXISTING CAPACITY AVAILABLE TO SERVE FUTURE GROWTH

Projected future growth will be met through a combination of available excess capacity in existing facilities and construction of additional capacity in new facilities. Existing capacity available to serve new growth was evaluated in the City's water system. To improve the accuracy of the analysis, we have divided the system into four different components (production, treatment, storage, and transmission). The purpose of this breakdown is to consider the available capacity for each component individually. Excess capacity in each component of the system is as summarized in Table ES-2.

Table ES-2
Percent Use of Existing System Capacity

	Production Component¹	Treatment Component²	Storage Component³	Transmission Component
Existing	44.7%	66.3%	65.1%	77.1%
Growth in 10-yr Planning Window	32.9%	33.7%	11.4%	7.5%
Growth Beyond 10-yr Planning Window	22.4%	0.0%	23.5%	15.4%

¹ Applies to Lost Canyon capacity only.

² Applies to Quinns WTP capacity only.

³ Excluding storage at Woodside, Neck, Silver Lake, and North Lake Flat Tanks.

REQUIRED SYSTEM IMPROVEMENTS

Beyond available existing capacity, additional improvements required to serve new growth are summarized in Table ES-3. Included in the table is an allocation of estimated project costs between existing users and future development. The table does not include construction inflation or bond costs related to paying for impact fee eligible improvements.

Table ES-3
Required System Improvements

Name	Total Cost – 2014 Dollars	Percent to Existing	Percent to 10-yr Growth	Percent to Beyond 10 Year	Percent Project Level
PRV Improvements for Fire Flow Storage Access	\$759,000	100.0%	0.0%	0.0%	0.0%
C5 - West Neck Tank - Phase 1 - Design	\$150,000	65.3%	11.3%	23.4%	0.0%
C5 - West Neck Tank - Phase 2A - Tank Construction	\$3,450,000	65.3%	11.3%	23.4%	0.0%
C3 - Quinn's Pump Station to PCH/Fairway Hills Tank	\$385,600	32.2%	5.6%	11.5%	50.8%
C3 - Quinn's WTP to Park City Heights	\$1,022,900	0.0%	0.0%	0.0%	100.0%
Park City Heights Tank	\$690,000	0.0%	0.0%	0.0%	100.0%
Auxiliary Power Improvements	\$172,500	65.3%	11.3%	23.4%	0.0%
C5 - West Neck Tank - Phase 2B - Pipelines	\$1,414,040	65.3%	11.3%	23.4%	0.0%
SCADA System Upgrade	\$1,000,000	100.0%	0.0%	0.0%	0.0%
Quinn's Treatment Plant Capacity Upgrade	\$3,002,000	0.0%	23.1%	76.9%	0.0%
Quinn's Treatment Plant Dewatering Improvements	\$2,509,000	33.1%	28.5%	38.4%	0.0%
C9 - Fairway Hills to Park Meadows Redundancy	\$73,600	65.3%	11.3%	23.4%	0.0%
C5 - Three Kings / Silver King Pump Station	\$956,100	65.3%	11.3%	23.4%	0.0%
C8 - Queen Esther Drive	\$577,000	100.0%	0.0%	0.0%	0.0%
C7 - Neck Tank to Last Chance	\$269,800	100.0%	0.0%	0.0%	0.0%
C1 - Quinn's WTP to Boothill - Phase 1A	\$926,300	7.2%	30.3%	62.5%	0.0%
C1 - Quinn's WTP to Boothill - Phase 1B	\$926,300	7.2%	30.3%	62.5%	0.0%
C2 - Quinn's WTP to Chatham	\$296,300	49.2%	16.6%	34.2%	0.0%
Silver Lake Tank II	\$2,012,500	65.3%	11.3%	23.4%	0.0%
Total	\$20,592,940				

SECTION 1 INTRODUCTION

Park City has retained Bowen Collins & Associates (BC&A) to prepare impact fee facility plan (IFFP) for the water system of the City. The purpose of an IFFP is to identify demands placed upon City facilities by future development and evaluate how these demands will be met by the City. The IFFP is also intended to outline the improvements, which may be funded through impact fees.

Much of the analysis forming the basis of this IFFP has been taken from the City's Transmission, Distribution and Storage Master Plan. This document was prepared by BC&A and is dated May 2014. For the purposes of this report, subsequent references to that document will simply be identified as the "Master Plan". The reader should refer to the master plan for additional discussion of planning and evaluation methodology beyond what is contained here.

Requirements for the preparation of an IFFP are outlined in Title 11, Chapter 36 of the Utah code (the Impact Fees Act). Under these requirements, an IFFP shall accomplish the following for each facility:

1. Identify the existing level of service
2. Establish a proposed level of service
3. Identify excess capacity to accommodate future growth
4. Identify demands of new development
5. Identify the means by which demands from new development will be met
6. Consider the following additional issues
 - a. revenue sources to finance required system improvements
 - b. necessity of improvements to maintain the proposed level of service
 - c. need for facilities relative to planned locations of schools

The following sections of this report have been organized to address each of these requirements.

SECTION 2

EXISTING LEVEL OF SERVICE (11-36A-302.1.A.I)

Level of service is defined in the Impact Fees Act as “the defined performance standard or unit of demand for each capital component of a public facility within a service area”. This section discusses the level of service being currently provided to existing users.

PERFORMANCE STANDARD

To improve the accuracy of the analysis, this impact fee facility plan has divided the system into four different components (production capacity, treatment, storage, and transmission). Each of these components has its own set of performance standards:

Production Capacity

Water production must be adequate to satisfy demands on both an annual and peak day basis. Production of supplies must take into account seasonal limitations in supply availability and reductions in yield because of dry year conditions. Production capacity must be capable of satisfying all sources of demand including secondary demands.

Treatment

Treatment has the same general level of service requirements as identified for production capacity. It must be adequate to satisfy demands on both an annual and peak day basis and must take into account seasonal limitations in supply availability and reductions in yield because of dry year conditions. Unlike production capacity, treatment capacity need only satisfy potable demands.

Storage

Three major criteria are generally considered when sizing storage facilities for a water distribution system: operational or equalization storage, fire flow storage, and emergency or standby storage.

1. **Operational/Equalization Storage:** Operational/equalization storage is the storage required to satisfy the difference between the maximum rate of supply and the rate of demand during peak conditions. Sources, major conveyance pipelines, and pump stations are usually sized to convey peak day demands to optimize the capital costs of infrastructure. During peak hour demands, storage is needed to meet the difference in source/conveyance capacity and the increased peak instantaneous demands. Because demands can vary from day to day, operational storage must be adequate to meet the average observed storage fluctuation in each zone with a safety factor of 2.0.
2. **Fire Flow Storage:** Fire flow storage is the amount of water needed to combat fires occurring in the distribution system. This storage is calculated based on the fire flow rate for structures in each area of the system multiplied by a specified duration as required by the fire authority. Typical residential homes require a fire flow of 1,500 gpm for a duration of 2 hours (180,000 gallons). Typical commercial facilities require a fire flow of

2,000 gpm for a duration of 2 hours (240,000 gallons). For some areas of Park City, the fire marshal requires even greater fire flow. The maximum fire flow required in the system is for the Old Town area with a total of 3,000 gpm for 3 hours (540,000 gallons).

3. **Emergency Storage:** Emergency or standby storage is the storage needed to meet demands in the event of an unexpected emergency situation such as a line break, treatment plant failure, or other unexpected event. This is a storage requirement that is largely dependent on recommendations of City personnel and depends on the availability of sources and backup power. Park City personnel have indicated that they would prefer to equip key pump stations with the ability to use portable generators instead of providing additional emergency storage. This operational preference is based on limiting the water age in storage tanks during low demand periods in the City.

Storage requirements are calculated for the system as a whole and for each individual zone.

Transmission and Distribution

Based on input from City staff, the following criteria were used as the performance standards for major conveyance facilities:

1. The system was evaluated for existing conditions and projected conditions in 2050. Each demand scenario included model runs at both peak day and peak hour demand for both winter and summer.
2. Under peak day demand, the system must be capable of maintaining constant levels at all system tanks and reservoirs.
3. Under peak hour demand, the system must be capable of limiting the maximum rate of draining in all system tanks and reservoirs to two times the tank or reservoir's size (e.g. - a 1 million gallon tank will drain at a rate of 2 mgd or less during the peak hour). This criterion limits the fluctuation of all tanks and reservoirs to 50 percent of their total volume during a peak day and ensures operational storage is adequate.
4. The system should be capable of maintaining 60 psi at all retail points of delivery during peak hour demands. Although lower pressures would be allowed by State regulations (40 psi during peak day demand and 30 psi during peak hour demand), maintaining 60 psi is recommended to provide superior service at all connections and minimize customer complaints.
5. If any major source fails or is off-line, the system must be capable of delivering water from the remaining sources to satisfy a demand equal to the production rate of the remaining sources. If any major transmission line fails or is off-line, the system must be capable of delivering water from other delivery points sufficient to satisfy Spring/Fall demand conditions.
6. If the JSSD Connection is unavailable (because of contract concerns, City preference, or maintenance), the system must be capable of meeting winter day demand with snow making. This criterion is important to consider because of the large snow making demand on the system from the Deer Valley Ski Resort.

7. Per requirements of the State of Utah, the system must be able to meet fire flow demands and still maintain greater than 20-psi residual pressure in the distribution system under peak day demand conditions. Fire flow demands were set at 1,500 gpm for residential areas and 2,000 gpm for commercial areas per the Park City Fire Marshall. Higher fire flows of 3,000 gpm for Historic Main Street and the Park City Mountain Resort area were selected by the Park City Fire Marshall as well as custom fire flows for a few other large structures.

UNIT OF DEMAND

In typical water systems, the unit of demand is often defined in terms of an equivalent residential unit (ERU). For Park City, however, development size and type vary so significantly across the City that the concept of “typical residential unit” does not really apply. In addition, defining typical use in the City is also complicated by the large tourist population within the City.

To overcome this challenge and best capture these unique aspects of City water use, the City has abandoned any attempt of defining a “typical” residential unit and has instead calculated its impact fee based on solely on peak day demand. Impact fees can then be customized for individual developments based on projected peak day demands for the development type and size.

SECTION 3

PROPOSED LEVEL OF SERVICE (11-36A-302.1.A.II)

The proposed level of service is the performance standard used to evaluate system needs in the future. The Impact Fee Act indicates that the proposed level of service may:

1. diminish or equal the existing level of service; or
2. exceed the existing level of service if, independent of the use of impact fees, the City implements and maintains the means to increase the level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

In the case of this IFFP, no changes are proposed to the major level of service criteria identified in the previous section. Future growth will be evaluated based on the same level of service as discussed previously. The only exception to this is a few specific projects where proposed improvements will provide a new feature or a performance level above the standards identified for the system as a whole. Examples of this would include improvements to increase redundancy or system flexibility or operational improvements to improve ease of operation. Where these situations exist, the change in level of service has been identified in the description of the individual project (see Section 6).

SECTION 4

EXCESS CAPACITY TO ACCOMMODATE FUTURE GROWTH (11-36A-302.1.A.III)

Projected future growth will be met through a combination of available excess capacity in existing facilities and construction of additional capacity in new facilities. Defining existing system capacity in terms of a single number is difficult. To improve the accuracy of the analysis, we have divided the system into four different components (production capacity, treatment, storage, and transmission). The purpose of this breakdown is to consider the available capacity for each component individually. Excess capacity in component of the system is as follows:

PRODUCTION CAPACITY

The City's master plan includes an analysis of available supply to service existing and projected demands. This analysis includes consideration of annual supply, seasonal availability, and peak production capacity. When these issues are all considered, the reliable peak day production of Park City water sources is 10,444 gpm.

Because this represents Park City's production capacity for all types of supply, both culinary and secondary demands must be considered when calculating excess capacity. Existing peak day culinary demand has been calculated as 6,835 gpm. Secondary demands include 1,389 gpm for the golf course and 228 gpm for other Park City properties. This equates to a total existing demand of 8,452 gpm.

Several years ago, Park City was approaching the limit of its existing production capacity. To prepare for the future, the City secured additional capacity through the Lost Canyon Project. All production capacity in other sources is now completely consumed by existing demand, but some available capacity does still exist in the Lost Canyon Project. Thus, for the purpose of considering excess capacity, production capacity needs to be divided between Lost Canyon and other sources.

The production capacity of all sources except Lost Canyon is equal to 6,844 gpm. If this is subtracted from existing demands, this leaves 1,608 gpm of demand to be satisfied from the Lost Canyon project. The production capacity of Lost Canyon is 3,600 gpm. If existing demand is subtracted from this total, there is 1,992 gpm of available capacity to satisfy future demands. Calculated use of this capacity by existing and future growth is summarized in Table 4-1. As summarized in the table, growth in the next 10-years will use 55.3 percent of the available capacity in the Lost Canyon Project.

Table 4-1
Excess Lost Canyon Project Production Capacity

	Peak Day Demand in Excess of Other Sources (gpm)	Use of Existing Facilities (gpm)	Percent Use of Existing Facilities
Existing	1,608	1,608	44.7%
End of 10-yr Planning Window (2023)	2,793	1,185	32.9%
Buildout	5,238	807	22.4%
Total	5,238	3,600	100.0%

TREATMENT

A similar analysis can be prepared for treatment capacity. Based on the analysis contained in the Master Plan, the reliable Park City peak day treatment capacity is 7,538 gpm.¹ Existing peak day culinary demand has been calculated as 6,835 gpm.

Several years ago, Park City was approaching the limit of its existing treatment capacity. To prepare for the future, the City secured additional capacity through the construction of the Quinns Water Treatment Plant (WTP). All treatment capacity in other sources is now completely consumed by existing demand, but some available capacity does still exist in the Quinns WTP. Thus, for the purpose of considering excess capacity, treatment capacity needs to be divided between Quinns WTP and other sources.

The treatment capacity of all sources except Quinns is equal to 5,455 gpm. If this is subtracted from existing demands, this leaves 1,380 gpm of demand to be satisfied from the Quinns WTP. The treatment capacity of Quinns WTP is 2,083 gpm. If existing demand is subtracted from this total, there is 703 gpm of available capacity to satisfy future demands. Calculated use of this capacity by existing and future growth is summarized in Table 4-2. As summarized in the table, growth in the next 10-years will use 33.7 percent of the available capacity in the Quinns WTP.

¹ It should be noted that this includes the capacity of the Judge Tunnel. While the Judge Tunnel is not currently in service, this has been considered a deficiency on an existing supply and has been included in the treatment capacity of existing sources. Existing users will be responsible for paying the full cost of bringing this source back into the system.

Table 4-2
Excess Quinns WTP Treatment Capacity

	Peak Day Demand in Excess of Other Sources (gpm)	Use of Existing Facilities (gpm)	Percent Use of Existing Facilities
Existing	1,380	1,380	66.3%
End of 10-yr Planning Window (2023)	2,565	703	33.7%
Buildout	5,010	--	0.0%
Total	5,010	2,083	100.0%

STORAGE

Park City owns and operates a large number of storage reservoirs. As identified in the master plan, two storage areas of the city have existing deficiencies. This includes the Silver Lake storage area (Silver Lake Tank and North Lake Flat Tank) and the Woodside/Neck storage area (Woodside Tank and proposed connection to the Neck Tank). Because they have existing deficiencies, these areas have no excess capacity for future growth. There is also the Park City Heights area of proposed development that cannot be serviced by any existing storage and will require its own new storage facilities. Outside of these three areas, however, all other new growth will be serviced using excess storage in existing reservoirs.

The projected use of excess capacity in the existing storage reservoirs without deficiencies is summarized in Table 4-3. For the purposes of this calculation, only equalization storage is shown. Since both existing and future users will benefit from fire flow and emergency storage, using the percentages shown in the table divides these components proportionally based on demand. It should be emphasized that the values shown in the table do not include storage associated with the Woodside, Neck, Silver Lake, or North Lake Flat Tanks. This will need to be taken into account in the calculation of final impact fees. As summarized in the table, growth in the next 10-years will use 11.4 percent of the available excess storage capacity outside the four tanks identified above.

Table 4-3
Excess Storage Capacity

	Equalization Storage Requirement (gallons)	Use of Existing Facilities (gallons)	Percent Use of Existing Facilities
Existing	3,639,200	3,639,200	65.1%
End of 10-yr Planning Window (2023)	4,277,631	638,431	11.4%
Buildout	5,594,900	1,317,269	23.5%
Total	5,594,900	5,594,900	100.0%

TRANSMISSION

To calculate the percentage of existing capacity to be used by future growth in existing facilities, existing and future flows were examined in the system model for each transmission pipeline. For the purposes of this analysis, transmission pipelines have been defined as all pipelines larger than 8 inches in diameter and represent the system level pipeline improvements in the City. A summary of the results of this analysis are contained in the appendix of this report. The method used to calculate excess capacity available for use by future flows is as follows:

- **Calculate Flows** – The peak flow in each facility was calculated in the model for both existing and future flows. The maximum capacity of each facility was also calculated. Defining an absolute maximum capacity in water system facility is difficult because capacity is a function of both pipeline size (with corresponding velocity) and required delivery pressure. In water distribution systems, however, a common design guideline is to limit velocities to less than 7 ft/sec. This has been used as the definition for maximum capacity in this analysis.
- **Identify Available Capacity** – Where a facility has capacity in excess of projected flows at buildout, the available capacity in the facility was defined as the difference between existing flows and buildout flows. Where the facility has capacity less than projected flows at buildout, the available capacity in the facility was defined as the difference between existing flows and the facility's maximum capacity.
- **Calculate Percent of Excess Capacity Used in Existing Facilities** – The projected growth in flow was compared against the facility's available capacity. Where the future flow exceeded the capacity of the facility, the available excess capacity was calculated by dividing the remaining capacity (total capacity less existing flow) by the total available capacity. Where the future flow was less than the capacity of the facility, the percent of excess capacity being used in each facility was calculated by dividing the growth in flow in the facility (future flow less existing flow) by the total available capacity. If reimbursement agreements exist, facilities under these agreements should be removed from the calculation since payment for excess capacity in these facilities will be dictated by agreement and will be considered as part of the impact fee analysis.

- **Calculate Excess Capacity for the System as a Whole** – Each pipeline in the system has a different quantity of excess capacity to be used by future growth. To develop an estimate of excess capacity on a system wide basis, the capacities of each of these pipelines and their contribution to the system as a whole must be considered. To do this, each pipeline must first be weighted based on its contribution to system. For this purpose, each pipeline has been weighted based on the estimated cost of the pipeline. The excess capacity in the system as a whole can then be calculated as the sum of the weighted capacity used by future growth divided by the sum of total weighted capacity in the system.

Based on the method described above, the calculated percentage of existing capacity used by all future growth is 22.9 percent, with 7.5 percent being used during the 10-year planning window.

SECTION 5
DEMANDS PLACED ON FACILITIES
BY NEW DEVELOPMENT (11-36A-302.1.A.IV)

Growth and new development in Park City is discussed in Chapter 2 the City's master plan. These growth projections are predominantly based on the most recent version of growth projections developed by the Snyderville Basin Water Reclamation District (SBWRD). These projections were developed by the SBWRD by examining each individual parcel and determining its potential for development. These projections include consideration of developable area, zoning, the nature of surrounding development, designated open space and other factors. As noted in the master plan, these projections have been updated to include some additional density in the Bonanza Park, Park City Mountain Resort Base, and Empire Pass areas to reflect recent City planning modifications. Future demands as projected in the master plan are shown in Table 5-1.

Table 5-1
Projected Potable Peak Day Demand

	Peak Day Demand (gpm)
Existing	6,835
2015	6,980
2020	7,488
2023	8,020
2030	9,470
2040	10,288
2050	10,390
Buildout	10,465

It should be emphasized that demands contained in the table are potable demands only. They do not include existing outdoor secondary demands at Park City's two golf courses. Peak day demands at the golf courses are estimated to be 1,389 gpm. The demands in the table also do not include demands associated with the Quinns Sports Complex, Quinns Fields, North 40, and Prospector Park properties. These properties have historically been irrigated from culinary sources but will be moved to secondary irrigation. Peak instantaneous demands associated with these properties are estimated to be 546 gpm. However, irrigation at peak rates only occurs over a limited portion of the day. Based on historic water use records, removal of these properties will reduce Citywide peak day demands by 228 gpm.

Projected growth in peak day demand is 1,185 gpm over the next 10 years, and 3,630 gpm through buildout.

SECTION 6

INFRASTRUCTURE REQUIRED TO MEET DEMANDS OF NEW DEVELOPMENT (11-36A-302.1.A.V)

To satisfy the requirements of state law, demand placed upon existing system facilities by future development was projected using the process outlined below. Each of the steps was completed as part of this plan's development. More description of the methodology used in the process outlined below can be found in the City's master plan.

1. **Existing Demand** – The demand existing development places on the City's system was estimated based on historic water use and flow records.
2. **Existing Capacity** – The capacities of existing system collection facilities were estimated using size data provided by the District and a hydraulic computer model. The capacities of existing production and pumping facilities were taken design documents and historic records.
3. **Existing Deficiencies** – Existing deficiencies in the system were looked for by comparing defined levels of service against calculated capacities.
4. **Future Demand** - The demand future development will place on the system was estimated based on development projections as discussed in Section 5.
5. **Future Deficiencies** - Future deficiencies in the collection system were identified using defined level of service and results from the computer model.
6. **Recommended Improvements** – Needed system improvements were identified to remedy existing deficiencies and meet demands associated with future development.

The steps listed above describe the “demands placed upon existing public facilities by new development activity at the proposed level of service; and... the means by which the political subdivision or private entity will meet those growth demands” (Section 11-36a-302-1.a of the Utah Code).

10-YEAR IMPROVEMENT PLAN

In the master plan, capital facility projects needed to provide service to various parts of the City at projected buildout were identified. Most of these projects will need to be constructed in phases as development occurs. Only infrastructure to be constructed within a ten-year horizon will be considered in the calculation of these impact fees to avoid uncertainty surrounding improvements further into the future. Table 6-1 summarizes the components of projects identified in the master plan that will need to be constructed within the next ten years. Details associated with the costs used for each project are contained in the master plan.

Table 6-1
Summary of Future Water Infrastructure Projects

Name	Total Cost – 2014 Dollars	Percent to Existing	Percent to 10-yr Growth	Percent to Beyond 10 Year	Percent Project Level
PRV Improvements for Fire Flow Storage Access	\$759,000	100.0%	0.0%	0.0%	0.0%
C5 - West Neck Tank - Phase 1 - Design	\$150,000	65.3%	11.3%	23.4%	0.0%
C5 - West Neck Tank - Phase 2A - Tank Construction	\$3,450,000	65.3%	11.3%	23.4%	0.0%
C3 - Quinn's Pump Station to PCH/Fairway Hills Tank	\$385,600	32.2%	5.6%	11.5%	50.8%
C3 - Quinn's WTP to Park City Heights	\$1,022,900	0.0%	0.0%	0.0%	100.0%
Park City Heights Tank	\$690,000	0.0%	0.0%	0.0%	100.0%
Auxiliary Power Improvements	\$172,500	65.3%	11.3%	23.4%	0.0%
C5 - West Neck Tank - Phase 2B - Pipelines	\$1,414,040	65.3%	11.3%	23.4%	0.0%
SCADA System Upgrade	\$1,000,000	100.0%	0.0%	0.0%	0.0%
Quinn's Treatment Plant Capacity Upgrade	\$3,002,000	0.0%	23.1%	76.9%	0.0%
Quinn's Treatment Plant Dewatering Improvements	\$2,509,000	33.1%	28.5%	38.4%	0.0%
C9 - Fairway Hills to Park Meadows Redundancy	\$73,600	65.3%	11.3%	23.4%	0.0%
C5 - Three Kings / Silver King Pump Station	\$956,100	65.3%	11.3%	23.4%	0.0%
C8 - Queen Esther Drive	\$577,000	100.0%	0.0%	0.0%	0.0%
C7 - Neck Tank to Last Chance	\$269,800	100.0%	0.0%	0.0%	0.0%
C1 - Quinn's WTP to Boothill - Phase 1A	\$926,300	7.2%	30.3%	62.5%	0.0%
C1 - Quinn's WTP to Boothill - Phase 1B	\$926,300	7.2%	30.3%	62.5%	0.0%
C2 - Quinn's WTP to Chatham	\$296,300	49.2%	16.6%	34.2%	0.0%
Silver Lake Tank II	\$2,012,500	65.3%	11.3%	23.4%	0.0%
Total	\$20,592,940				

PROJECT COST ATTRIBUTABLE TO FUTURE GROWTH

To satisfy the requirements of state law, Table 6-1 provides a breakdown of the capital facility projects and the percentage of the project costs attributed to existing and future users. If

applicable, the table also identifies if any of the improvements are project level improvements and will be paid for directly by development. As defined in Section 11-36-304, the impact fee facilities plan should only include “the proportionate share of the costs of public facilities [that] are reasonably related to the new development activity.” While many of the projects identified in the table are required solely to meet future growth, some projects also provide a benefit to existing users. Projects that benefit existing users include those projects addressing existing capacity needs and maintenance related projects.

For most projects, the division of costs between existing and future users is easy because 100 percent of the project costs can be attributed to one category or the other (e.g. infrastructure needed solely to serve new development can be 100 percent attributed to new growth, while projects related to existing condition or capacity deficiencies can be 100 percent attributed to existing user needs). For projects needed to address both existing deficiencies and new growth or where a higher level of service is being proposed, costs have been divided proportionally between existing and future users based on their needs in the facility. These percentages have been calculated based on flows in each facility as calculated in the hydraulic model. A few additional notes regarding specific projects are as follows:

- C1: Quinns WTP to Boothill – This replacement pipeline is being added to provide additional capacity for new growth associated with the expansion of the Quinn’s WTP. Thus, the costs of a new pipeline with capacity as required to service growth have been calculated and assigned completely to new users. However, to avoid having multiple pipelines in the same corridor, the improvement plan calls for upsizing the new pipeline and abandoning an existing pipeline in the corridor. The costs of upsizing the pipeline above what is required for growth has been assigned to existing users.
- C2: Quinns WTP to Chatham – This new pipeline will remedy an existing deficiency and provide future capacity for growth. Costs of the pipeline have been divided proportionally between existing and future users based on their use in the pipeline as calculated in the hydraulic model.
- C3: Park City Heights Pipeline and Pump Station – The pipeline associated with this project services a single development outside the historic service area. As a result, it has been identified as a project level improvement and is not included in the impact fee calculation. However, the pump station associated with this project will include some additional capacity for redundancy. This additional capacity for redundancy represents an increase in level of service, and existing users will need to pick up their portion of cost. Thus, the first 812 gpm of capacity at the pump station has been assigned completely to growth, with the remaining 788 gpm divided between existing and future users based on their respective proportions of future demand.
- C4: Spiro WTP Conveyance – This improvement is outside the ten-year window and has not been included in the impact fee facilities plan.
- C5: West Neck Tank Conveyance – This improvement is required as part of the new West Neck storage improvements. Costs have correspondingly been divide using the same ratios as calculated for the new tank.
- C6: Additional Storage Conveyance – There are no costs associated with this

improvement.

- C7: Neck Tank to Last Chance – This project is being primarily motivated by an existing deficiency and has been assigned completely to existing users.
- C8: Queen Ester Drive – This project is being primarily motivated by an existing deficiency and has been assigned completely to existing users.
- C9: Fairway Hills to Park Meadows Redundancy – This improvement has been recommended primarily to increase redundancy from Quinn's WTP. As a result it represents an increase in level of service and costs have been divided between existing and future users based on their respective proportions of future demand.
- FF and HE – Fire flow and high elevation issues identified in the master plan are proposed primarily to remedy existing deficiencies. No costs associated with these projects have been assigned to new growth.
- Park City Heights Tank – This tank services a single development outside the historic service area. As a result, this has been identified as a project level improvement and is not included in the impact fee calculation.
- Silver Lake II Tank – This new tank will remedy an existing deficiency and provide future capacity for growth. Costs of the tank have been divided proportionally between existing and future users based on their calculated use of storage.
- West Neck Tank – Division of costs for this new tank is complicated because the tank is being constructed for several purposes. It eliminates an existing deficiency in storage at Woodside, it provides capacity for future growth, and it improves operation of the system by reducing pumping costs and increasing operational flexibility. If costs of the tank were divided based on the use of storage to meet the existing deficiency vs. the use of storage for future growth, existing users would be responsible for approximately 40 percent of the cost. However, since the tank does provide a number of additional benefits to existing users, it seems prudent divide costs based on the tank providing an increased level of service. Therefore, costs have been divided between existing and future users based on their respective proportions of future demand (i.e. existing = 65.3 percent of costs).
- Quinns WTP Capacity Upgrade – This project will add an estimated 2,083 gpm (3 mgd) of capacity to the Quinns WTP. Based on projected demands, approximately 482 gpm will be used by growth in the next 10 years (23.1 percent), with the remaining capacity (1,601 gpm or 76.9 percent) being used after that.
- Quinns WTP Dewatering Improvements – This project will add dewatering facilities for both the existing 3 mgd of capacity at the Quinns WTP and the 3 mgd expansion (6 mgd or 4166 gpm of total capacity). This is being done to eliminate costs associated with discharging solids to the sewer system for treatment at the Snyderville Basin Water Reclamation Facility. Since this project will benefit all users, it represents an increased level of service and the costs have correspondingly been split proportionally based on use of total capacity. Based on projected demands, approximately 1380 gpm will be used by existing demands (33.1 percent), 1185 gpm will be used by growth in the next 10 years

(28.5 percent), with the remaining capacity (1,601 gpm or 38.5 percent) being used after that.

- PRV Improvements – Proposed PRV improvements are to remedy existing deficiencies. No costs associated with these projects have been assigned to new growth.
- SCADA System Upgrade – This project is primarily a replacement project for existing facilities and has been assigned completely to existing users.
- Auxiliary Power Improvements – These improvements represent increases in the level of service. Costs have been divided between existing and future users based on their respective proportions of future demand.

It should be noted that Table 6-1 does not include bond costs related to paying for impact fee eligible improvements. These costs should be added as part of the impact fee analysis.

PROJECT COST ATTRIBUTABLE TO 10-YEAR GROWTH

Included in Table 6-1 is a breakdown of capacity associated with growth both at full build-out and through the next 10-years. This is necessary because many of the projects identified in the table will be built with capacity to accommodate flows beyond the 10-year growth window. This has been done following the same general process as described above.

SECTION 7 ADDITIONAL CONSIDERATIONS

MANNER OF FINANCING (11-36A-302.2)

The City may fund the infrastructure identified in this IFFP through a combination of different revenue sources.

Federal and State Grants and Donations

Impact fees cannot reimburse costs funded or expected to be funded through federal grants and other funds that the District has received for capital improvements without an obligation to repay. Grants and donations are not currently contemplated in this analysis. If grants become available for constructing facilities, impact fees will need to be recalculated and an appropriate credit given. Any existing infrastructure funded through past grants will be removed from the system value during the impact fee analysis.

Bonds

None of the costs contained in this IFFP include the cost of bonding. The cost of bonding required to finance impact fee eligible improvements identified in the IFPP may be added to the calculation of the impact fee. This will be considered in the impact fee analysis.

Interfund Loans

Because infrastructure must generally be built ahead of growth, there often arise situations in which projects must be funded ahead of expected impact fee revenues. In some cases, the solution to this issue will be bonding. In others, funds from existing user rate revenue will be loaned to the impact fee fund to complete initial construction of the project and will be reimbursed later as impact fees are received. Consideration of potential interfund loans will be included in the impact fee analysis and should be considered in subsequent accounting of impact fee expenditures.

Impact Fees

It is recommended that impact fees be used to fund growth-related capital projects as they help to maintain the proposed level of service and prevent existing users from subsidizing the capital needs for new growth. Based on this IFFP, an impact fee analysis will be able to calculate a fair and legal fee that new growth should pay to fund the portion of the existing and new facilities that will benefit new development.

Developer Dedications and Exactions

Developer exactions are not the same as grants. Developer exactions may be considered in the inventory of current and future public safety infrastructure. If a developer constructs a facility or dedicates land within the development, the value of the dedication is credited against that particular developer's impact fee liability.

If the value of the dedication/exaction is less than the development's impact fee liability, the developer will owe the balance of the liability to the District. If the value of the improvements dedicated is worth more than the development's impact fee liability, the District must reimburse the difference to the developer from impact fee revenues collected from other developments.

It should be emphasized that the concept of impact fee credits pertains to system level improvements only. For project level improvement (i.e. projects not identified in the impact fee facility plan), developers will be responsible for the construction of the improvements without credit against the impact fee.

NECESSITY OF IMPROVEMENTS TO MAINTAIN LEVEL OF SERVICE (11-36A-302.3)

According to State statute, impact fees cannot be used to correct deficiencies in the system and must be necessary to maintain the proposed level of service established for all users. Only those projects or portions of projects that are required to maintain the proposed level of service for future growth have been included in this IFFP. This will result in an equitable fee as future users will not be expected to fund any portion of the projects that will benefit existing residents.

SCHOOL RELATED INFRASTRUCTURE (11-36A-302.2)

As part of the noticing and data collection process for this plan, information was gathered regarding future school district and charter school development. Where the City is aware of the planned location of a school, required public facilities to serve the school have been included in the impact fee.

NOTICING AND ADOPTION REQUIREMENTS (11-36A-502)

The Impact Fees Act requires that entities must publish a notice of intent to prepare or modify any IFFP. If an entity prepares an independent IFFP rather than include a capital facilities element in the general plan, the actual IFFP must be adopted by enactment. Before the IFFP can be adopted, a reasonable notice of the public hearing must be published in a local newspaper at least 10 days before the actual hearing. A copy of the proposed IFFP must be made available in each public library within the City during the 10-day noticing period for public review and inspection. Utah Code requires that the City must post a copy of the ordinance in at least three places. These places may include the City offices and the public libraries within the City's jurisdiction. Following the 10-day noticing period, a public hearing will be held, after which the City may adopt, amend and adopt, or reject the proposed IFFP.

SECTION 8

IMPACT FEE CERTIFICATION (11-36A-306.1)

This report has been prepared in accordance with Utah Code Title 11 Chapter 36a (the “Impact Fees Act”), which prescribes the laws pertaining to Utah municipal capital facilities plans and impact fee analyses. The accuracy of this report relies upon the planning, engineering, and other source data, which was provided by the City and their designees.

In accordance with Utah Code Annotated, 11-36a-306(1), Bowen Collins & Associates, makes the following certification:

I certify that this impact fee facility plan:

1. Includes only the cost of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. cost of qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and
3. Complies in each relevant respect with the Impact Fees Act.

This certification is made with the following caveats:

1. All of the recommendations for implementations of the Impact Fee Facilities Plan (IFFP) made in the IFFP or in the impact fee analysis are followed in their entirety by the City.
2. If all or a portion of the IFFP or impact fee analysis is modified or amended, this certification is no longer valid.
3. All information provided in the preparation of this IFFP is assumed correct, complete, and accurate. This includes information provided by the City and outside sources.

APPENDIX
FUTURE USE OF EXCESS CAPACITY

Future Use of Excess Capacity

ID	Length (ft)	Diameter (in)	Existing Flow (gpm)	Future Flow (gpm)	Max Flow at 7 ft/sec (gpm)	% Excess Capacity	Weighting Value	Excess Capacity Weighting
11	48.91	12	0	0	2468	0.0%	\$8,353	\$0
21	130.43	10	448	450	1714	0.6%	\$20,669	\$121
25	1,352.18	12	0	0	2468	0.0%	\$230,922	\$0
37	58.83	12	30	14	2468	0.0%	\$10,047	\$0
49	134.47	14	1583	1872	3359	15.4%	\$24,748	\$3,816
59	1,021.66	12	1643	1648	2468	0.3%	\$174,476	\$528
61	120.22	12	3	5	2468	47.6%	\$20,531	\$9,766
65	883.99	10	259	320	1714	19.1%	\$140,085	\$26,757
87	2,040.63	10	679	683	1714	0.6%	\$323,377	\$2,055
89	1,995.40	10	679	683	1714	0.6%	\$316,210	\$2,009
95	122.12	10	1	1	1714	0.0%	\$19,352	\$0
99	473.6	12	385	737	2468	47.7%	\$80,880	\$38,581
103	873.58	12	446	814	2468	45.2%	\$149,188	\$67,479
107	215.64	12	466	834	2468	44.1%	\$36,826	\$16,258
111	273.28	12	151	228	2468	33.8%	\$46,670	\$15,784
113	204	12	143	217	2468	34.1%	\$34,839	\$11,872
129	581.2	12	0	0	2468	0.0%	\$99,256	\$0
155	311.25	12	28	28	2468	0.0%	\$53,154	\$19
157	178.35	12	17	17	2468	0.0%	\$30,458	\$0
159	195.95	12	20	20	2468	0.0%	\$33,464	\$0
161	753.39	16	31	31	4387	0.0%	\$149,424	\$0
173	468.06	10	20	25	1714	19.7%	\$74,173	\$14,611
175	149.18	12	1353	1260	2468	0.0%	\$25,477	\$0
193	455.93	10	243	1069	1714	77.3%	\$72,251	\$55,858
195	352.62	10	474	1208	1714	60.8%	\$55,879	\$33,949
213	69.34	12	2	2	2468	0.0%	\$11,842	\$0
215	68.59	12	1146	836	2468	0.0%	\$11,714	\$0
217	167.39	20	2959	309	6854	0.0%	\$38,557	\$0
221	138.72	10	822	821	1714	0.0%	\$21,983	\$0
225	2,952.19	16	1157	847	4387	0.0%	\$585,524	\$0
227	3,001.53	12	1738	1734	2468	0.0%	\$512,593	\$0
229	231.44	12	490	1428	2468	65.7%	\$39,525	\$25,964
231	1,204.88	20	3540	1196	6854	0.0%	\$277,533	\$0
233	152.56	12	2387	2440	2468	2.1%	\$26,054	\$558
237	1,263.45	12	2387	2440	2468	2.1%	\$215,769	\$4,620
239	603.22	12	2387	2440	2468	2.1%	\$103,016	\$2,206
241	94.07	12	2387	2440	2468	2.1%	\$16,065	\$344
243	1,163.37	12	2387	2440	2468	2.1%	\$198,677	\$4,254
247	104.2	12	2387	2440	2468	2.1%	\$17,795	\$381
251	42.11	12	2387	2440	2468	2.1%	\$7,191	\$154
255	1,566.72	10	1000	1000	1714	0.0%	\$248,277	\$0
259	5,203.12	10	534	533	1714	0.0%	\$824,535	\$0

ID	Length (ft)	Diameter (in)	Existing Flow (gpm)	Future Flow (gpm)	Max Flow at 7 ft/sec (gpm)	% Excess Capacity	Weighting Value	Excess Capacity Weighting
261	716.89	10	534	533	1714	0.0%	\$113,605	\$0
263	745	10	534	533	1714	0.0%	\$118,060	\$0
267	3,882.94	10	622	1071	1714	41.9%	\$615,327	\$257,863
319	619.78	10	35	69	1714	49.0%	\$98,216	\$48,079
337	1,688.22	12	571	571	2468	0.0%	\$288,310	\$0
339	2,437.33	12	429	429	2468	0.0%	\$416,241	\$0
341	434.44	12	429	429	2468	0.0%	\$74,193	\$0
343	2,907.59	12	1000	1000	2468	0.0%	\$496,551	\$0
347	702.61	12	44	1304	2468	96.6%	\$119,990	\$115,953
349	2,763.71	12	136	884	2468	84.6%	\$471,979	\$399,457
351	1,044.09	12	133	886	2468	85.0%	\$178,307	\$151,521
353	917.59	12	3	6	2468	54.3%	\$156,704	\$85,045
355	547.03	12	345	404	2468	14.7%	\$93,420	\$13,721
357	622.16	12	38	215	2468	82.2%	\$106,251	\$87,323
377	1,254.24	12	34	733	2468	95.3%	\$214,196	\$204,229
385	2,790.90	16	2110	0	4387	0.0%	\$553,535	\$0
393	307.91	12	1271	1271	2468	0.0%	\$52,584	\$0
395	25.95	12	915	913	2468	0.0%	\$4,432	\$0
397	22.01	12	822	821	2468	0.0%	\$3,759	\$0
399	62.38	12	1034	947	2468	0.0%	\$10,653	\$0
403	11.38	12	446	814	2468	45.2%	\$1,943	\$879
405	526.61	10	113	213	1714	47.3%	\$83,452	\$39,431
407	294.51	10	534	533	1714	0.0%	\$46,671	\$0
413	37.05	12	2387	2440	2468	2.1%	\$6,327	\$135
415	108.93	12	0	0	2468	0.0%	\$18,603	\$0
417	499.12	12	2387	2440	2468	2.1%	\$85,238	\$1,825
419	301.24	10	534	533	1714	0.0%	\$47,737	\$0
421	301.79	12	333	601	2468	44.5%	\$51,539	\$22,941
425	68.43	12	0	0	2468	0.0%	\$11,686	\$0
429	48.67	10	344	194	1714	0.0%	\$7,713	\$0
433	152.12	10	0	0	1714	0.0%	\$24,106	\$0
435	157.4	12	466	834	2468	44.1%	\$26,880	\$11,867
437	124.55	12	156	237	2468	34.0%	\$21,270	\$7,235
439	1,198.49	10	534	533	1714	0.0%	\$189,924	\$0
441	379.64	12	122	195	2468	37.8%	\$64,834	\$24,528
443	273.41	12	122	194	2468	37.3%	\$46,692	\$17,420
445	267.74	12	68	109	2468	38.1%	\$45,724	\$17,406
447	650.31	12	68	107	2468	37.1%	\$111,058	\$41,233
449	495.9	12	64	104	2468	38.3%	\$84,688	\$32,474
451	583.13	12	36	76	2468	52.4%	\$99,585	\$52,137
453	792.11	12	36	43	2468	15.6%	\$135,274	\$21,081
455	843.39	12	22	15	2468	0.0%	\$144,032	\$0
457	541.96	10	2	14	1714	83.2%	\$85,884	\$71,460
459	117.33	10	10	24	1714	57.9%	\$18,593	\$10,764

ID	Length (ft)	Diameter (in)	Existing Flow (gpm)	Future Flow (gpm)	Max Flow at 7 ft/sec (gpm)	% Excess Capacity	Weighting Value	Excess Capacity Weighting
461	512.78	10	28	43	1714	34.1%	\$81,260	\$27,721
465	111.88	10	10	24	1714	57.4%	\$17,730	\$10,175
467	504.07	10	28	28	1714	0.0%	\$79,880	\$0
469	658.77	10	6	6	1714	1.5%	\$104,395	\$1,533
471	425.38	10	42	60	1714	29.2%	\$67,410	\$19,672
473	259.59	10	43	63	1714	32.0%	\$41,137	\$13,145
475	279.76	10	45	75	1714	40.0%	\$44,333	\$17,736
477	355.71	10	54	85	1714	36.5%	\$56,369	\$20,557
479	741.39	10	0	0	1714	0.0%	\$117,488	\$0
487	4,734.65	10	482	397	1714	0.0%	\$750,297	\$0
529	252.59	10	1136	1220	1714	6.9%	\$40,028	\$2,774
531	119.03	10	242	268	1714	9.7%	\$18,863	\$1,826
535	847.25	16	2110	0	4387	0.0%	\$168,040	\$0
541	1,903.49	12	2387	2440	2468	2.1%	\$325,073	\$6,961
561	356.63	12	0	12	2468	100.0%	\$60,904	\$60,904
563	2,132.76	12	38	226	2468	83.1%	\$364,227	\$302,686
565	400	12	7	183	2468	96.3%	\$68,311	\$65,757
567	461.71	12	15	314	2468	95.3%	\$78,850	\$75,128
569	1,248.51	12	17	339	2468	95.1%	\$213,217	\$202,764
571	212	12	25	61	2468	58.6%	\$36,205	\$21,210
573	222.07	12	22	132	2468	83.5%	\$37,925	\$31,686
575	1,739.87	12	1	36	2468	97.3%	\$297,130	\$289,066
577	411.83	12	4	79	2468	95.2%	\$70,331	\$66,979
601	1,195.51	16	0	0	4387	0.0%	\$237,112	\$0
609	992.31	20	1351	5980	6854	77.4%	\$228,570	\$176,940
611	785.45	10	463	11	1714	0.0%	\$124,470	\$0
613	1,045.30	12	19	86	2468	78.1%	\$178,514	\$139,483
615	8.77	10	19	86	1714	78.1%	\$1,390	\$1,086
617	2,355.89	10	10	62	1714	83.3%	\$373,336	\$311,054
619	10.48	12	149	204	2468	26.9%	\$1,790	\$481
621	1,740.70	10	19	83	1714	77.3%	\$275,847	\$213,108
627	1,121.77	12	1	1216	2468	99.9%	\$191,573	\$191,414
635	127.2	12	67	67	2468	0.0%	\$21,723	\$0
649	39.77	10	248	278	1714	10.9%	\$6,302	\$687
651	384.38	10	250	281	1714	10.8%	\$60,912	\$6,579
655	24.99	10	898	890	1714	0.0%	\$3,960	\$0
657	1,930.23	12	1	1216	2468	99.9%	\$329,640	\$329,366
665	1,124.76	12	1	1216	2468	99.9%	\$192,084	\$191,926
671	230.21	24	1351	8656	9870	84.4%	\$61,584	\$51,973
675	136	10	31	65	1714	51.8%	\$21,552	\$11,164
763	3,894.56	20	1351	5980	6854	77.4%	\$897,077	\$694,443
785	145.15	12	0	0	2468	0.0%	\$24,788	\$0
787	393.53	20	1351	5980	6854	77.4%	\$90,646	\$70,171
789	134	12	1	1459	2468	99.9%	\$22,884	\$22,868

ID	Length (ft)	Diameter (in)	Existing Flow (gpm)	Future Flow (gpm)	Max Flow at 7 ft/sec (gpm)	% Excess Capacity	Weighting Value	Excess Capacity Weighting
791	290.12	12	0	0	2468	0.0%	\$49,546	\$0
793	1,704.55	12	1	1459	2468	99.9%	\$291,099	\$290,899
231B	283.72	16	1152	1244	4387	7.4%	\$56,272	\$4,145
P-100	537.37	12	867	772	2468	0.0%	\$91,771	\$0
P-1000	105	12	423	424	2468	0.2%	\$17,932	\$36
P101	573.79	10	679	683	1714	0.6%	\$90,928	\$576
P-101	260.46	10	144	108	1714	0.0%	\$41,275	\$0
P-1022	49.63	12	87	88	2468	1.5%	\$8,476	\$126
P-1026	146.55	12	253	253	2468	0.0%	\$25,027	\$0
P-103	132.44	10	251	191	1714	0.0%	\$20,988	\$0
P-1034	59.93	12	867	772	2468	0.0%	\$10,235	\$0
P-1040	221.45	12	1159	1064	2468	0.0%	\$37,819	\$0
P-1050	82.07	10	206	137	1714	0.0%	\$13,006	\$0
P-1054	148.4	10	211	141	1714	0.0%	\$23,517	\$0
P-1056	168.23	10	223	154	1714	0.0%	\$26,659	\$0
P-1057	134.85	10	101	68	1714	0.0%	\$21,370	\$0
P-106	1,054.16	10	41	47	1714	12.0%	\$167,052	\$20,035
P107	125.17	10	679	683	1714	0.6%	\$19,836	\$126
P-107	494.55	12	41	35	2468	0.0%	\$84,458	\$0
P-109	145.79	10	277	217	1714	0.0%	\$23,103	\$0
P-1090	99.08	10	463	385	1714	0.0%	\$15,701	\$0
P-110	72.8	10	192	282	1714	31.7%	\$11,537	\$3,660
P-1121	768.69	10	190	263	1714	27.9%	\$121,814	\$33,926
P-113	402.92	10	86	130	1714	33.9%	\$63,850	\$21,626
P-1130	358.95	10	166	203	1714	18.2%	\$56,883	\$10,367
P-114	742.53	10	90	138	1714	34.6%	\$117,668	\$40,686
P-116	821.99	10	67	112	1714	40.3%	\$130,260	\$52,469
P117	55.37	12	607	662	2468	8.4%	\$9,456	\$793
P-118	67.63	10	190	271	1714	30.1%	\$10,717	\$3,222
P119	351.27	10	342	303	1714	0.0%	\$55,666	\$0
P-119	338.23	10	190	271	1714	30.1%	\$53,599	\$16,117
P-1196	207.56	10	1643	1648	1714	0.3%	\$32,892	\$100
P-1198	190.77	10	61	102	1714	40.1%	\$30,231	\$12,115
P-121	862.36	10	190	271	1714	30.1%	\$136,658	\$41,093
P-122	1,322.25	10	168	229	1714	26.6%	\$209,536	\$55,633
P-124	786.02	12	33	43	2468	24.3%	\$134,234	\$32,553
P127	395.37	12	1363	984	2468	0.0%	\$67,520	\$0
P129	706.87	12	11	15	2468	27.7%	\$120,717	\$33,492
P-1292	178.67	10	1178	1182	1714	0.3%	\$28,314	\$87
P-1301	144.21	10	1179	1182	1714	0.3%	\$22,853	\$71
P131	453.23	12	15	21	2468	27.7%	\$77,401	\$21,464
P-136	95.18	10	88	134	1714	34.0%	\$15,083	\$5,122
P137	401.96	10	13	28	1714	52.3%	\$63,698	\$33,322
P-1372	139.3	10	61	102	1714	40.1%	\$22,075	\$8,856

ID	Length (ft)	Diameter (in)	Existing Flow (gpm)	Future Flow (gpm)	Max Flow at 7 ft/sec (gpm)	% Excess Capacity	Weighting Value	Excess Capacity Weighting
P-139	145.38	10	1643	1648	1714	0.3%	\$23,038	\$70
P-1393	65.49	10	0	0	1714	0.0%	\$10,378	\$0
P-1394	351.01	10	73	113	1714	36.0%	\$55,624	\$20,038
P-140	205.01	10	1320	1324	1714	0.3%	\$32,488	\$111
P141	1,061.41	10	59	96	1714	38.3%	\$168,201	\$64,349
P-141	4,024.03	10	1643	1648	1714	0.3%	\$637,685	\$1,931
P-142	112.4	10	609	602	1714	0.0%	\$17,812	\$0
P-143	591.89	10	476	483	1714	1.6%	\$93,796	\$1,484
P-1430	308.75	10	656	667	1714	1.6%	\$48,927	\$792
P-1436	500.4	10	687	698	1714	1.5%	\$79,298	\$1,228
P-1437	352.5	10	710	721	1714	1.5%	\$55,860	\$837
P-144	470.87	10	830	822	1714	0.0%	\$74,618	\$0
P-1440	253.89	10	861	855	1714	0.0%	\$40,234	\$0
P-1442	163.66	10	873	866	1714	0.0%	\$25,935	\$0
P-146	67.12	10	42	72	1714	41.5%	\$10,636	\$4,419
P-1480	162.69	10	840	833	1714	0.0%	\$25,781	\$0
P-156	167.07	10	170	249	1714	31.8%	\$26,475	\$8,426
P-167	270.24	10	63	48	1714	0.0%	\$42,825	\$0
P-168	989.85	10	52	35	1714	0.0%	\$156,861	\$0
P-180	987.34	12	340	341	2468	0.2%	\$168,615	\$317
P-190	731.89	12	36	36	2468	0.0%	\$124,990	\$0
P-1908	373.26	10	61	102	1714	40.1%	\$59,150	\$23,702
P-1920	333.06	12	1036	959	2468	0.0%	\$56,879	\$0
P-1954	697.79	12	1140	1098	2468	0.0%	\$119,167	\$0
P-1956	350.62	12	972	916	2468	0.0%	\$59,878	\$0
P-1962	554.59	12	670	731	2468	8.4%	\$94,711	\$7,909
P197	1,585.58	12	33	367	2468	91.0%	\$270,781	\$246,405
P199	1,324.68	10	1	36	1714	97.3%	\$209,921	\$204,224
P201	3,369.27	10	1643	1648	1714	0.3%	\$533,926	\$1,617
P-201	407.81	12	150	164	2468	8.8%	\$69,645	\$6,103
P203	123.45	10	1643	1648	1714	0.3%	\$19,563	\$59
P-203	225.04	10	150	164	1714	8.8%	\$35,662	\$3,126
P-204	73.83	10	15	80	1714	81.8%	\$11,700	\$9,573
P-205	1,438.32	10	688	749	1714	8.2%	\$227,930	\$18,640
P-2056	384.14	10	132	81	1714	0.0%	\$60,874	\$0
P-206	346.86	10	699	760	1714	8.1%	\$54,967	\$4,447
P-207	811.23	10	733	798	1714	8.2%	\$128,555	\$10,517
P-208	124.29	10	364	393	1714	7.4%	\$19,696	\$1,461
P-215	399.9	10	370	399	1714	7.3%	\$63,372	\$4,628
P-2150	146.29	10	378	407	1714	7.2%	\$23,182	\$1,660
P-216	157.45	10	1043	1127	1714	7.5%	\$24,951	\$1,876
P-217	2,214.44	10	1082	1167	1714	7.3%	\$350,921	\$25,661
P-2211	155.21	10	0	0	1714	0.0%	\$24,596	\$0
P-2229	540.23	12	679	683	2468	0.6%	\$92,259	\$585

ID	Length (ft)	Diameter (in)	Existing Flow (gpm)	Future Flow (gpm)	Max Flow at 7 ft/sec (gpm)	% Excess Capacity	Weighting Value	Excess Capacity Weighting
P-224	420.63	10	1210	1301	1714	7.0%	\$66,657	\$4,677
P-226	262.47	10	1184	1275	1714	7.2%	\$41,593	\$2,978
P-227	261.96	10	1127	1211	1714	6.9%	\$41,513	\$2,864
P-2275	977.47	10	679	683	1714	0.6%	\$154,899	\$982
P-229	653.08	10	1140	1225	1714	6.9%	\$103,493	\$7,173
P-2311	100.99	10	1069	1124	1714	4.9%	\$16,004	\$784
P-240	936.76	10	664	720	1714	7.7%	\$148,448	\$11,467
P-2400	487.08	12	5	9	2468	38.0%	\$83,182	\$31,571
P-2404	164.23	14	2215	2355	3359	5.9%	\$30,225	\$1,796
P-241	493.42	10	637	692	1714	8.0%	\$78,192	\$6,279
P-251	153.47	10	679	683	1714	0.6%	\$24,320	\$154
P-252	300.64	10	72	21	1714	0.0%	\$47,642	\$0
P-253	477.06	10	52	19	1714	0.0%	\$75,599	\$0
P-255	82.62	10	126	75	1714	0.0%	\$13,093	\$0
P-256	1,344.82	10	135	84	1714	0.0%	\$213,113	\$0
P27	19.81	20	1351	5980	6854	77.4%	\$4,563	\$3,532
P-275	1,263.79	10	679	683	1714	0.6%	\$200,272	\$1,270
P-277	629.13	10	61	102	1714	40.1%	\$99,698	\$39,954
P-282	286.31	12	1361	977	2468	0.0%	\$48,895	\$0
P-307	1,927.98	12	1355	1262	2468	0.0%	\$329,255	\$0
P-309	537.43	10	202	147	1714	0.0%	\$85,166	\$0
P-310	905.18	10	828	973	1714	14.8%	\$143,443	\$21,276
P-317	435.55	10	235	246	1714	4.5%	\$69,021	\$3,124
P-320	461.16	10	18	25	1714	27.1%	\$73,080	\$19,820
P-324	391.08	10	21	44	1714	53.1%	\$61,974	\$32,901
P-327	875.53	10	267	279	1714	4.3%	\$138,745	\$5,969
P-33	365.39	14	2215	2357	3359	6.0%	\$67,247	\$4,057
P-330	1,937.57	10	866	806	1714	0.0%	\$307,045	\$0
P-3308	84.11	12	898	890	2468	0.0%	\$14,364	\$0
P-331	170.66	12	41	29	2468	0.0%	\$29,145	\$0
P-341	440.89	10	187	193	1714	3.3%	\$69,868	\$2,283
P-356	1,161.43	12	1626	1400	2468	0.0%	\$198,346	\$0
P-360	398.73	10	1936	1589	1714	0.0%	\$63,186	\$0
P-364	111.63	14	233	276	3359	15.5%	\$20,545	\$3,191
P-367	741.99	10	370	1312	1714	71.8%	\$117,583	\$84,396
P-369	242.83	10	398	1284	1714	69.0%	\$38,481	\$26,550
P-372	335	10	321	1113	1714	71.2%	\$53,087	\$37,786
P-373	263.22	10	493	1189	1714	58.5%	\$41,712	\$24,414
P-375	475.22	12	14	14	2468	0.0%	\$81,157	\$0
P-377	285.11	16	28	28	4387	0.0%	\$56,547	\$21
P-378	812.31	16	38	38	4387	0.0%	\$161,110	\$0
P-379	180.96	16	9	9	4387	0.0%	\$35,891	\$0
P-380	186.74	12	82	82	2468	0.0%	\$31,891	\$4
P-397	562.73	12	380	658	2468	42.2%	\$96,102	\$40,543

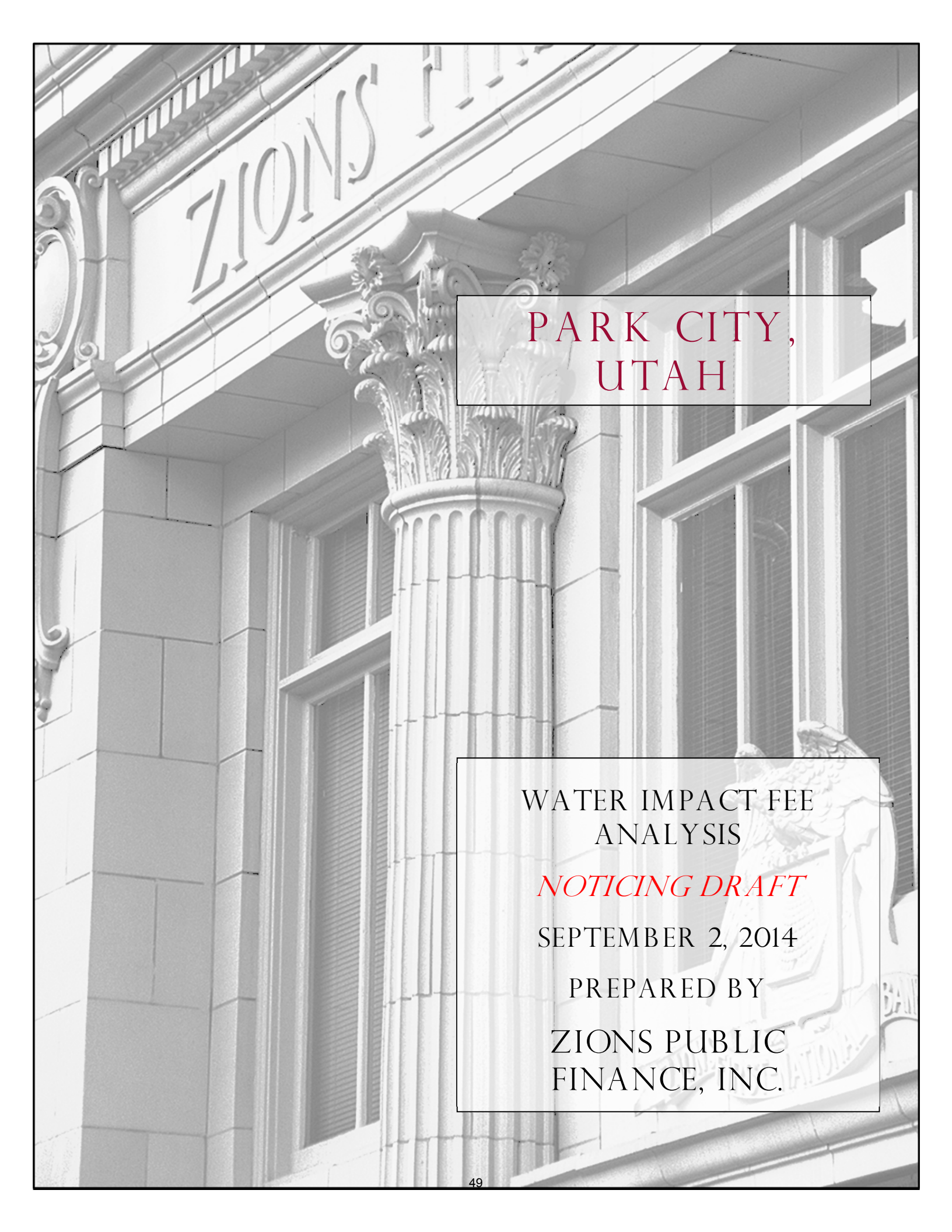
ID	Length (ft)	Diameter (in)	Existing Flow (gpm)	Future Flow (gpm)	Max Flow at 7 ft/sec (gpm)	% Excess Capacity	Weighting Value	Excess Capacity Weighting
P-405	1,246.58	10	825	835	1714	1.3%	\$197,545	\$2,582
P-418	360.04	10	825	835	1714	1.3%	\$57,055	\$746
P-429	1,246.74	12	679	683	2468	0.6%	\$212,915	\$1,350
P-433	2,133.89	12	1398	1235	2468	0.0%	\$364,420	\$0
P-437	1,864.69	14	392	520	3359	24.5%	\$343,180	\$84,226
P-448	47.41	10	248	205	1714	0.0%	\$7,513	\$0
P-497	36.9	10	8	13	1714	36.5%	\$5,848	\$2,133
P-501	440.19	10	9	17	1714	45.2%	\$69,757	\$31,560
P-514	70.96	12	73	72	2468	0.0%	\$12,118	\$0
P-518	1,171.23	10	62	72	1714	13.3%	\$185,604	\$24,621
P-519	128.97	10	42	52	1714	18.3%	\$20,438	\$3,736
P-525	353.38	12	657	674	2468	2.6%	\$60,349	\$1,547
P-529	814.06	12	637	694	2468	8.2%	\$139,023	\$11,375
P-530	102.64	12	762	609	2468	0.0%	\$17,529	\$0
P-535	282.99	12	0	0	2468	0.0%	\$48,328	\$0
P-553	48.99	12	709	413	2468	0.0%	\$8,366	\$0
P-554	351.1	12	712	416	2468	0.0%	\$59,960	\$0
P-555	402.02	12	685	646	2468	0.0%	\$68,656	\$0
P-556	617.19	10	30	30	1714	0.0%	\$97,806	\$0
P-56	716.6	10	128	214	1714	40.2%	\$113,559	\$45,631
P-568	176.53	12	1761	1614	2468	0.0%	\$30,147	\$0
P-569	386.18	12	626	826	2468	24.2%	\$65,951	\$15,943
P-582	862.73	12	0	0	2468	0.0%	\$147,335	\$0
P-587	375.88	14	1579	1867	3359	15.5%	\$69,177	\$10,690
P-589	510.77	14	1584	789	3359	0.0%	\$94,003	\$0
P-590	955.89	14	1583	790	3359	0.0%	\$175,923	\$0
P-594	110.26	12	662	184	2468	0.0%	\$18,830	\$0
P-595	135.23	12	662	184	2468	0.0%	\$23,094	\$0
P-598	101.17	10	358	452	1714	20.8%	\$16,032	\$3,331
P-6001	456.77	14	315	377	3359	16.6%	\$84,065	\$13,996
P-605	448.52	12	0	73	2468	100.0%	\$76,597	\$76,597
P61	10.75	12	0	0	2468	0.0%	\$1,836	\$0
P-622	111.81	10	358	448	1714	20.1%	\$17,718	\$3,559
P63	10.99	12	0	0	2468	0.0%	\$1,877	\$0
P-630	619.24	14	398	492	3359	19.1%	\$113,966	\$21,770
P-632	325.8	14	581	738	3359	21.3%	\$59,961	\$12,787
P-633	221.67	16	937	1163	4387	19.4%	\$43,965	\$8,535
P-634	1,316.63	16	1126	1387	4387	18.8%	\$261,135	\$49,035
P-636	34.15	10	358	448	1714	20.1%	\$5,412	\$1,087
P-639	492.82	12	302	361	2468	16.4%	\$84,162	\$13,840
P-643	298.53	12	271	330	2468	18.0%	\$50,982	\$9,158
P-645	522.97	12	430	524	2468	17.9%	\$89,311	\$16,018
P-649	597.95	10	407	501	1714	18.7%	\$94,757	\$17,762
P65	51.5	10	278	157	1714	0.0%	\$8,161	\$0

ID	Length (ft)	Diameter (in)	Existing Flow (gpm)	Future Flow (gpm)	Max Flow at 7 ft/sec (gpm)	% Excess Capacity	Weighting Value	Excess Capacity Weighting
P-651	453.67	10	372	466	1714	20.2%	\$71,893	\$14,505
P-653	189.26	14	582	739	3359	21.3%	\$34,832	\$7,413
P-6535	237.93	14	588	755	3359	22.1%	\$43,789	\$9,657
P-6550	12.2	16	1126	1387	4387	18.8%	\$2,420	\$454
P-6560	97.24	16	1126	1387	4387	18.8%	\$19,286	\$3,622
P-662	1,046.41	10	150	133	1714	0.0%	\$165,824	\$0
P-663	400.19	10	158	144	1714	0.0%	\$63,418	\$0
P-6631	142.72	14	581	736	3359	21.2%	\$26,266	\$5,562
P-6644	95.95	10	430	524	1714	17.9%	\$15,205	\$2,727
P-67	1,656.56	10	124	105	1714	0.0%	\$262,514	\$0
P-700	75.25	10	637	694	1714	8.2%	\$11,925	\$977
P-706	168.63	16	238	688	4387	65.5%	\$33,445	\$21,903
P-707	94.09	16	230	696	4387	66.9%	\$18,661	\$12,492
P73	46.91	10	161	196	1714	17.7%	\$7,434	\$1,313
P-735	212.46	16	1351	3319	4387	59.3%	\$42,138	\$24,986
P-74	101.01	10	5	5	1714	0.0%	\$16,007	\$0
P75	454.67	10	172	206	1714	16.8%	\$72,051	\$12,092
P-757	133.79	10	429	1735	1714	75.0%	\$21,202	\$15,895
P-761	71.69	10	358	448	1714	20.1%	\$11,361	\$2,282
P-767	39.23	10	358	451	1714	20.5%	\$6,217	\$1,277
P77	663.51	10	172	206	1714	16.8%	\$105,146	\$17,646
P-77	734.08	10	73	113	1714	36.0%	\$116,329	\$41,907
P-773	524.03	10	851	1409	1714	39.6%	\$83,043	\$32,881
P-7735	229.55	14	192	2099	3359	90.8%	\$42,247	\$38,380
P-774	163.3	16	257	733	4387	65.0%	\$32,388	\$21,043
P-78	371.31	10	80	122	1714	34.3%	\$58,841	\$20,164
P-788	1,267.51	10	259	206	1714	0.0%	\$200,861	\$0
P-7880	721.5	10	241	179	1714	0.0%	\$114,336	\$0
P79	632.15	10	172	206	1714	16.8%	\$100,176	\$16,811
P-79	423.89	10	79	121	1714	34.5%	\$67,174	\$23,203
P-790	886.39	10	97	1704	1714	94.3%	\$140,466	\$132,449
P-791	419.08	10	157	2064	1714	90.8%	\$66,411	\$60,315
P-792	426.6	10	504	1695	1714	70.2%	\$67,603	\$47,490
P-793	810.35	10	354	362	1714	2.2%	\$128,416	\$2,866
P-796	2,908.84	14	2215	2357	3359	6.0%	\$535,347	\$32,296
P-798	399.3	10	96	31	1714	0.0%	\$63,277	\$0
P-8012	278.89	12	205	459	2468	55.4%	\$47,628	\$26,376
P-8018	335.83	12	270	522	2468	48.4%	\$57,352	\$27,744
P-802	1,240.00	12	623	145	2468	0.0%	\$211,764	\$0
P-8030	506.22	12	180	420	2468	57.3%	\$86,451	\$49,508
P-8037	222.39	10	69	57	1714	0.0%	\$35,242	\$0
P-804	623.44	10	29	398	1714	92.7%	\$98,796	\$91,616
P-805	301	10	657	1286	1714	48.9%	\$47,699	\$23,338
P-806	913.14	10	616	876	1714	29.7%	\$144,705	\$42,969

ID	Length (ft)	Diameter (in)	Existing Flow (gpm)	Future Flow (gpm)	Max Flow at 7 ft/sec (gpm)	% Excess Capacity	Weighting Value	Excess Capacity Weighting
P-807	1,024.61	10	629	907	1714	30.6%	\$162,369	\$49,690
P-809	450.05	10	453	669	1714	32.2%	\$71,319	\$22,964
P81	111.71	10	189	224	1714	15.5%	\$17,703	\$2,740
P-813	844.15	10	8	56	1714	85.6%	\$133,772	\$114,550
P-816	868.36	10	42	23	1714	0.0%	\$137,608	\$0
P-817	166.37	12	69	57	2468	0.0%	\$28,412	\$0
P83	1,001.14	10	15	15	1714	0.0%	\$158,650	\$0
P-833	439.85	10	61	492	1714	87.6%	\$69,703	\$61,050
P-834	841.36	10	215	321	1714	32.8%	\$133,330	\$43,707
P-843	444.72	10	321	117	1714	0.0%	\$70,474	\$0
P85	521.88	10	7	7	1714	0.0%	\$82,702	\$0
P-853	706.59	12	484	181	2468	0.0%	\$120,670	\$0
P-855	746.2	12	502	199	2468	0.0%	\$127,434	\$0
P-859	1,585.64	12	1271	1271	2468	0.0%	\$270,791	\$2
P87	205.43	10	38	11	1714	0.0%	\$32,554	\$0
P-873	372.31	10	56	58	1714	3.6%	\$59,000	\$2,141
P-8806	246.78	10	630	907	1714	30.6%	\$39,107	\$11,963
P-887	991.22	10	358	412	1714	13.0%	\$157,078	\$20,494
P-8871	493.97	10	80	86	1714	6.7%	\$78,279	\$5,263
P-8873	294.02	10	97	105	1714	7.8%	\$46,593	\$3,653
P-8875	317.94	10	113	122	1714	7.8%	\$50,384	\$3,909
P-8877	1,157.18	10	135	146	1714	7.3%	\$183,377	\$13,359
P-890	2,031.28	10	622	1071	1714	41.9%	\$321,895	\$134,896
P-892	164.05	10	8	8	1714	0.0%	\$25,997	\$0
P-894	278.96	10	251	250	1714	0.0%	\$44,207	\$0
P-895	84.36	10	283	283	1714	0.0%	\$13,368	\$0
P-896	414.65	10	258	266	1714	3.2%	\$65,709	\$2,119
P-897	419.94	10	232	240	1714	3.6%	\$66,548	\$2,380
P-901	1,171.13	10	473	318	1714	0.0%	\$185,588	\$0
P-903	545.27	12	533	261	2468	0.0%	\$93,120	\$0
P-904	347.16	12	544	272	2468	0.0%	\$59,287	\$0
P93	290.27	10	106	82	1714	0.0%	\$45,999	\$0
P-93	79.78	10	42	61	1714	31.2%	\$12,643	\$3,946
P-932	139.83	10	622	350	1714	0.0%	\$22,159	\$0
P-933	892.58	10	622	350	1714	0.0%	\$141,447	\$0
P-934	407.81	10	361	358	1714	0.0%	\$64,625	\$0
P-9350	708.5	10	339	330	1714	0.0%	\$112,275	\$0
P-9351	362.66	10	217	209	1714	0.0%	\$57,470	\$0
P-9353	1,384.60	10	103	100	1714	0.0%	\$219,417	\$0
P-9354	747.89	12	79	69	2468	0.0%	\$127,723	\$0
P-9355	1,129.25	10	46	26	1714	0.0%	\$178,951	\$0
P-942	402.93	10	285	287	1714	0.8%	\$63,852	\$514
P95	95.06	10	283	223	1714	0.0%	\$15,064	\$0
P-950	29.86	12	1146	836	2468	0.0%	\$5,099	\$0

ID	Length (ft)	Diameter (in)	Existing Flow (gpm)	Future Flow (gpm)	Max Flow at 7 ft/sec (gpm)	% Excess Capacity	Weighting Value	Excess Capacity Weighting
P-951	829.08	10	1000	1000	1714	0.0%	\$131,384	\$0
P-952	136.6	12	434	420	2468	0.0%	\$23,328	\$0
P-953	456.12	10	427	413	1714	0.0%	\$72,281	\$0
P-955	694.12	10	417	403	1714	0.0%	\$109,997	\$0
P-957	689.69	10	25	26	1714	3.8%	\$109,295	\$4,122
P-959	204.37	10	0	0	1714	0.0%	\$32,386	\$0
P-961	434.12	12	2	2	2468	0.5%	\$74,138	\$384
P-962	422.11	12	2	2	2468	0.5%	\$72,087	\$392
P-964	247.51	10	0	0	1714	0.0%	\$39,223	\$0
P97	183.55	10	22	103	1714	79.0%	\$29,087	\$22,991
P-970	393.78	10	254	272	1714	6.8%	\$62,402	\$4,268
P-973	104.56	10	140	98	1714	0.0%	\$16,570	\$0
P-974	226.33	10	140	98	1714	0.0%	\$35,866	\$0
P-987	351.97	10	664	1293	1714	48.7%	\$55,776	\$27,140
P-988	466.55	10	354	362	1714	2.2%	\$73,934	\$1,650
P-990	705.61	12	795	642	2468	0.0%	\$120,502	\$0
P-991	1,248.44	12	35	34	2468	0.0%	\$213,205	\$0
P-993	199.05	20	1314	642	6854	0.0%	\$45,849	\$0
P-J655.1	28.43	12	345	404	2468	14.7%	\$4,855	\$713
Total	247,095.0						\$41,472,634	\$9,496,475

Total Future Use of Excess Capacity = 22.9%
 10-year Use of Excess Capacity = 7.5%
 Use of Excess Capacity Beyond 10 years = 15.4%



ZIONS

PARK CITY,
UTAH

WATER IMPACT FEE
ANALYSIS

NOTICING DRAFT

SEPTEMBER 2, 2014

PREPARED BY

ZIONS PUBLIC
FINANCE, INC.

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EXECUTIVE SUMMARY

Park City Municipal Corporation, Utah (the City) recently commissioned Zions Public Finance, Inc. (ZPFI) to calculate the City's culinary water impact fees in accordance with Utah State Law. An impact fee is a one-time charge to new development to reimburse the City for the cost of developing new culinary water system capacity that will allow development to occur. In conjunction with this project, Bowen Collins & Associates (BC&A) prepared the Park City Water Impact Fee Facilities Plan (IFFP) dated July 2014.

The water system serves indoor water use and outdoor watering demand for all retail water service within Park City corporate boundaries. It is expected that the system will continue to expand, but that it will not extend beyond the City's current annexation boundaries. The culinary water impact fee will be assessed to a single, city-wide service area (Service Area). The demand projections are based on a variety of level of service standards with peak day demand gallons per minute (GPM) providing the primary basis for the calculations.

The City has expended approximately \$96,024,833 to construct culinary water production, storage, treatment, and transmission improvements and will need to build another \$20,881,469 (FV) in the next ten years. Many of these projects have capacity to allow new growth to connect to a safe and reliable culinary water system. There are currently eight outstanding bonds related to the culinary water system and six additional bonds are anticipated to be issued to fund culinary water system improvements within the next ten years. Any changes to these assumptions may require an update to the culinary water impact fee analysis.

Many of the culinary water facilities have adequate capacity to serve many more years of growth. On average, approximately 11% of the existing infrastructure cost (\$10,365,274) has capacity to serve ten year growth and roughly 12% of the future project costs to be constructed in the next ten years (\$2,563,475) will be allocated to growth.

Since much of Park City's population is affected by seasonal, tourist, and daytime worker populations, it was deemed more appropriate to develop water demand projections based on the growth in GPM demand rather than growth in permanent population. The City's culinary water system currently serves 6,835 GPM demand. The estimated demand for buildout is 10,465 GPM.

Recommended Water Impact Fees

The recommended impact fee structure presented in this analysis has been prepared to satisfy the Impact Fees Act, Utah Code Ann. § 11-36-101 et. seq., and represents the maximum culinary water impact fees that the City may assess within the Service Area. The City will be required to use other revenue sources to fund projects identified in the IFFP that constitute repair and replacement, cure any existing deficiencies, increase the level of service or maintain the level of service for existing users.

The following tables show the maximum legal culinary water impact fee that the City can assess per GPM demand.

FIGURE ES.1: FEE PER GPM DEMAND

Component	Impact Fee per GPM
Production Subtotal	\$ 5,511.67
Treatment Subtotal	6,994.74
Storage Subtotal	1,434.03
Transmission Subtotal	2,596.74
Professional Services/Credits Subtotal	42.19
Total Impact Fee	\$ 16,579.38

Figure ES.2 and ES.3 below is included to help a future user estimate the impact fee for their development. It is included as a reference. Each impact fee will be calculated based on yard area (irrigated sq. ft.) for outdoor water usage and that fee will be combined with the indoor fee which is based upon unit size (sq. ft.).

FIGURE ES.2: MAXIMUM INDOOR IMPACT FEE SCHEDULE

INDOOR - Winter Month Average Day (Observed Dec 16 to Jan 15)

Unit Size (Sq. Ft.)	Peak Day	1 Gpm (Gal)	Gpm Demand	Proposed Fee
- 1,000	298	1,440	0.2067	\$ 3,428
1,001 2,000	400	1,440	0.2776	4,602
2,001 3,000	539	1,440	0.3740	6,200
3,001 4,000	687	1,440	0.4771	7,910
4,001 5,000	817	1,440	0.5671	9,403
5,001+	983	1,440	0.6829	11,322

FIGURE ES.3: MAXIMUM OUTDOOR IMPACT FEE SCHEDULE

Yard Area (Irrigated Sq Ft)	Peak Day Gallons	1 Gpm (Gal)	Gpm Demand	Proposed Fee
Calculated Per 1,000 Sq Ft	138.8	1,440	0.096	\$ 1,598

For a non-residential development the fee will be based on outdoor yard area as calculated in Figure ES.3 and the indoor demand will be calculated by property type according to the schedule in Figure ES.4.

FIGURE ES.4: NON-RESIDENTIAL IMPACT FEE SCHEDULE

Property Type	GPM per Occupant	Floor Area per Occupant	Fee per Occupant
Assembly			
Restaurant, Bar including decks	0.0219	7	363.09
Theater, Auditorium, Church	0.0031	7	51.40
Office	0.0094	100	155.85
Educational			
Classroom	0.0156	20	\$ 258.64
Shop/Vocational	0.0156	50	258.64
Exercise Area	0.0156	50	258.64
Hotel/Motel	0.0938	580	1,555.15
Industrial	Calculated		Calculated
Institutional			
Inpatient Treatment	0.1563	240	\$ 2,591.36
Outpatient Treatment	0.0031		Calculated
Sleeping Area	0.0031		Calculated
Other	Calculated		Calculated
Retail	0.007	60	116.06
Swimming Pool or Skating Rink			
Rink or Pool Area	0.0063		\$ 104.45
Decks	Calculated		Calculated
Warehouse	Calculated		Calculated
Parking Garage	Calculated		Calculated
Government	Calculated		Calculated
Library			
Reading Area	Calculated		Calculated
Stack Area	Calculated		Calculated

Figure ES.5 provides a calculation of the impact fee for a non-standard user that may not fit the schedule found in the previous tables. It is at the City's discretion if the non-standard calculation will be used.

FIGURE ES.5: CALCULATION OF NON-STANDARD CULINARY WATER IMPACT FEE

Non-Standard Users Impact Fee Formula
Step 1: Identify Estimated GPM Demand of Proposed Development
Step 2: Multiply Equivalent GPMs by Impact Fee per GPM of \$16,579.38

CHAPTER 1: OVERVIEW OF THE CULINARY WATER IMPACT FEES

What is an Impact Fee?

An impact fee is a one-time fee, not a tax, charged to new development to recover the City's cost of constructing water facilities with capacity that will be utilized by new growth. The fee is assessed at the time of building permit issuance as a condition of development approval. The calculation of the impact fee must strictly follow the Impact Fees Act to ensure that the fee is equitable, fair, and legally defensible.

This analysis provides documentation that there is a fair comparison, or rational nexus, between the impact fee charged to new development and the impact on the capacity of the system. Impact fees are charged to different types of development and the water impact fee is scaled according to different levels of water demand.

Why Assess an Impact Fee?

Until new development utilizes the full capacity of existing facilities the City can assess an impact fee to recover its cost of latent capacity available to serve future development. The general impact fee methodology divides the available capacity of existing and future capital projects between the number of existing and future users. Capacity is measured in terms of gallon per minute demand, or GPM.

What Costs Can and Cannot be Included in the Impact Fee?

The impact fees proposed in this analysis are calculated based upon:

- New capital infrastructure for water production, treatment, storage, and transmission;
- Professional and planning expenses related to the construction of new infrastructure; and
- Historic costs of existing improvements that will serve new development.

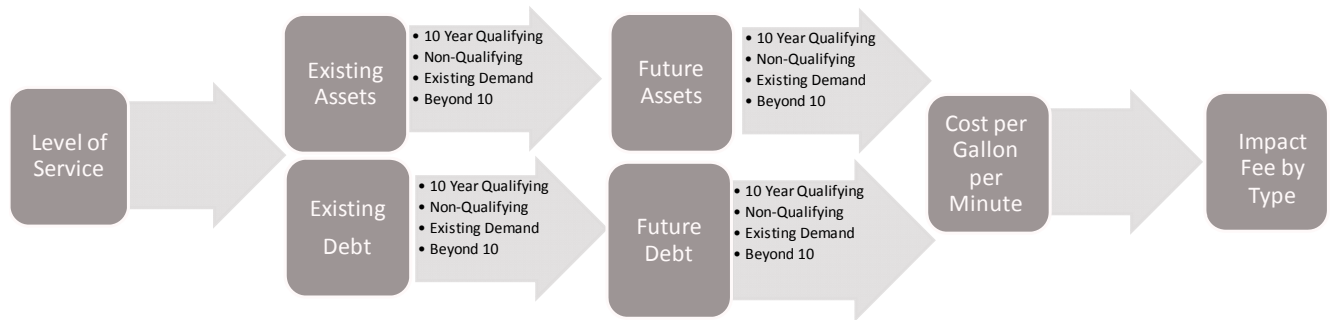
The costs that cannot be included in the impact fee are as follows:

- Projects that cure existing deficiencies for existing users;
- Projects that increase the level of service above that which is currently provided;
- Operations and maintenance costs;
- Costs of facilities funded by grants or other funds that the City does not have to repay; and
- Costs of reconstruction of facilities that do not have capacity to serve new growth.

How Are the Impact Fees Calculated?

A fair impact fee is calculated by dividing the cost of existing and future facilities by new demand that will benefit from the unused capacity. This cost per GPM demand is then multiplied by the fee per GPM. The chart below provides an overview of the impact fee calculation process.

FIGURE 1.1: IMPACT FEE CALCULATION FLOW CHART



Description of the Service Area

The culinary water system is comprised of a combination of wells, storage and transmission facilities that will provide indoor and outdoor potable water for homes and businesses located in Park City. The culinary water system service area is the same as the incorporated City boundaries. A map of this service area is included in the Appendix.

In the next ten years the City anticipates a capacity upgrade to Quinn's Treatment Plant, constructing two tanks and a number of transmission lines all with capacity to serve new growth.

Peak Day Demand (GPM)

Water infrastructure has to be sized to be adequate to meet peak day demand. The primary measurement used for water improvement sizing and capacity evaluations in this analysis is future water demand expressed in gallons per minute.

Project Costs and Financing

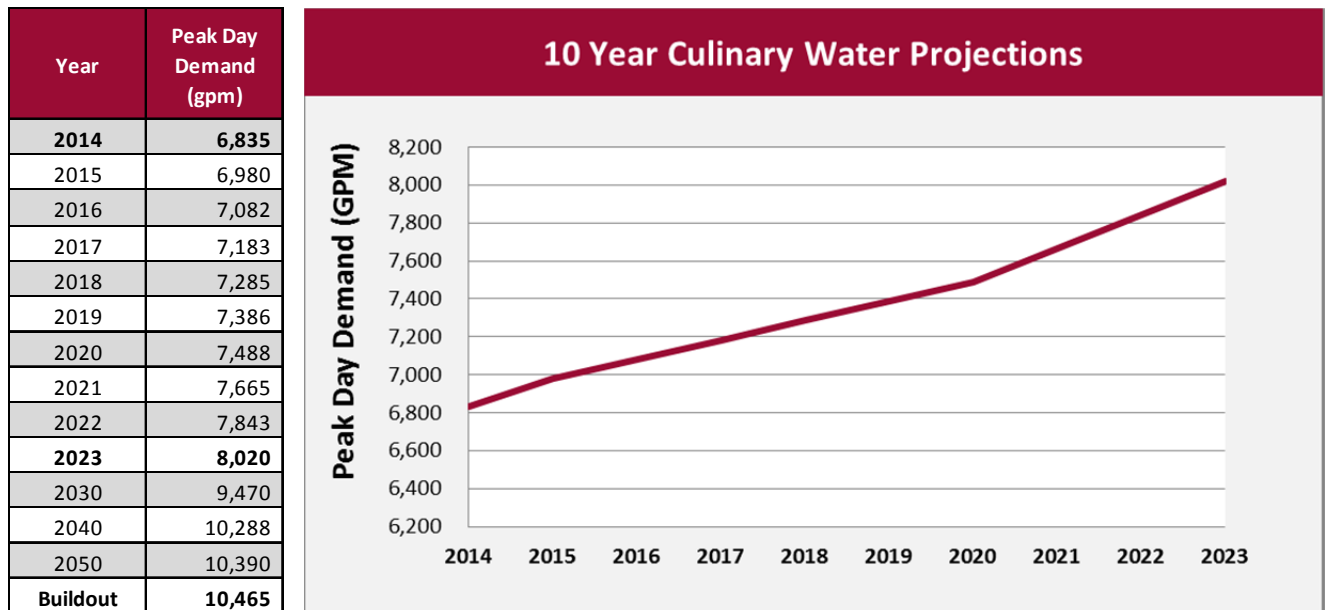
The proposed impact fees are comprised of the costs of future water capital projects that benefit additional development within the Service Area, and professional expenses pertaining to the regular update of the IFFP and impact fee analysis. During the 10 year planning horizon of this analysis the City will be issuing approximately six impact fee qualifying bonds to help fund the projects. It is anticipated that these bonds could fund up to 60% of the annual impact fee qualifying project costs.

CHAPTER 2: IMPACT FROM GROWTH UPON THE CITY'S FACILITIES AND LEVEL OF SERVICE

Future Water Demand within the Service Area

Water demand within the City will increase as development activity rebounds and homes and businesses are built. Currently there are 6,835 Peak Day Demand by Gpm and the buildout count for the service area is estimated to be 10,465. Throughout the impact fee analysis a 10 year growth window will be the basis for the impact fee calculation. Figure 2.1 shows the growth in peak day demand through 2023.

FIGURE 2.1: PROJECTED GROWTH IN DEMAND (GPM)



Level of Service Analysis

The level of service standard is established in the IFFP and reflects City policies. This is a defensible level of service that has been recently and clearly established. It is anticipated that this level of service will be perpetuated into the future. However, the City has the right to increase this established level of service in the future by constructing facilities that will provide greater capacity but such level of service increases cannot be funded through impact fees. The City will have to find other funding sources, such as user rates, for projects that increase level of service.

Storage Level of Service

Storage must be adequate to meet the average observed fluctuations in each zone within the City with a safety factor of 2.0. Storage is based on operational/equalization storage, fire flow storage and emergency or standby storage.

The State Division of Drinking Water requires a minimum sizing of 400 gallons per day for indoor demands. In addition to this there must be adequate fire flow capacity to deliver 1,500 gallons per minute for two hours (180,000 gallons) for residential units and for the Old Town area the requirement goes up to 3,000 GPM for 3 hours (540,000 gallons) due to large commercial connections.

Production Level of Service

Production must be adequate to satisfy the demand on both an annual and peak day basis. Culinary water is used for both indoor use and outdoor watering and production capacity. Culinary water must be sufficient to meet indoor and outdoor demand and account for limitations in supply such changes in seasonal supply or the effects of dry years.

Treatment Level of Service

Treatment level of service generally follows the same requirements as production and must satisfy both annual and peak day demand.

Transmission Level of Service

The culinary water system should be capable of maintaining 40 psi at all retail points of delivery during peak hour demands.

CHAPTER 3: HISTORIC AND FUTURE CAPITAL PROJECTS COSTS

The Impact Fees Act allows for the inclusion of various cost components in the calculation of the impact fees. These cost components are the construction costs of growth-driven improvements and appropriate professional services inflated from current dollars to construction year costs. Impact fees can only fund system improvements which are defined as facilities or lines that contribute to the entire system's capacity rather than just to a small, localized area. Culinary water capital projects have been partially funded through bonds and will continue to be partially bond funded in future years.

Capacities of Existing Components Available for Growth

The costs of future capital projects are defined in the corresponding Impact Fees Facilities Plan prepared by BC&A and are detailed in Figure 3.5.

Production

Of the City's existing production sources only Rockport has capacity to serve future residents and is included in the impact fee analysis. All other production system components have been removed from the impact fee calculation. The IFFP determined that 32.9% of Rockport costs, equal to \$2,749,745, will serve the City's 10 year growth. 44.7% benefits existing users and 22.4% will serve new growth beyond the 10 year horizon.

Treatment

Of the City's existing treatment components only Quinn's Water Treatment Plant has capacity to serve future residents and has been included in the impact fee analysis. All other treatment system components have been removed from the impact fee calculation. The IFFP determined that 33.7% of Quinn's WTP costs, or \$5,358,797, will serve the City's 10 year growth and 66.3% benefits existing users. The current 3MG capacity of Quinn's WTP will be fully utilized by the end of the 10 year planning horizon so an expandable from the current 3MG to 6MG is included in the capital projects. Eventually Quinn's WTP will be expanded to 9MG to serve growth well beyond the 10 year demand planned in this analysis.

Storage

The storage portion of the impact fee calculation includes the City's entire storage system minus Woodside, Neck, Silver Lake and North Lake Flat Tanks which are considered to be at capacity. The remaining storage system is utilized 65.1% by existing users. An additional 11.4% of capacity, or \$641,486, will be used by 10 year growth and the remaining 23.5% can serve users beyond 10 year demand.

Transmission

77.1% of the City's existing transmission system serves existing users with 7.5% serving growth within the 10 year window, or \$1,615,246 and 15.4% serving users outside of the 10 year growth horizon.

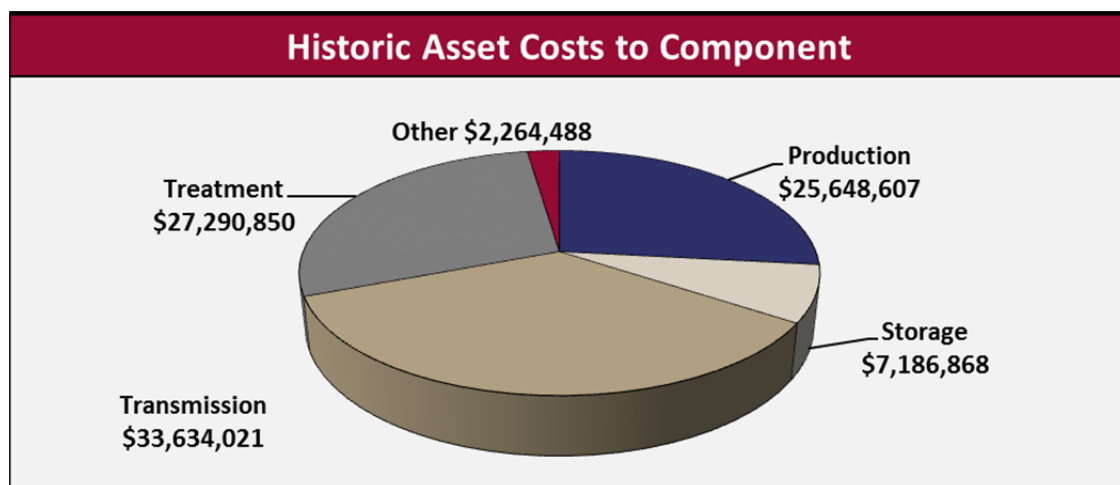
Historic Capital Project Costs

Figure 3.1 and 3.2 classify the historic capital projects that have been expended to date in the construction of the existing wells, storage reservoirs, treatment facilities and transmission lines. These costs do not include standard O&M expenses.

FIGURE 3.1: ALLOCATION OF HISTORIC CAPITAL PROJECT COSTS BY COMPONENT

System	Production	Storage	Transmission	Treatment	Other	Total Cost
Conservation					\$ 90,000	\$ 90,000
Equipment	21,542		1,635,376	83,606	559,614	2,300,138
Not Water					492,160	492,160
Project		419,800	9,682,524	286,416	758,137	11,146,877
System	8,770,276	6,077,068	22,294,246	16,830,272		53,971,862
System - At Capacity	16,856,789	690,000	21,874	10,090,555		27,659,219
Vehicle					364,577	364,577
Totals	\$ 25,648,607	\$ 7,186,868	\$ 33,634,021	\$ 27,290,850	\$ 2,264,488	\$ 96,024,833

FIGURE 3.2: GRAPH OF HISTORIC ASSET COST BY COMPONENT



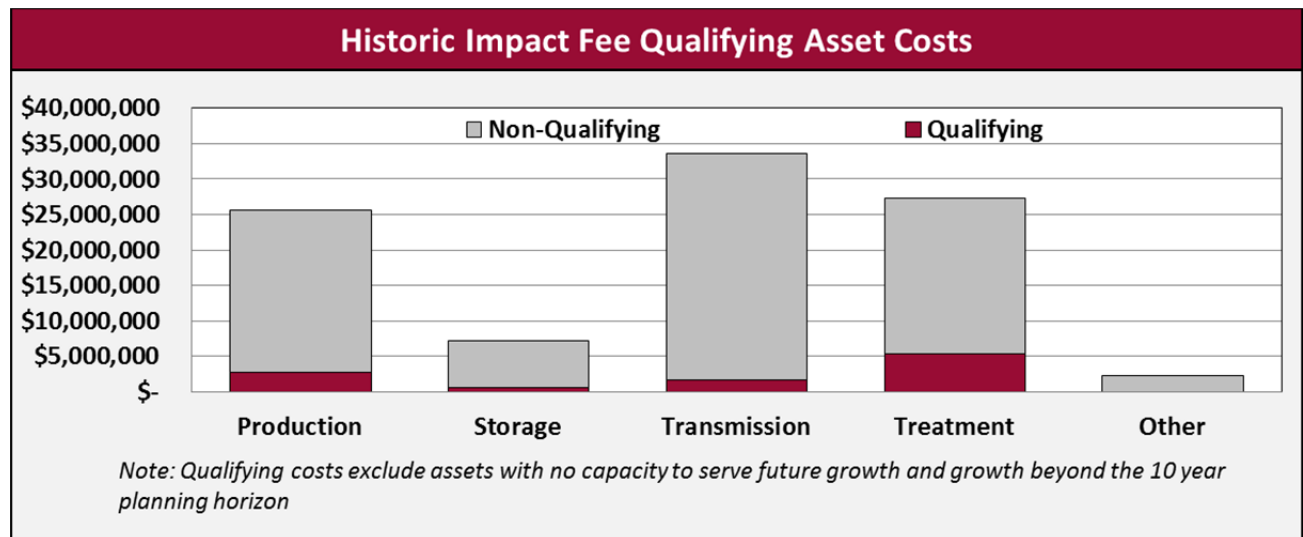
Once assets were organized by components they were sorted based on whether or not the asset was impact fee qualifying or non-qualifying and summarized below in Figures 3.3 and 3.4.

FIGURE 3.3: HISTORIC ASSETS SORTED AS IMPACT FEE QUALIFYING OR NON-IMPACT FEE QUALIFYING

	Production	Storage	Transmission	Treatment	Other	Total Cost
10 Yr Qualifying Total	\$ 2,749,745	\$ 641,486	\$ 1,615,246	\$ 5,358,797	\$ -	\$ 10,365,274
Non-Qualifying	22,898,862	6,545,382	32,018,775	21,932,052	2,264,488	85,659,560
Totals	\$ 25,648,607	\$ 7,186,868	\$ 33,634,021	\$ 27,290,850	\$ 2,264,488	\$ 96,024,833

Figure 3.4 shows the breakdown of qualifying or non-qualifying assets by component. Any asset that was not directly related to one of the four major components was sorted as “other” and is considered non-qualifying.

FIGURE 3.4: HISTORIC ASSETS COST QUALIFYING/NON-QUALIFYING COST TO COMPONENT



Future Capital Projects and 10 Year Demand

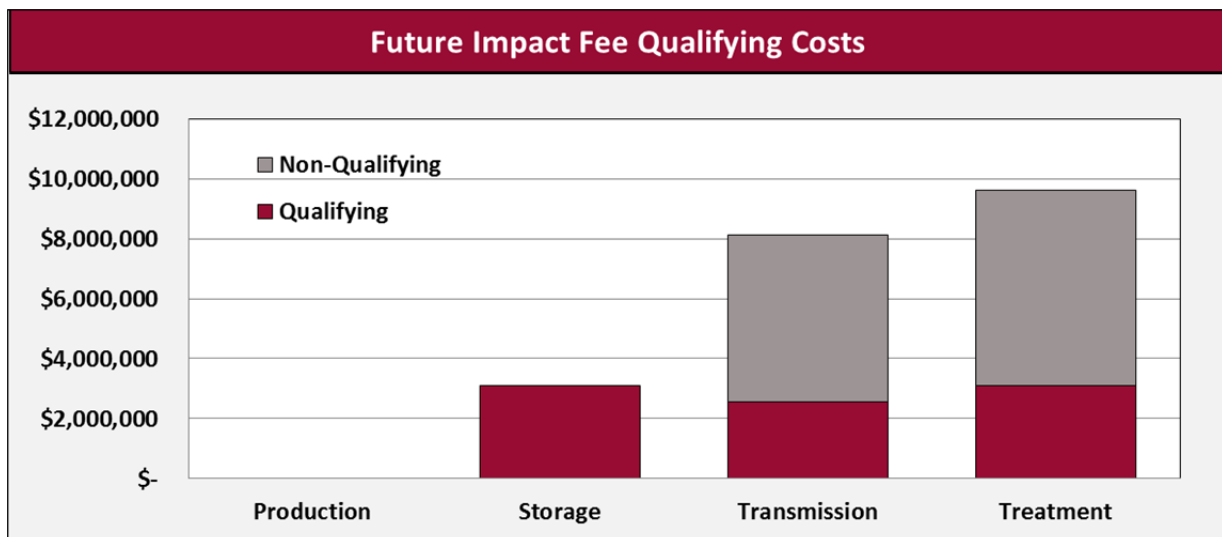
The City and BC&A have identified the following capital projects which are necessary to meet demand in the culinary water system. All construction estimates were done in 2014 dollars so each project to be constructed after 2014 includes a 3.8% inflation rate to adequately plan for the total cost to the City at time of construction. As shown in Figure 3.5 project costs were sorted by whether they will meet 10 year impact fee qualifying demand, beyond 10 year demand, or whether any portion is non-qualifying (which included portions of the project that will be utilized by existing users). \$2,563,475 or about 12% of the total \$20,881,469 capital projects were determined to be 10 year impact fee qualifying and included in the impact fee calculation.

Park City Municipal Corporation
Culinary Water Impact Fee Analysis September 2014

FIGURE 3.5: FUTURE CAPITAL PROJECT COSTS

Project Name	% to Existing / Project Level	% Impact Fee Qualifying - 10 Year	% Impact Fee Qualifying - Beyond 10 Years	Year to be Constructed	2014 Cost	Construction Cost with Inflation	10 Year Impact Fee Qualifying Cost	Impact Fee Qualifying Beyond 10 Years	Non Impact Fee Qualifying
Production									
	0.0%				\$ -	\$ -	\$ -	\$ -	\$ -
Production Subtotal					\$ -	\$ -	\$ -	\$ -	\$ -
Treatment									
Quinn's Treatment Plant Capacity Upgrade	0.0%	23.1%	76.9%	2014	\$ 3,002,000	\$ 3,114,575	\$ 719,467	\$ 2,395,108	\$ -
Quinn's Treatment Plant Dewatering Improvements	33.1%	28.5%	38.4%	2014	2,509,000	3,114,575	887,654	1,195,997	1,030,924
Treatment Subtotal					\$ 5,511,000	\$ 3,114,575	\$ 719,467	\$ 2,395,108	\$ -
Storage									
C5 - West Neck Tank - Phase 1 - Design	65.3%	11.3%	23.4%	2020	\$ 150,000	\$ 194,092	\$ 21,932	\$ 45,418	\$ 126,742
C5 - West Neck Tank - Phase 2A Tank Construction	65.3%	11.3%	23.4%	2020	3,450,000	4,464,120	504,446	1,044,604	2,915,070
Park City Heights Tank	100.0%	0.0%	0.0%	2016	690,000	770,572	-	-	770,572
Silver Lake Tank II	65.3%	11.3%	23.4%	2021	2,012,500	2,701,722	305,295	632,203	1,764,225
Storage Subtotal					\$ 6,302,500	\$ 8,130,507	\$ 831,673	\$ 1,722,225	\$ 5,576,609
Transmission									
PRV Improvements for Fire Flow Storage Access	100.0%	0.0%	0.0%	2014	\$ 759,000	\$ 787,463	\$ -	\$ -	\$ 787,463
C3 - Quinn's Pump Station to PCH/Fairway Hills Tank	83.0%	5.6%	11.5%	2016	385,600	430,627	24,115	49,522	357,420
C3 - Quinn's WTP to Park City Heights	100.0%	0.0%	0.0%	2016	1,022,900	1,142,346	-	-	1,142,346
Auxiliary Power Improvements	65.3%	11.3%	23.4%	2014	172,500	178,969	20,223	41,879	116,867
C5 - West Neck Tank - Phase 2B - Pipelines	65.3%	11.3%	23.4%	2019	1,414,040	1,763,560	199,282	412,673	1,151,605
SCADA System Upgrade	100.0%	0.0%	0.0%	2014	1,000,000	1,037,500	-	-	1,037,500
C9 - Fairway Hills to Park Meadows Redundancy	65.3%	11.3%	23.4%	2019	73,600	91,792	10,373	21,479	59,940
C5 - Three Kings / Silver King Pump Station	65.3%	11.3%	23.4%	2014	956,100	991,954	112,091	232,117	647,746
C8 - Queen Esther Drive	100.0%	0.0%	0.0%	2014	577,000	598,638	-	-	598,638
C7 - Neck Tank to Last Chance	100.0%	0.0%	0.0%	2019	269,800	336,489	-	-	336,489
C1 - Quinn's WTP to Boothill - Phase 1A	7.2%	30.3%	62.5%	2014	926,300	961,036	291,194	600,648	69,195
C1 - Quinn's WTP to Boothill - Phase 1B	7.2%	30.3%	62.5%	2015	926,300	997,075	302,114	623,172	71,789
C2 - Quinn's WTP to Chatham	49.2%	16.6%	34.2%	2015	296,300	318,939	52,944	109,077	156,918
Transmission Subtotal					\$ 8,779,440	\$ 9,636,387	\$ 1,012,336	\$ 2,090,567	\$ 6,533,915
Ten Year Total					\$ 20,592,940	\$ 20,881,469	\$ 2,563,475	\$ 6,207,900	\$ 12,110,524

FIGURE 3.6: FUTURE QUALIFYING VS. NON-QUALIFYING COSTS TO COMPONENT



Bond Debt Service and Grant Funds

The City currently has eight bonds outstanding for the culinary water system. Additionally, the City intends to issue approximately six culinary water bonds in the 10 year horizon that will partially fund growth-related projects. An impact fee qualifying portion of the new bonds will be included in the impact fee calculation. The following tables summarize what each bond was issued to fund and any additional information for the outstanding debt and future debt issues which the City anticipates in the next 10 years.

Figure 3.7 below summarizes the City's existing water system debt and Figure 3.8 divides the costs by component based on whether the capital projects necessitating the debt issuance are related to existing, ten year or beyond ten year demand.

FIGURE 3.7: SUMMARY OF OUTSTANDING DEBT

Outstanding Water Related Debt	Initial Bond Amount	New Money	Refunded Bond	Used For
Water Revenue Bond Series 2009A	\$ 2,500,000	\$ 2,500,000	N/A	Culinary Water System Improvements
Water Revenue Refunding Bonds Series 2009B	13,090,000	8,567,659	\$5,313,000 (Series 2002)	Judge WTP, Meter Reading, Transmission Lines, Quinn's WTP
Water Revenue Bond Series 2009C BAI	10,135,000	10,135,000	N/A	Judge WTP, Meter Reading, Transmission Lines, Quinn's WTP
Water Revenue Bonds Series 2010	12,200,000	12,200,000	N/A	Water Rights Purchase from Jordanelle SSD
Water Revenue Bonds Series 2012	4,160,000	4,160,000	N/A	Culinary Water System Improvements
Water Revenue Refunding Bonds Series 2012B	5,525,000	4,600,000	\$390,000 (Series 2006)	Culinary Water System Improvements
Water Revenue Refunding Bonds Series 2013A	2,830,000	-	\$3,029,000 (Series 2006)	Boothill Projects and Park Meadows WTP
Water Revenue Refunding Bonds Series 2013B	215,000	-		Boothill Projects and Park Meadows WTP
GRAND TOTAL	\$ 50,655,000	\$ 42,162,659	\$ 8,732,000	

FIGURE 3.8: EXISTING DEBT PROPORTION TO GROWTH

Proportion to Ten Year Growth	Transmission	Treatment	Production	Storage
Existing Demand	77.1%	66.3%	44.7%	65.1%
10 Year Demand	7.5%	33.7%	32.9%	11.4%
Demand Beyond 10 Year	15.4%	0.0%	22.4%	23.5%
	100%	100%	100%	100%

Figure 3.9 below summarizes the City's future water system debt and Figure 3.10 divides the costs by component based on whether the capital projects necessitating the debt issuance are related to existing, ten year or beyond ten year demand. At this time the City does not anticipate issuing future debt for production related projects.

FIGURE 3.9: SUMMARY OF APPROXIMATE FUTURE DEBT

Future Water Related Debt	Initial Bond Amount	New Money	Refunded Bond	Used For
Water Revenue Bond Series 2014	\$ 5,620,369	\$ 5,620,369	N/A	Quinn's WTP Capacity Upgrade and Transmission
Water Revenue Bond Series 2015	789,609	789,609	N/A	Transmission Lines
Water Revenue Bond Series 2016	1,406,127	1,406,127	N/A	Transmission Lines and Park City Heights Tank
Water Revenue Bond Series 2019	1,315,105	1,315,105	N/A	Transmission Lines
Water Revenue Bond Series 2020	2,794,927	2,794,927	N/A	West Neck Tank
Water Revenue Bond Series 2021	1,621,033	1,621,033	N/A	Silver Lake Tank II
GRAND TOTAL	\$ 13,547,170	\$ 13,547,170		

Figure 3.10: Future Debt Proportion to Ten Year Growth

Proportion to Ten Year Growth	Transmission	Treatment	Production	Storage
Existing Demand	67.8%	0.0%	0.0%	68.6%
10 Year Demand	10.5%	23.1%	0.0%	10.2%
Demand Beyond 10 Year	21.7%	76.9%	0.0%	21.2%
	100%	100%	0%	100%

Impact Fee Analysis Updates

As development occurs and capital project planning is periodically revised, the future lists of capital projects and their costs may be different than the information utilized in this analysis. For this reason, it is assumed that the City will perform updates to the analysis every three years. The cost of preparing this analysis, the master plan and the future costs of updating both documents has been included in the impact fee calculations. The cost for an update to the impact fee facilities plan/master plan was included in the impact fee calculation at an estimated cost of \$40,000. The cost of the impact fee analysis update was likewise included in the calculation at an estimated fee of \$10,000.

CHAPTER 4: PROPORTIONATE SHARE ANALYSIS

The Impact Fees Act requires the impact fee analysis to estimate the proportionate share of the cost for existing capacity that will be recouped as shown in Figures 3.1 to 3.4. The impact fee must be based on the historic costs and reasonable future costs of the system. This chapter will show in Figure 4.1 that the proposed impact fee for system improvements is reasonably related to the impact on the water system from new development activity.

The proportionate share analysis considers the manner of funding utilized for existing public facilities. Historically the City has funded existing infrastructure with sources including the following:

- Water Impact Fees
- Water User Rates and Miscellaneous Fees
- Federal State and Tribal Assistance Grant (STAG)
- Bond Proceeds

In the future, the City will rely solely upon water impact fees and user rate revenues to fund the operations and maintenance of the system. Some rate revenues will be used to pay the debt service of the bonds in years when impact fee revenues are insufficient to cover the annual payment to principal and interest. However if rate revenues are used to pay what should be funded through impact fees (due to a shortfall in impact fee revenues) then the general fund will be repaid with impact fees.

Grant funding is not secured at the moment, however, if any grants are received, future impact fees will be discounted according to the size of grant and what impact fee qualifying projects it will be intended to fund.

Developer Credits

If a project included in the Impact Fee Facilities Plan (or a project that will offset the demand for a system improvement that is listed in the IFFP) is constructed by a developer then that developer is entitled to a credit against impact fees owed. (Utah Impact Fees Act, 11-36a-304(2)(f)). There are currently no situations/projects in this analysis that would entitle a developer to a credit.

Time-Price Differential

Utah Code 11-36a-301(2)(h) allows for the inclusion of a time-price differential in order to create fairness for amounts paid at different times. To address the time-price differential, this analysis includes an inflationary component to account for construction inflation for future projects. Projects constructed after the year 2014 will be calculated at a future value with a 3.8% inflation rate. All users who pay an impact fee today or within the next six to ten years will benefit from projects to be constructed and included in the fee.

Figure 4.1 details the City's existing water assets and sorts them by component and whether they are qualifying or non-qualifying. Of the qualifying projects, only the projects attributable to ten year growth were considered in the impact fee calculation. Figure 4.2 is the same classification for the future capital projects.

FIGURE 4.1: EXISTING ASSETS

	Production	Storage	Transmission	Treatment	Other	Total Cost
Qualifying Total	33%	78%	64%	58%	0%	54%
Non-Qualifying	67%	22%	36%	42%	100%	46%
Totals	100%	100%	100%	100%	100%	100%

	Production	Storage	Transmission	Treatment	Other	Total Cost
Qualifying Total	\$ 8,357,888	\$ 5,627,068	\$ 21,536,608	\$ 15,901,475	\$ -	\$ 51,423,039
Non-Qualifying	17,290,720	1,559,800	12,097,412	11,389,374	2,264,488	44,601,794
Totals	\$ 25,648,607	\$ 7,186,868	\$ 33,634,021	\$ 27,290,850	\$ 2,264,488	\$ 96,024,833

	Production	Storage	Transmission	Treatment	Other	Total Cost
10 Yr Qualifying Total	\$ 2,749,745	\$ 641,486	\$ 1,615,246	\$ 5,358,797	\$ -	\$ 10,365,274
Non-Qualifying	22,898,862	6,545,382	32,018,775	21,932,052	2,264,488	85,659,560
Totals	\$ 25,648,607	\$ 7,186,868	\$ 33,634,021	\$ 27,290,850	\$ 2,264,488	\$ 96,024,833

FIGURE 4.2: FUTURE CAPITAL PROJECTS

By Component	10 Year Impact Fee Qualifying Cost	Impact Fee Qualifying Beyond 10 Years	Non Impact Fee Qualifying	Total Ten Year Construction Cost
Production	\$ -	\$ -	\$ -	\$ -
Treatment	719,467	2,395,108	-	3,114,575
Storage	831,673	1,722,225	5,576,609	8,130,507
Transmission	1,012,336	2,090,567	6,533,915	9,636,387
Total	\$ 2,563,475	\$ 6,207,900	\$ 12,110,524	\$ 20,881,469

The figures below show the existing and future debt. The interest portion of each bond issue is sorted as ten year qualifying, beyond 10 year qualifying or non-impact fee qualifying and the proportion of each is shown. The gray highlighted areas in the table show that the proportioned amount is equal to the total interest of the bonds. Only interest is included in the impact fee because principal on the bonds is reflected in the costs of the existing assets as well as the construction cost of future projects. To count debt principal AND existing assets/future projects would double count those costs.

FIGURE 4.3: EXISTING DEBT

Bond Issue	Total Par Amount	Interest	Total Debt Service	% Ten Year Qualifying	Beyond Ten Years	% Non-Qualifying	Totals
Series 2009A Water Revenue Bond (DEQ)	\$ 2,500,000	\$ -	\$ 2,500,000	34%	0%	66%	100%
Series 2009B Water Revenue Bond	13,090,000	3,572,938	16,662,938	13%	7%	80%	100%
Series 2009C Water Revenue Bond (Build America Bond)	10,135,000	4,358,209	14,493,209	28%	2%	70%	100%
Series 2010 Water Revenue Bond	12,825,000	4,619,725	17,444,725	0%	0%	100%	100%
Series 2012 Water Revenue Bond	4,160,000	1,099,565	5,259,565	33%	0%	66%	100%
Series 2012B Water Revenue Bond	5,525,000	1,808,220	7,333,220	10%	6%	84%	100%
Series 2013A Water Revenue Bond	2,830,000	427,723	3,257,723	8%	16%	76%	100%
Series 2013B Water Revenue Bond	215,000	878	215,878	8%	16%	76%	100%
Totals	\$ 51,280,000	\$ 15,887,258	\$ 67,167,258				
Total Bond Interest				\$ 2,274,704	\$ 517,766	\$ 13,094,788	\$ 15,887,258

FIGURE 4.4: FUTURE DEBT

Bond Issue	Total Par Amount	Interest	Total Debt Service	Bond Proceeds	% Ten Year Qualifying	Beyond Ten Years	% Non-Qualifying	Totals
Series 2014	\$ 5,520,000	\$ 2,002,035	\$ 7,522,035	\$ 5,620,369	15%	43%	42%	100%
Series 2015	833,000	290,360	1,123,360	789,609	27%	56%	17%	100%
Series 2016	1,479,000	516,240	1,995,240	1,406,127	1%	2%	97%	100%
Series 2019	1,384,000	483,120	1,867,120	1,315,105	10%	20%	71%	100%
Series 2020	2,941,000	1,026,520	3,967,520	2,794,927	11%	23%	65%	100%
Series 2021	1,707,000	595,840	2,302,840	1,621,033	11%	23%	65%	100%
Totals	\$ 13,864,000	\$ 4,914,115	\$ 18,778,115	\$ 13,547,170				
Total Bond Interest				\$ 611,524	\$ 1,501,255	\$ 2,801,336	\$ 4,914,115	

Maximum Legal Water Impact Fees Based on GPM Demand

As shown in Figure 4.5, the maximum legal impact fee per GPM demand is calculated to be \$16,579.38. This fee is the combination of individual fees for the components of production, treatment, storage, transmission and professional fees. Each fee for individual components is based upon the historic and future costs divided by the total and available capacities. The result is a very precise impact fee based on GPM demand that complies with the Impact Fees Act.

FIGURE 4.5: WATER IMPACT FEE CALCULATION

Component	Total Cost to Component	% That will Serve Ten Year Demand	Dollar Amount that will Serve Ten Year Demand	Ten Year Demand (GPM)	Cost per GPM
Production Impact Fee - Rockport					
Future 10 Year Capital Projects	\$ -	0.00%	\$ -	1,185	\$ -
Future Production Related Debt to be Issued - INTEREST ONLY	-	0.00%	-	1,185	-
Existing Production Projects	8,357,888	32.90%	2,749,745	1,185	2,320
Existing Production Related Debt - INTEREST ONLY	-	0.00%	-	1,185	-
Rockport Lease	11,494,172	32.90%	3,781,583	1,185	3,191
Production Subtotal	\$ 19,852,060		\$ 6,531,328		\$ 5,511.67
Treatment Impact Fee - Quinn's Junction					
Future 10 Year Capital Projects	\$ 3,114,575	23.10%	\$ 719,467	1,185	\$ 607.15
Future Treatment Related Debt to be Issued - INTEREST ONLY	812,957	23.10%	187,793	1,185	158
Existing Treatment Projects	15,901,475	33.70%	5,358,797	1,185	4,522
Existing Treatment Related Debt - INTEREST ONLY	6,002,119	33.70%	2,022,714	1,185	1,707
Treatment Subtotal	\$ 25,831,126		\$ 8,288,771		\$ 6,994.74
Storage Impact Fee					
Future 10 Year Capital Projects	\$ 8,130,507	10.23%	\$ 831,673	1,185	\$ 702
Future Storage Related Debt to be Issued - INTEREST ONLY	1,792,072	10.23%	183,327	1,185	155
Existing Storage Projects	5,627,068	11.40%	641,486	1,185	541
Existing Storage Related Debt - OUTSTANDING INTEREST	375,754	11.40%	42,836	1,185	36
Storage Subtotal	\$ 15,925,400		\$ 1,699,321		\$ 1,434.03
Transmission Impact Fee					
Future 10 Year Capital Projects	\$ 9,636,387	10.51%	\$ 1,012,336	1,185	\$ 854.29
Future Transmission Related Debt to be Issued - INTEREST ONLY	2,309,086	10.41%	240,404	1,185	203
Existing Transmission Projects	21,536,608	7.50%	1,615,246	1,185	1,363
Existing Transmission Related Debt - OUTSTANDING INTEREST	2,788,724	7.50%	209,154	1,185	177
Transmission Subtotal	\$ 36,270,806		\$ 3,077,140		\$ 2,596.74
Professional Services/ Credits					
Unspent Impact Fee Funds	-	0.00%	\$ -	1,185	-
Professional Services/ Credits	50,000	100%	50,000	1,185	42
Professional Services/Credits Subtotal	50,000		50,000		42.19
Total Impact Fee Per GPM	\$ 78,077,331		\$ 13,115,232		\$ 16,579.38

Determination of Residential and Non-Residential Impact Fees

The impact fees to be paid by different residential and non-residential users are assessed according to water demand in GPM. Water demand for residential indoor is based on indoor area in square feet and was

derived by the City using actual metered usage from all residential connections in the City. This was done by combining winter use data with residential structure size in square feet to get the actual usage per square feet in the City. Outdoor demand is calculated per the Utah Division of Drinking Water's guidelines in section R309-510. This method was verified as being accurate using actual historical metered data for irrigation use in Park City.

FIGURE 4.6: MAXIMUM INDOOR IMPACT FEE SCHEDULE

INDOOR - Winter Month Average Day (Observed Dec 16 to Jan 15)

Unit Size (Sq. Ft.)	Peak Day	1 Gpm (Gal)	Gpm Demand	Proposed Fee
- 1,000	298	1,440	0.2067	\$ 3,428
1,001 2,000	400	1,440	0.2776	4,602
2,001 3,000	539	1,440	0.3740	6,200
3,001 4,000	687	1,440	0.4771	7,910
4,001 5,000	817	1,440	0.5671	9,403
5,001+	983	1,440	0.6829	11,322

FIGURE 4.7: MAXIMUM OUTDOOR IMPACT FEE SCHEDULE

Yard Area (Irrigated Sq Ft)	Peak Day Gallons	1 Gpm (Gal)	Gpm Demand	Proposed Fee
Calculated Per 1,000 Sq Ft	138.8	1,440	0.096	\$ 1,598

Non-residential users will be assessed an impact fee based on property type and floor area per occupant as detailed in the figure below.

FIGURE 4.8: NON-RESIDENTIAL IMPACT FEE BY PROPERTY TYPE

Property Type	GPM per Occupant	Floor Area per Occupant	Fee per Occupant
Assembly			
Restaurant, Bar including decks	0.0219	7	363.09
Theater, Auditorium, Church	0.0031	7	51.40
Office	0.0094	100	155.85
Educational			
Classroom	0.0156	20	\$ 258.64
Shop/Vocational	0.0156	50	258.64
Exercise Area	0.0156	50	258.64
Hotel/Motel	0.0938	580	1,555.15
Industrial	Calculated		Calculated
Institutional			
Inpatient Treatment	0.1563	240	\$ 2,591.36
Outpatient Treatment	0.0031		Calculated
Sleeping Area	0.0031		Calculated
Other	Calculated		Calculated
Retail	0.007	60	116.06
Swimming Pool or Skating Rink			
Rink or Pool Area	0.0063		\$ 104.45
Decks	Calculated		Calculated
Warehouse	Calculated		Calculated
Parking Garage	Calculated		Calculated
Government	Calculated		Calculated
Library			
Reading Area	Calculated		Calculated
Stack Area	Calculated		Calculated

Non-Standard Demand Adjustments

The City reserves the right under the Impact Fees Act (Utah Code 11-36-402(1)(c,d)) to assess an adjusted fee to respond to unusual circumstances and to ensure that the impact fees are assessed fairly. The impact fee ordinance must include a provision that permits adjustment of the fee for a particular development based upon studies and data submitted by the developer that indicate a more realistic and accurate impact upon the City's infrastructure.

The impact fee formula shown below in Figure 4.9 for a non-standard user is based upon the anticipated annual water demand of that particular user.

FIGURE 4.9: CALCULATION OF NON-STANDARD IMPACT FEE

Non-Standard Users Impact Fee Formula
Step 1: Identify Estimated GPM Demand of Proposed Development
Step 2: Multiply Equivalent GPMs by Impact Fee per GPM of \$16,579.38

APPENDICES: CERTIFICATION, SERVICE AREA MAP, IMPACT FEE CALCULATIONS

In accordance with Utah Code Annotated, 11-36a-306(2), Zions Public Finance, Inc., makes the following certification:

I certify that the attached impact fee analysis:

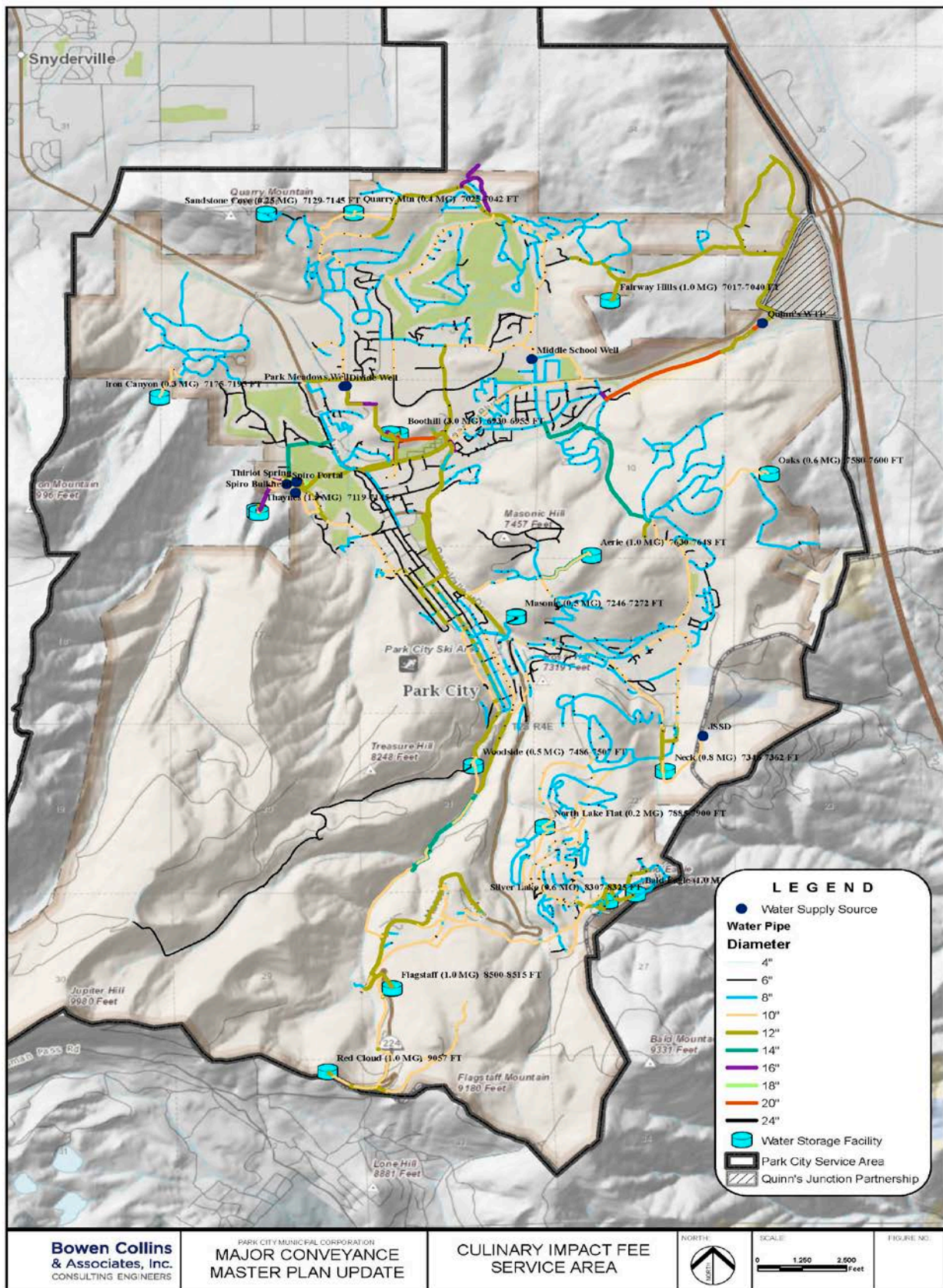
1. includes only the cost of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. cost of qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
3. offset costs with grants or other alternate sources of payment; and
4. complies in each and every relevant respect with the Impact Fees Act.

Zions Bank Public Finance makes this certification with the following caveats:

1. All of the recommendations for implementations of the Impact Fee Facilities Plan (IFFP) made in the IFFP or in the impact fee analysis are followed in their entirety by City staff and Council in accordance to the specific policies established for the Service Area.
2. If all or a portion of the IFFP or impact fee analysis are modified or amended, this certification is no longer valid.
3. All information provided to Zions Public Finance, Inc., its contractors or suppliers is assumed to be correct, complete and accurate. This includes information provided by Park City Corporation and outside sources. Copies of letters requesting data are included as appendices to the IFFP and the impact fee analysis.

Dated: 9/2/2014

ZIONS PUBLIC FINANCE, INC.



Appendix B: Peak Day Demand (GPM) Projections for Culinary Water

CURRENT AND FUTURE GPMs FOR THE CULINARY WATER SERVICE AREA

A B C D E

TABLE B.1: CURRENT AND FUTURE CULINARY WATER GPMs

Year	Peak Day Demand (gpm)	Storage Requirement (gpm)	Peak Day Demand (gpm)
2014	6,835		
2015	6,980		
2016	7,082		
2017	7,183		
2018	7,285		
2019	7,386		
2020	7,488		
2021	7,665		
2022	7,843		
2023	8,020		
2030	9,470		
2040	10,288		
2050	10,390		
Buildout	10,465		

Source: Park City Water Impact Fee Facilities Plan Figures 5-1 and 5-2 Prepared by Bowen Collins & Associates

A B C D E F G

TABLE B.2: CULINARY WATER GPMs

Culinary Water GPM	
Current Peak Day Demand (GPM)	6,835
Buildout Peak Day Demand (GPM)	10,465
Undeveloped Demand (GPM)	3,630
% Undeveloped	35%
GPM Demand Added in Ten Year	1,185

APPENDIX C: CULINARY WATER 10 YEAR CAPITAL PROJECTS

A	B	C	D	E	F	G	H	I	J	K	L
TABLE C.1: CULINARY WATER CAPITAL PROJECTS										Inflation Rate* 3.8%	
Project Name	% to Existing / Project Level	% Impact Fee Qualifying - 10 Year	% Impact Fee Qualifying - Beyond 10 Year	Year to be Constructed	2014 Cost	Construction Cost with Inflation	10 Year Impact Fee Qualifying Cost	Impact Fee Qualifying Beyond 10 Years	Non Impact Fee Qualifying		
Production											
	0.0%					\$ -	\$ -	\$ -	\$ -		
Production Subtotal					\$ -	\$ -	\$ -	\$ -	\$ -		
Treatment											
Quinn's Treatment Plant Capacity Upgrade	0.0%	23.1%	76.9%	2014	\$ 3,002,000	\$ 3,114,575	\$ 719,467	\$ 2,395,108	\$ -		
Quinn's Treatment Plant Dewatering Improvements	33.1%	28.5%	38.4%	2014	2,509,000	3,114,575	887,654	1,195,997	1,030,924		
Treatment Subtotal					\$ 5,511,000	\$ 3,114,575	\$ 719,467	\$ 2,395,108	\$ -		
Storage											
C5 - West Neck Tank - Phase 1 - Design	65.3%	11.3%	23.4%	2020	\$ 150,000	\$ 194,092	\$ 21,932	\$ 45,418	\$ 126,742		
C5 - West Neck Tank - Phase 2A Tank Construction	65.3%	11.3%	23.4%	2020	3,450,000	4,464,120	504,446	1,044,604	2,915,070		
Park City Heights Tank	100.0%	0.0%	0.0%	2016	690,000	770,572	-	-	770,572		
Silver Lake Tank II	65.3%	11.3%	23.4%	2021	2,012,500	2,701,722	305,295	632,203	1,764,225		
Storage Subtotal					\$ 6,302,500	\$ 8,130,507	\$ 831,673	\$ 1,722,225	\$ 5,576,609		
Transmission											
PRV Improvements for Fire Flow Storage Access	100.0%	0.0%	0.0%	2014	\$ 759,000	\$ 787,463	\$ -	\$ -	\$ 787,463		
C3 - Quinn's Pump Station to PCH/Fairway Hills Tank	83.0%	5.6%	11.5%	2016	385,600	430,627	24,115	49,522	357,420		
C3 - Quinn's WTP to Park City Heights	100.0%	0.0%	0.0%	2016	1,022,900	1,142,346	-	-	1,142,346		
Auxiliary Power Improvements	65.3%	11.3%	23.4%	2014	172,500	178,969	20,223	41,879	116,867		
C5 - West Neck Tank - Phase 2B - Pipelines	65.3%	11.3%	23.4%	2019	1,414,040	1,763,560	199,282	412,673	1,151,605		
SCADA System Upgrade	100.0%	0.0%	0.0%	2014	1,000,000	1,037,500	-	-	1,037,500		
C9 - Fairway Hills to Park Meadows Redundancy	65.3%	11.3%	23.4%	2019	73,600	91,792	10,373	21,479	59,940		
C5 - Three Kings / Silver King Pump Station	65.3%	11.3%	23.4%	2014	956,100	991,954	112,091	232,117	647,746		
C8 - Queen Esther Drive	100.0%	0.0%	0.0%	2014	577,000	598,638	-	-	598,638		
C7 - Neck Tank to Last Chance	100.0%	0.0%	0.0%	2019	269,800	336,489	-	-	336,489		
C1 - Quinn's WTP to Boothill - Phase 1A	7.2%	30.3%	62.5%	2014	926,300	961,036	291,194	600,648	69,195		
C1 - Quinn's WTP to Boothill - Phase 1B	7.2%	30.3%	62.5%	2015	926,300	997,075	302,114	623,172	71,789		
C2 - Quinn's WTP to Chatham	49.2%	16.6%	34.2%	2015	296,300	318,939	52,944	109,077	156,918		
Transmission Subtotal					\$ 8,779,440	\$ 9,636,387	\$ 1,012,336	\$ 2,090,567	\$ 6,533,915		
Ten Year Total					\$ 20,592,940	\$ 20,881,469	\$ 2,563,475	\$ 6,207,900	\$ 12,110,524		
*Based on 20 years average cost of inflation using ENR											
Source: Bowen Collins & Associates Park City Impact Fee Facilities Plan Table 6-2											

	A	B	C	D	E	F	G	H	I	J	K	L	
35	Table C.2: Total Capital Projects by Year												35
36	Project	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	36
37	Production												37
38		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	38
39	Production Subtotal	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	39
40	Treatment												40
41	Quinn's Treatment Plant Capacity Upgrade	\$	- \$	\$ 3,114,575	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	41
42	Quinn's Treatment Plant Dewatering Improvements		-	2,603,088	-	-	-	-	-	-	-	-	42
43	Treatment Subtotal	\$	- \$	\$ 3,114,575	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	43
44	Storage												44
45	C5 - West Neck Tank - Phase 1 - Design	\$	- \$	- \$	- \$	- \$	- \$	- \$	194,092	\$	- \$	- \$	45
46	C5 - West Neck Tank - Phase 2A Tank Construction		-	-	-	-	-	-	4,464,120	-	-	-	46
47	Park City Heights Tank		-	-	770,572	-	-	-	-	-	-	-	47
48	Silver Lake Tank II		-	-	-	-	-	-	-	2,701,722	-	-	48
49	Storage Subtotal	\$	- \$	- \$	- \$	770,572	\$	- \$	- \$	4,658,212	\$	2,701,722	49
50	Transmission												50
51	PRV Improvements for Fire Flow Storage Access	\$	- \$	787,463	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	51
52	C3 - Quinn's Pump Station to PCH/Fairway Hills Tank		-	-	430,627	-	-	-	-	-	-	-	52
53	C3 - Quinn's WTP to Park City Heights		-	-	1,142,346	-	-	-	-	-	-	-	53
54	Auxiliary Power Improvements		-	178,969	-	-	-	-	-	-	-	-	54
55	C5 - West Neck Tank - Phase 2B - Pipelines		-	-	-	-	-	1,763,560	-	-	-	-	55
56	SCADA System Upgrade		-	1,037,500	-	-	-	-	-	-	-	-	56
57	C9 - Fairway Hills to Park Meadows Redundancy		-	-	-	-	-	91,792	-	-	-	-	57
58	C5 - Three Kings / Silver King Pump Station		-	991,954	-	-	-	-	-	-	-	-	58
59	C8 - Queen Esther Drive		-	598,638	-	-	-	-	-	-	-	-	59
60	C7 - Neck Tank to Last Chance		-	-	-	-	-	336,489	-	-	-	-	60
61	C1 - Quinn's WTP to Boothill - Phase 1A		-	961,036	-	-	-	-	-	-	-	-	61
62	C1 - Quinn's WTP to Boothill - Phase 1B		-	-	997,075	-	-	-	-	-	-	-	62
63	C2 - Quinn's WTP to Chatham		-	-	318,939	-	-	-	-	-	-	-	63
64	Transmission Subtotal	\$	- \$	\$ 4,555,559	\$ 1,316,014	\$ 1,572,973	\$	- \$	2,191,841	\$	- \$	- \$	64
65	Total Capital Projects	\$	- \$	\$ 7,670,134	\$ 1,316,014	\$ 2,343,545	\$	- \$	2,191,841	\$ 4,658,212	\$ 2,701,722	\$	65
66													66
67	Table C.3: Impact Fee Qualifying Capital Projects WITHIN TEN YEARS by Year												67
68	Project	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	68
69	Production												69
70		0 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	70
71	Production Subtotal	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	71
72	Treatment												72
73	Quinn's Treatment Plant Capacity Upgrade	\$	- \$	719,467	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	73
74	Quinn's Treatment Plant Dewatering Improvements		-	741,880	-	-	-	-	-	-	-	-	74
75	Treatment Subtotal	\$	- \$	719,467	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	75
76	Storage												76
77	C5 - West Neck Tank - Phase 1 - Design	\$	- \$	- \$	- \$	- \$	- \$	- \$	21,932	\$	- \$	- \$	77
78	C5 - West Neck Tank - Phase 2A Tank Construction		-	-	-	-	-	-	504,446	-	-	-	78
79	Park City Heights Tank		-	-	-	-	-	-	-	-	-	-	79
80	Silver Lake Tank II		-	-	-	-	-	-	-	305,295	-	-	80
81	Storage Subtotal	\$	- \$	- \$	- \$	- \$	- \$	- \$	526,378	\$ 305,295	\$	- \$	81
82	Transmission												82
83	PRV Improvements for Fire Flow Storage Access	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	83
84	C3 - Quinn's Pump Station to PCH/Fairway Hills Tank		-	-	24,115	-	-	-	-	-	-	-	84
85	C3 - Quinn's WTP to Park City Heights		-	-	-	-	-	-	-	-	-	-	85
86	Auxiliary Power Improvements		-	20,223	-	-	-	-	-	-	-	-	86
87	C5 - West Neck Tank - Phase 2B - Pipelines		-	-	-	-	-	199,282	-	-	-	-	87
88	SCADA System Upgrade		-	-	-	-	-	-	-	-	-	-	88
89	C9 - Fairway Hills to Park Meadows Redundancy		-	-	-	-	-	10,373	-	-	-	-	89
90	C5 - Three Kings / Silver King Pump Station		-	112,091	-	-	-	-	-	-	-	-	90
91	C8 - Queen Esther Drive		-	-	-	-	-	-	-	-	-	-	91
92	C7 - Neck Tank to Last Chance		-	-	-	-	-	-	-	-	-	-	92
93	C1 - Quinn's WTP to Boothill - Phase 1A		-	291,194	-	-	-	-	-	-	-	-	93
94	C1 - Quinn's WTP to Boothill - Phase 1B		-	-	302,114	-	-	-	-	-	-	-	94
95	C2 - Quinn's WTP to Chatham		-	-	52,944	-	-	-	-	-	-	-	95
96	Transmission Subtotal	\$	- \$	423,508	\$ 355,058	\$ 24,115	\$	- \$	209,655	\$	- \$	- \$	96
97	Impact Fee Qualifying - 10 Year Growth	\$	- \$	\$ 1,142,975	\$ 355,058	\$ 24,115	\$	- \$	209,655	\$ 526,378	\$ 305,295	\$	97
98													98

	A	B	C	D	E	F	G	H	I	J	K	L		
99	Table C.4: Impact Fee Qualifying Capital Projects BEYOND TEN YEARS by Year												99	
100	Project	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	100	
101	Production												101	
102		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	102	
103	Production Subtotal	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	103	
104	Treatment												104	
105	Quinn's Treatment Plant Capacity Upgrade	\$	- \$2,395,108	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	105	
106	Quinn's Treatment Plant Dewatering Improvements		999,586		-	-	-	-	-	-	-	-	106	
106	Treatment Subtotal	\$	- \$2,395,108	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	106	
107	Storage												107	
108	C5 - West Neck Tank - Phase 1 - Design	\$	- \$	- \$	- \$	- \$	- \$	- \$	45,418	\$	- \$	- \$	108	
109	C5 - West Neck Tank - Phase 2A Tank Construction								1,044,604		-	-	109	
110	Park City Heights Tank		-	-	-	-	-	-			-	-	110	
111	Silver Lake Tank II		-	-	-	-	-	-		632,203	-	-	111	
112	Storage Subtotal	\$	- \$	- \$	- \$	- \$	- \$	- \$	1,090,022	\$	632,203	\$	- \$	112
113	Transmission												113	
114	PRV Improvements for Fire Flow Storage Access	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	114	
115	C3 - Quinn's Pump Station to PCH/Fairway Hills Tank		-	-	49,522	-	-	-	-	-	-	-	115	
116	C3 - Quinn's WTP to Park City Heights		-	-	-	-	-	-	-	-	-	-	116	
117	Auxiliary Power Improvements		41,879	-	-	-	-	-	-	-	-	-	117	
118	C5 - West Neck Tank - Phase 2B - Pipelines		-	-	-	-	-	412,673	-	-	-	-	118	
119	SCADA System Upgrade		-	-	-	-	-	-	-	-	-	-	119	
120	C9 - Fairway Hills to Park Meadows Redundancy		-	-	-	-	-	21,479	-	-	-	-	120	
121	C5 - Three Kings / Silver King Pump Station		232,117	-	-	-	-	-	-	-	-	-	121	
122	C8 - Queen Esther Drive		-	-	-	-	-	-	-	-	-	-	122	
123	C7 - Neck Tank to Last Chance		-	-	-	-	-	-	-	-	-	-	123	
124	C1 - Quinn's WTP to Boothill - Phase 1A		600,648	-	-	-	-	-	-	-	-	-	124	
125	C1 - Quinn's WTP to Boothill - Phase 1B		-	623,172	-	-	-	-	-	-	-	-	125	
126	C2 - Quinn's WTP to Chatham		-	109,077	-	-	-	-	-	-	-	-	126	
127	Transmission Subtotal	\$	- \$ 874,644	\$ 732,249	\$ 49,522	\$	- \$	- \$ 434,153	\$	- \$	- \$	- \$	127	
128	Impact Fee Qualifying - Beyond Ten Years	\$	- \$3,269,752	\$ 732,249	\$ 49,522	\$	- \$	- \$ 434,153	\$ 1,090,022	\$ 632,203	\$	- \$	128	
129													129	
130	Table C.5: Non Impact Fee Qualifying Capital Projects by Year												130	
131	Project	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	131	
132	Production												132	
133		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	133	
134	Production Subtotal	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	134	
135	Treatment												135	
136	Quinn's Treatment Plant Capacity Upgrade	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	136	
137	Quinn's Treatment Plant Dewatering Improvements		861,622	-	-	-	-	-	-	-	-	-	137	
137	Treatment Subtotal	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	137	
138	Storage												138	
139	C5 - West Neck Tank - Phase 1 - Design	\$	- \$	- \$	- \$	- \$	- \$	- \$	126,742	\$	- \$	- \$	139	
140	C5 - West Neck Tank - Phase 2A Tank Construction		-	-	-	-	-	-	2,915,070		-	-	140	
141	Park City Heights Tank		-	-	770,572	-	-	-	-	-	-	-	141	
142	Silver Lake Tank II		-	-	-	-	-	-	-	1,764,225	-	-	142	
143	Storage Subtotal	\$	- \$	- \$	- \$ 770,572	\$	- \$	- \$	- \$ 3,041,812	\$ 1,764,225	\$	- \$	143	
144	Transmission												144	
145	PRV Improvements for Fire Flow Storage Access	\$	- \$ 787,463	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	145	
146	C3 - Quinn's Pump Station to PCH/Fairway Hills Tank		-	-	357,420	-	-	-	-	-	-	-	146	
147	C3 - Quinn's WTP to Park City Heights		-	-	1,142,346	-	-	-	-	-	-	-	147	
148	Auxiliary Power Improvements		116,867	-	-	-	-	-	-	-	-	-	148	
149	C5 - West Neck Tank - Phase 2B - Pipelines		-	-	-	-	-	1,151,605	-	-	-	-	149	
150	SCADA System Upgrade		1,037,500	-	-	-	-	-	-	-	-	-	150	
151	C9 - Fairway Hills to Park Meadows Redundancy		-	-	-	-	-	59,940	-	-	-	-	151	
152	C5 - Three Kings / Silver King Pump Station		647,746	-	-	-	-	-	-	-	-	-	152	
153	C8 - Queen Esther Drive		598,638	-	-	-	-	-	-	-	-	-	153	
154	C7 - Neck Tank to Last Chance		-	-	-	-	-	336,489	-	-	-	-	154	
155	C1 - Quinn's WTP to Boothill - Phase 1A		69,195	-	-	-	-	-	-	-	-	-	155	
156	C1 - Quinn's WTP to Boothill - Phase 1B		-	71,789	-	-	-	-	-	-	-	-	156	
157	C2 - Quinn's WTP to Chatham		-	156,918	-	-	-	-	-	-	-	-	157	
158	Transmission Subtotal	\$	- \$3,257,407	\$ 228,707	\$ 1,499,766	\$	- \$	- \$ 1,548,034	\$	- \$	- \$	- \$	158	
159	Non Impact Fee Qualifying	\$	- \$3,257,407	\$ 228,707	\$ 2,270,338	\$	- \$	- \$ 1,548,034	\$ 3,041,812	\$ 1,764,225	\$	- \$	159	
	A	B	C	D	E	F	G	H	I	J	K	L		

Appendix D: Historic District Asset Data

Table D.1: Historic Asset Data Summary

System	Production	Storage	Transmission	Treatment	Other	Total Cost
Conservation					\$ 90,000	\$ 90,000
Equipment	34,192		1,635,376	83,606	559,614	2,312,788
Not Water					492,160	492,160
Project		419,800	9,682,524	286,416	758,137	11,146,877
System	8,357,888	6,077,068	22,294,246	16,134,144		52,863,346
System - At Capacity	17,256,528	690,000	21,874	10,786,683		28,755,085
Vehicle					364,577	364,577
Totals	\$ 25,648,607	\$ 7,186,868	\$ 33,634,021	\$ 27,290,850	\$ 2,264,488	\$ 96,024,833

Table D.2: Qualifying and Non-Qualifying Asset Summary

	Production	Storage	Transmission	Treatment	Other	Total Cost
Qualifying Total	33%	78%	64%	58%	0%	54%
Non-Qualifying	67%	22%	36%	42%	100%	46%
Totals	100%	100%	100%	100%	100%	100%

Table D.3: Total Assets Qualifying and Non-Qualifying Summary

	Production	Storage	Transmission	Treatment	Other	Total Cost
Qualifying Total	\$ 8,357,888	\$ 5,627,068	\$ 21,536,608	\$ 15,901,475	\$ -	\$ 51,423,039
Non-Qualifying	17,290,720	1,559,800	12,097,412	11,389,374	2,264,488	44,601,794
Totals	\$ 25,648,607	\$ 7,186,868	\$ 33,634,021	\$ 27,290,850	\$ 2,264,488	\$ 96,024,833

Table D.4: Assets Reduced by Capacity Available to Serve 10 Year Demand

	Production	Storage	Transmission	Treatment	Other	Total Cost
10 Yr Qualifying Total	\$ 2,749,745	\$ 641,486	\$ 1,615,246	\$ 5,358,797	\$ -	\$ 10,365,274
Non-Qualifying	22,898,862	6,545,382	32,018,775	21,932,052	2,264,488	85,659,560
Totals	\$ 25,648,607	\$ 7,186,868	\$ 33,634,021	\$ 27,290,850	\$ 2,264,488	\$ 96,024,833

Appendix E: Historic City Asset Data

A B C D E F G H I J K L

Table E.1: Detailed Asset List

Asset #	Description	Owning System	Type	Service Life	In Service	Funding	Qualifying	Acquire Date	Function	Original Cost	Notes
00001	SPIRO WATER Treatment PLANT BUILDING	Water	System - At Capacity	30.00	Yes	City	Non-Qualifying	11/30/1992	Treatment	\$480,000	
00327	MOTOR-WESTINGHOUSE 75 HP-6910 MODEL	Water	Equipment	10.00	No	City	Non-Qualifying	6/30/1980	Other	\$15,000	
00328	MOTOR-WESTINGHOUSE 50 HP--297A601G05	Water	Equipment	10.00	No	City	Non-Qualifying	6/30/1980	Other	\$13,000	
00329	MOTOR-- U S ELECTRIC 75 HP--R3252036--A	Water	Equipment	10.00	No	City	Non-Qualifying	6/30/1980	Other	\$15,000	
00331	PUMP--NICKERSON 75 HP--810921D--AT NEC	Water	Equipment	10.00	No	City	Non-Qualifying	6/30/1980	Other	\$15,000	
00332	PUMP--LAYNE--94091--AT NECK TANK-STONEBR	Water	Equipment	10.00	No	City	Non-Qualifying	6/30/1980	Other	\$15,000	
00333	MOTOR-WESTINGHOUSE 100 HP & SWITCH GE	Water	Equipment	10.00	No	City	Non-Qualifying	6/30/1980	Other	\$17,500	
00334	GOLF COURSE NORTH PUMP STATION	Golf Course	Not Water	10.00	N/A	City	Non-Qualifying	6/30/1980	Other	\$13,000	
00335	PUMP--NICKERSON 100 HP--810921B--AT BO	Water	Equipment	10.00	No	City	Non-Qualifying	6/30/1980	Other	\$17,500	
00336	GOLF C. NORTH PUMPBURKELEY 50 HP-7525789	Water	Equipment	10.00	No	City	Non-Qualifying	6/30/1980	Other	\$13,000	
00337	MOTOR--WESTINGHOUSE 50 HP--388P525G01	Water	Equipment	10.00	No	City	Non-Qualifying	6/30/1980	Other	\$13,000	
00338	MOTOR--WESTINGHOUSE 40 HP & 40 HP SWIT	Water	Equipment	10.00	No	City	Non-Qualifying	6/30/1980	Other	\$11,000	
00339	PUMP--LAYNE--T 80360--AT N. LAKE FLAT-SI	Water	Equipment	10.00	No	City	Non-Qualifying	6/30/1980	Other	\$15,000	
00340	MOTOR--U S ELECTRIC 75 HP--R2134316M-SIL	Water	Equipment	10.00	No	City	Non-Qualifying	6/30/1980	Other	\$15,000	
00341	MOTOR-U S ELECTRIC 100 HP-R3242033-PRIMA	Water	Equipment	10.00	No	City	Non-Qualifying	6/30/1980	Other	\$17,500	
00342	GOLF COURSE NORTH PUMP	Golf Course	Not Water	10.00	N/A	City	Non-Qualifying	6/30/1980	Other	\$13,000	
00343	GOLF COURSE NORTH PUMP	Golf Course	Not Water	10.00	N/A	City	Non-Qualifying	6/30/1980	Other	\$13,000	
00345	MOTOR--U S ELECTRIC 30 HP--R2135533MM-	Water	Equipment	10.00	No	City	Non-Qualifying	6/30/1980	Other	\$10,000	
00346	MOTOR--NEWMAN 40 HP--74112444--AT THER	Water	Equipment	10.00	No	City	Non-Qualifying	6/30/1980	Other	\$11,000	
00347	MOTOR-U S ELECTRIC 100 HP-R3252034-PRIMA	Water	Equipment	10.00	No	City	Non-Qualifying	6/30/1980	Other	\$17,500	
00348	MOTOR--U S ELECTRIC 60 HP & SWITCH GE	Water	Equipment	10.00	No	City	Non-Qualifying	6/30/1980	Other	\$15,000	
00349	MOTOR-U S ELECTRIC 60 HP--R1001629--A	Water	Equipment	10.00	No	City	Non-Qualifying	6/30/1980	Other	\$15,000	
00350	PUMP-NICKERSON 100 HP--810921A--AT BO-PR	Water	Equipment	10.00	No	City	Non-Qualifying	6/30/1980	Other	\$10,000	
00359	ALUMINIUM UTILITY BED	Water	Equipment	10.00	No	City	Non-Qualifying	4/30/1993	Other	\$9,215	
00382	METER READER - SENSUS 3001	Water	Equipment	10.00	No	City	Non-Qualifying	9/30/1992	Other	\$5,173	
00391	CHATHAM CROSSING TELEMETRY CONTROLS	Water	System	10.00	Yes	City	Qualifying	6/30/1995	Transmission	\$18,250	
00395	UTILITY BED FOR 1994 GMC 4X4 F/A#393	Water	Equipment	10.00	No	City	Non-Qualifying	10/30/1994	Other	\$8,055	
00397	DUMP/HOIST/CAM VIBRATOR.	Water	Equipment	10.00	No	City	Non-Qualifying	1/30/1995	Other	\$5,300	
00403	FRANKLIN SUBMERSIBLE MOTOR/SUPPLIES	Water	Equipment	10.00	No	City	Non-Qualifying	2/28/1996	Other	\$6,630	
01182	Hitachi Submersible Motor	Water	Equipment	10.00	No	City	Non-Qualifying	7/24/1996	Other	\$5,936	
01184	gin Thompson Trash Sewage Pump Model 6TS	Water	Equipment	10.00	No	City	Non-Qualifying	6/30/1997	Other	\$9,500	
01368	Seismic Mezzanine System	Water	System	30.00	Yes	City	Qualifying	6/18/1998	Transmission	\$6,971	Inventory Storage
01411	Last Chance Pump Station	Water	System	30.00	Yes	City	Qualifying	3/26/1998	Transmission	\$241,991	
01412	Radio Remote Meter Reading System	Water	Equipment		NO	City	Non-Qualifying	6/30/1998	Other	\$74,371	
01454	1987 HYSTER SPACESAVER USED FORKLIFT	Water	Equipment	30.00	Yes	City	Non-Qualifying	8/27/1998	Other	\$11,630	
01547	Floway Pumps multistage	Water	Equipment	10.00	No	City	Non-Qualifying	11/20/1998	Other	\$15,336	
01637	Siesmic Mezzanine System	Water	Equipment	30.00	Yes	City	Non-Qualifying	10/16/1998	Other	\$12,691	
01774	Trav-L-Vacx 300 Wachs Model	Water	Equipment			City	Non-Qualifying	6/29/2000	Other	\$12,650	
01971	PUMP-DIVIDE WELL	Water	System - At Capacity	10.00	Yes	City	Non-Qualifying	6/30/2001	Production	\$38,218	Divide Well
02128	Limitorque Actuator	Water	Equipment	15.00	Yes	City	Non-Qualifying	12/13/2001	Production	\$5,521	
02129	Limitorque Actuator	Water	Equipment	15.00	Yes	City	Non-Qualifying	12/14/2001	Production	\$5,521	
02140	Handheld Meter Reading Device	Water	Equipment	10.00	Yes	City	Non-Qualifying	10/18/2001	Other	\$9,533	
02142	JSSD RTU antenna and cable	Water	Equipment	10.00	Yes	City	Non-Qualifying	6/27/2002	Transmission	\$5,750	
02143	JSSD RTU antenna and cable	Water	Equipment	10.00	Yes	City	Non-Qualifying	6/27/2002	Transmission	\$6,150	
02272	Floway 6 stage Replacement Bowl 51-45064	Water	Equipment	10.00	Yes	City	Non-Qualifying	10/16/2002	Transmission	\$8,603	
02273	RTU Mine Tunnel 51-45048-7319	Water	Equipment	10.00	Yes	City	Non-Qualifying	9/10/2002	Production	\$5,000	Scada
02274	RTU Spiro East and North 51-45048-7319	Water	Equipment	10.00	Yes	City	Non-Qualifying	9/10/2002	Transmission	\$5,300	Scada
02275	RTU Resort 51-45048-7319	Water	Equipment	10.00	Yes	City	Non-Qualifying	9/10/2002	Transmission	\$5,300	Scada
02276	RTU GOLF COURSE Back 9 51-45048-7319	Water	Equipment	10.00	Yes	City	Non-Qualifying	9/10/2002	Transmission	\$5,500	Scada
02277	RTU GOLF COURSE Front 9 51-45048-7319	Water	Equipment	10.00	Yes	City	Non-Qualifying	9/10/2002	Transmission	\$5,500	Scada
02344	Ingersoll Air Compressor-51-45064-7319	Water	Equipment	11.00	No	City	Non-Qualifying	8/20/2003	Other	\$13,020	Spiro Water Treatment
02356	RTU-Judge Tunnel-51-45067-7319	Water	System - At Capacity	10.00	Yes	City	Non-Qualifying	11/26/2003	Production	\$5,500	
02357	RTU for Judge Tunnel Alarms51-40451-5351	Water	Equipment	10.00	Yes	City	Non-Qualifying	11/6/2003	Production	\$5,500	
02359	VXU Vehicle Unit with Laptop-Sensus 1-45	Water	Equipment	5.00	No	City	Non-Qualifying	12/18/2003	Other	\$18,500	

56	02367	RTU-New Flume Site-51-45067-7319	Water	Equipment	10.00	Yes	City	Non-Qualifying	11/26/2003	Transmission	\$5,500		56
57	02613	SUBMERSIBLE MOTOR-8" SANDFIGHTER	Water	Equipment	10.00	Yes	City	Non-Qualifying	10/18/2006	Production	\$12,650		57
58	02677	RTU-TELEMETER EQUIPMENT	Water	Equipment	10.00	Yes	City	Non-Qualifying	1/23/2007	Transmission	\$8,000		58
59	02761	ARS002 HHD	Water	Equipment	10.00	Yes	City	Non-Qualifying	6/22/2007	Transmission	\$5,503	Telemetry	59
60	02762	ARS002 HHD	Water	Equipment	10.00	Yes	City	Non-Qualifying	6/30/2007	Transmission	\$5,503	Telemetry	60
61	02943	NEW HAMMER CATERPILLAR HM 303 H55	Water	Vehicle	5.00	Yes	City	Non-Qualifying	2/28/2008	Other	\$9,500		61
62	03283	2008 YAMAHA RHINO 700 SNOWMOBILE	Water	Vehicle	5.00	Yes	City	Non-Qualifying	8/7/2008	Other	\$13,931		62
63	03467	2009 TAILER FOR 3,000 GAL TANK(FA 03514)	Water	Equipment	5.00	Yes	City	Non-Qualifying	5/21/2009	Other	\$18,066		63
64	03514	3000 GAL WATER TANK GOES ON (FA 03467)	Water	Equipment	5.00	Yes	City	Non-Qualifying	6/11/2009	Other	\$8,050	Tank	64
65	03778	BACKUP WATER SYSTEM IHC HOSPITAL	Water	Equipment	30.00	No	City	Non-Qualifying	10/29/2009	Other	\$23,827	Temporary Developer Fix not in use	65
66	05374	FLAGSTFF PUMP STATION MODIFICATIONS	Water	Equipment	30.00	Yes	City	Non-Qualifying	11/11/2011	Transmission	\$10,333	Addition to the Red Cloud Pumps	66
67	05376	SWAMP FOX RTU BALD EAGLE PUMP STATION	Water	Equipment	10.00	Yes	City	Non-Qualifying	12/22/2011	Transmission	\$5,814	Telemetry	67
68	05377	SWAMP FOX RTU FLAGSTAFF PUMP STATION	Water	Equipment	10.00	Yes	City	Non-Qualifying	12/22/2011	Other	\$7,446	Telemetry	68
69	05449	METER VAULT REPLACEMENT PROJECT	Water	Equipment	30.00	Yes	City	Non-Qualifying	8/12/2011	Transmission	\$1,544,995		69
70	06064	9TH & EMPIRE AVE PRV RTU	Water	Equipment	10.00	Yes	City	Non-Qualifying	10/26/2012	Transmission	\$7,625		70
71	06340	QUINNS WTP STAIR LIFTSARUM CHAIR	Water	System	20.00	Yes	City	Qualifying	2/15/2013	Treatment	\$17,500		71
72	06417	QUINNS WTP PALL EQUIPMENT	Water	System	10.00	Yes	City	Qualifying	6/30/2012	Treatment	\$1,632,145		72
73	06419	QUINNS WTP BOOM LIFT	Water	Equipment	15.00	Yes	City	Non-Qualifying	6/30/2012	Treatment	\$16,825	Equipment related to plant	73
74	06420	QUINNS WTP HVAC	Water	System	20.00	Yes	City	Qualifying	6/30/2012	Treatment	\$259,850		74
75	06421	QUINNS WTP FIRE SUPPRESSION SYSTEM	Water	System	30.00	Yes	City	Qualifying	6/30/2012	Treatment	\$40,000		75
76	06422	QUINNS WTP SECURITY SYSTEM	Water	System	10.00	Yes	City	Qualifying	6/30/2012	Treatment	\$157,218		76
77	06423	QUINNS WTP MULTI TERRAIN LOADER	Water	Equipment	15.00	Yes	City	Non-Qualifying	6/30/2012	Treatment	\$66,781	Equipment related to plant	77
78	06424	QUINNS WTP LAB CABINETRY	Water	System	30.00	Yes	City	Qualifying	6/30/2012	Treatment	\$16,382		78
79	06425	QUINNS WTP AMIAD ABE-15000 PRE-FILTER	Water	System	15.00	Yes	City	Qualifying	6/30/2012	Treatment	\$61,508		79
80	06426	QUINNS WTP DR 5000 UV/VIS SPECTRO	Water	System	6.00	Yes	City	Non-Qualifying	6/30/2012	Treatment	\$7,669		80
81	06428	QUINNS WTP GAC CONTACTOR TANK	Water	System	30.00	Yes	City	Qualifying	6/30/2012	Treatment	\$290,000		81
82	06429	QUINNS WTP FRP STORAGE TANKS	Water	System	15.00	Yes	City	Qualifying	6/30/2012	Treatment	\$100,000		82
83	06430	QUINNS WTP CHEM FEEDING EQUIP & PUMPS	Water	System	5.00	Yes	City	Non-Qualifying	6/30/2012	Treatment	\$45,000		83
84	06431	QUINNS WTP LINES IN CHEMICAL ROOM	Water	System	5.00	Yes	City	Non-Qualifying	6/30/2012	Treatment	\$75,000		84
85	06432	QUINNS WTP CIP PIPING IN CHEMICAL ROOM	Water	System	5.00	Yes	City	Non-Qualifying	6/30/2012	Treatment	\$105,000		85
86	06433	QUINNS WTP BRIDGE CRANE & MONORAIL	Water	System	30.00	Yes	City	Qualifying	6/30/2012	Treatment	\$81,000	Equipment related to plant	86
87	06434	QUINNS WTP HIGH SERVICE PUMPS	Water	System	10.00	Yes	City	Qualifying	6/30/2012	Treatment	\$355,000		87
88	06435	QUINNS WTP PLATE SETTLERS	Water	System	20.00	Yes	City	Qualifying	6/30/2012	Treatment	\$240,000		88
89	06436	QUINNS WTP CAVITY/END SUCTION PUMPS	Water	System	10.00	Yes	City	Qualifying	6/30/2012	Treatment	\$60,000		89
90	06437	QUINNS WTP MEMBRANE TRAINS	Water	System	10.00	Yes	City	Qualifying	6/30/2012	Treatment	\$50,000		90
91	06438	QUINNS WTP PIPE SUPPORTS/STAIRS	Water	System	30.00	Yes	City	Qualifying	6/30/2012	Treatment	\$90,000		91
92	06439	QUINNS WTP ELECT CABLE TRAY	Water	System	30.00	Yes	City	Qualifying	6/30/2012	Treatment	\$80,000		92
93	06440	QUINNS WTP INSTRUMENTATION	Water	System	10.00	Yes	City	Qualifying	6/30/2012	Treatment	\$297,000		93
94	06441	QUINNS WTP GENERATOR/FUEL TANK	Water	System	15.00	Yes	City	Qualifying	6/30/2012	Treatment	\$500,000		94
95	06442	QUINNS WTP PALL EQUIPMENT FY 2013	Water	System	10.00	Yes	City	Qualifying	4/30/2013	Treatment	\$188,071		95
96	00002	SPIRO WATER Treatment PLANT	Water	System - At Capacity	30.00	Yes	City	Non-Qualifying	11/30/1992	Treatment	\$2,876,431		96
97	00003	10AC-500 FT ALONG WEST HOLIDAY RANCH	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$13,515		97
98	00004	6PVC-370 FT ALONG RED MAPLE CT. 1H	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$8,040		98
99	00005	10DI-700 FT ALONG HWY 248 NEAR HIGH SC	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$18,920		99
100	00006	10PMA-400 FT ALONG NORTHEAST MEADOWS	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$12,838		100
101	00007	10PVC-520 FT ALONG NORTH CRESTUNE DR	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$16,689		101
102	00008	10PVC-850 FT IN SOLAMERE II ALONG SOL	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$30,311		102
103	00009	10PVC-590 FT FROM HWY 248 TO SHOPPING	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$15,947		103
104	00010	13TH STREET & EMPIRE AVE. PUMPHOUSE	Water	System	30.00	Yes	City	Qualifying	6/15/1980	Transmission	\$4,000		104
105	00011	12AC-570 FT FROM SPIRO TUNNEL TO THER	Water	System	30.00	Yes	City	Qualifying	6/15/1980	Transmission	\$16,461		105
106	00012	12AC-ALONG MONITOR DR. 4H 4V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$25,702		106
107	00013	10PVC-850 FT ALONG DEER VALLEY EAST T	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$27,280		107
108	00014	12DI-890 FT FROM BOOTHILL RES TO HWY	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$25,702		108
109	00015	2PVC-160 FT ALONG DOUBLE JACK CT. OH	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$2,589		109
110	00016	12DI-890 FT FROM EMPIRE TO WOODSIDE R	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$25,702		110
111	00017	14AC-990 FT ALONG 3 KINGS DR. OH 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$30,803		111
112	00018	14DI-250 FT ALONG MAIN ST (2ND TO DAL	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$10,263		112
113	00019	14DI-250 FT FROM JUDGE TO EMPIRE LINE	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$16,180		113
114	00020	14DI-530 FT WHERE JUDGE & ALLIANCE JO	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$13,139		114
115	00021	14DI-270 FT AROUND EMPIRE RESERVOIR	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$8,401		115
116	00022	2PVC-180 FT ALONG KEYSTONE CT. OH 1	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$2,913		116
117	00023	14DI-700 FT FROM HWY 248 NEAR HIGH SC	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$21,780		117

118	00024	2GAL-330 ST NORTHEAST OFF 13TH & NORF	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$4,255	118
119	00025	14DI-310 FT FROM ALLIANCE TO EMPIRE L	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$7,685	119
120	00026	6AC-880 FT ALONG NORTH SIDE HWY 248 N	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$19,123	120
121	00027	2PVC-200 FT ALONG SILVER QUEEN CT. O	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$3,237	121
122	00028	2PVC-160 FT ALONG NAIL DRIVE CT. OH	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$2,589	122
123	00029	6AC-310 FT ALONG COCHISE CT. 2H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$6,737	123
124	00030	2PVC-80 FT ALONG SINGLE JACK CT. OH	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$1,295	124
125	00031	4CI-740 FT ALONG 400 BLK MAIN PAST ON	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$18,507	125
126	00032	4CI-890 FT TO SEWAGE Treatment PLANT	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$22,259	126
127	00033	4PVC-410 FT FROM PARK AVE TO SNOW CTR	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$7,772	127
128	00034	4DI-320 FT ALONG PRUIITE (MARSAC TO ON	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$8,003	128
129	00035	6AC-360 FT ALONG GOLD DUST LN. 1H 1	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$7,823	129
130	00036	6AC-200 FT EAST ALONG SOUTH OF PAYDAY	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$4,346	130
131	00037	6AC-220 FT ALONG WEBSTER CT. 1H OV	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$5,677	131
132	00038	4PVC-180 FT EAST OFF MAIN AT CAPTAIN	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$3,412	132
133	00039	6AC-270 FT ALONG CALUMET CR. 1H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$5,867	133
134	00040	6AC-350 FT ALONG BELLE STAR CT. 1H	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$7,606	134
135	00041	6PVC-940 FT ON NORTHEAST SIDE OF HOME	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$20,427	135
136	00042	6AC-370 FT NORTHWEST OF MORNING STAR	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$8,040	136
137	00043	6AC-450 FT ALONG NORTH OF PAYDAY COND	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$9,779	137
138	00044	6AC-550 FT ALONG SAMUEL COLT CIRCLE	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$11,952	138
139	00045	6AC-600 FT ALONG BUFFALO BILL DR. 1H	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$13,039	139
140	00046	6AC-800 FT ALONG MONARCH DR. 3H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$17,385	140
141	00047	6AC-650 FT ALONG SILVER KING DR. OH	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$11,254	141
142	00048	2PVC-200 FT ALONG BONANZA CT. OH 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$3,237	142
143	00049	6AC-820 FT ALONG WEBSTER DR. 1H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$21,158	143
144	00050	6AC-840 FT ALONG BUTCH CASSIDY TO WYA	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$18,254	144
145	00051	6AC-750 FT MORNING STAR CT. 2H OV	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$16,298	145
146	00052	6AC-870 FT ALONG 3 KINGS CT. 1H 2V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$18,906	146
147	00053	6CI-500 FT ALONG CLAIM JUMPER CR. 1H	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$10,865	147
148	00054	6AV-90 FT FROM HWY 248 TO PACIFIC WEL	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$1,956	148
149	00055	6DI-190 FT FROM WOODSIDE TO PARK AV (	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$3,290	149
150	00056	6CI-620 FT ALONG HIDDEN SPLENDOR CR.	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$13,473	150
151	00057	6CI-820 FT ALONG THAYNES CANYON DR. T	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$17,819	151
152	00058	6DI-110 FT ALONG 11TH STREET OH OV	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$1,905	152
153	00059	6PVC-330 FT ALONG WHITE PINE CT. 1H	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$7,171	153
154	00060	6DI-110 FT SOUTH OFF WEST END IRON HO	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$1,905	154
155	00061	6DI-200 FT ALONG 10TH STREET OH OV	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$3,463	155
156	00062	6DI-150 FT ALONG KINGS RD. (NORFOLK T	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$2,597	156
157	00063	6DI-150 FT FROM GRANT TO SANDRIDGE	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$2,597	157
158	00064	6CI-510 FT ALONG MARSAC AVE. 2H 3	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$14,622	158
159	00065	6DI-180 FT FROM NORFOLK TO WOODSIDE {	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$3,116	159
160	00066	6DI-450 FT TO SILVERBIRD CONDOS OH	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$11,611	160
161	00067	6DI-600 FT ALONG 13TH STREET OH 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$10,388	161
162	00068	6PVC-310 FT ALONG SUNRISE CR. 1H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$6,737	162
163	00069	6DI-200 FT ALONG 4TH STREET (WOODSIDE	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$3,463	163
164	00070	6DI-210 FT FROM WOODSIDE TO PARK AV (	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$3,636	164
165	00071	6DI-300 FT ALONG 12 TH STREET OH 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$5,194	165
166	00072	6PVC-190 FT ALONG 1360 BLK. WEST OFF	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$3,290	166
167	00073	6DI-300 FT ALONG 1450 BLK. EAST OFF P	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$5,194	167
168	00074	6PVC-310 FT ALONG ELADAR PLACE 1H 1	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$7,999	168
169	00075	6PVC-300 FT ALONG WILSON CT. 2H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$6,519	169
170	00076	6DI-320 FT ALONG 8TH STREET OH OV	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$5,540	170
171	00077	6DI-390 FT ALONG 5TH ST (MAIN TO WOO	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$6,752	171
172	00078	6PVC-190 FT ALONG DAVIS CT. OH 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$4,129	172
173	00079	6DI-470 FT ALONG 15TH STREET II 1W	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$8,137	173
174	00080	8PVC-700 FT FR. 10 NEAR SILVER KING	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$13,667	174
175	00081	6PVC-280 FT ALONG EAST SIDE SHOPPING	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$6,085	175
176	00082	6PVC-290 FT ALONG STANFORD CT. 1H 1	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$6,302	176
177	00083	6PVC-280 FT ALONG RED PINE CT. 1H 0	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$6,085	177
178	00084	6DI-600 FT ALONG 9TH STREET (EMPIRE	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$10,388	178
179	00085	6DI-600 FT ALONG SANDRIDGE 2H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$10,388	179

180	00086	6DI-600 FT ALONG CHAMBERS AVE. 1H	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$10,388	180
181	00087	6PVC-100 FT ALONG SOUTH END OF SILVER	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$2,173	181
182	00088	6DI-770 FT ALONG PROSPECT AVE. 2H 2	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$13,332	182
183	00089	6DI-80 FT ALONG 1370 BLK. EAST OFF PA	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$1,385	183
184	00090	6DI-600 FT ALONG GRANT AVE. 3H 4V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$10,388	184
185	00091	6DI-850 FT ALONG WOODSIDE (13TH TO 15	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$14,717	185
186	00092	6PVC-100 FT ALONG 1410 BLK. WEST OFF	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$1,731	186
187	00093	6DI-600 FT ALONG 3RD STREET (MAIN ST	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$10,388	187
188	00094	6PVC-100 FT ALONG YAMAHA CT. OH 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$2,173	188
189	00095	6PVC-260 FT ALONG SAGURA CT. 1H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$5,650	189
190	00096	6PVC-240 FT ALONG SPAULDING CT. 1H	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$5,215	190
191	00097	6PVC-200 FT ALONG SUNNY SLOPE CT. OH	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$4,346	191
192	00098	6PVC-130 FT ALONG DAYSTAR CR. OH 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$3,354	192
193	00099	6PVC-200 FT ALONG CREEK CT. 1H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$5,161	193
194	00100	6DI-600 FT ALONG 2ND STREET (NORFOLK	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$10,388	194
195	00101	6PVC-170 FT ALONG YANEX CT. 1H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$3,694	195
196	00102	6PVC-180 FT FROM MCHENRY AV TO ONTARI	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$3,116	196
197	00103	6PVC-110 FT ALONG HEAD CT. 1H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$2,390	197
198	00104	6PVC-380 FT WEST OFF MAIN AT CAPTAIN	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$8,258	198
199	00105	12DI-890 FT FROM BOOTHILL RES TO HWY	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$25,702	199
200	00106	6PVC-400 FT ALONG CACHE OH 2V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$10,321	200
201	00107	6PVC-480 FT ALONG BONANZA DR. 1H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$10,431	201
202	00108	6PVC-400 FT ALONG GERONIMO CT. 1H 1	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$8,692	202
203	00109	6PVC-410 FT ALONG GAILEO CT. 1H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$8,910	203
204	00110	6PVC-420 FT ALONG TWILIGHT CT. 1H 1	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$9,127	204
205	00111	6PVC-440 FT ALONG POISON CREEK LANE	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$9,562	205
206	00112	6PVC-520 FT ALONG AVATR CT. 1H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$13,418	206
207	00113	6PVC-440 FT ALONG EQUESTRIAN WAY 2H	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$9,562	207
208	00114	6PVC-450 FT ALONG CONDOS AT SOUTH END	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$9,779	208
209	00115	6PVC-450 FT FROM ANNIE OAKLY TO SIDEW	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$9,779	209
210	00116	6PVC-470 FT ALONG HACKNEY CT. 1H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$10,214	210
211	00117	6PVC-600 FT ALONG VENUS CT. 1H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$13,039	211
212	00118	6PVC-680 FT ALONG SUNSET CT. 2H 2V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$14,777	212
213	00119	6PVC-440 FT ALONG THAYNES CANYON WAY	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$9,562	213
214	00120	6PVC-520 FT ALONG MORNING STAR DR. 0	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$11,300	214
215	00121	6PVC-530 FT ALONG LAKE VIEW CT. 1H	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$11,517	215
216	00122	6PVC-590 FT ALONG LITTLE BESSY AV. WE	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$12,821	216
217	00123	6PVC-590 FT ALONG WOODBINE WAY 2H 2	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$10,215	217
218	00124	6PVC-600 FT ALONG MELLOW MT. RD. 1H	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$15,482	218
219	00125	6PVC-680 FT ALONG ARABIAN DR. 1H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$14,777	219
220	00126	6PVC-600 FT ALONG INA AVE. 2H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$13,039	220
221	00127	6PVC-610 FT ALONG MCHENRY AV 1H 3V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$10,561	221
222	00128	6PVC-670 FT FR ARABIAN DR. TO LUCKY	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$14,560	222
223	00129	6PVC-460 FT ALONG RIVER BIRCH CT. 1H	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$9,996	223
224	00130	6PVC-690 FT ALONG MOUNTAIN OAK CT. 1	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$14,994	224
225	00131	6PVC-690 FT ALONG SHORT LINE DR. 1H	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$11,947	225
226	00132	8PVC-800 FT ALONG NORTHERNMOST LUCKY	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$19,604	226
227	00133	8PMA-450 FT FROM HACKNEY CT. TO CREST	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$13,094	227
228	00134	6PVC-800 FT ALONG SUMMIT RD. 1H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$13,851	228
229	00135	6PVC-810 FT ALONG MORAY CT. 2H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$17,602	229
230	00136	6PVC-900 FT ALONG DAYSTAR	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$23,223	230
231	00137	6PVC-900 FT ALONG SUNNYSIDE DR. 1H	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$23,223	231
232	00138	8PMA-550 FT FROM AMERICAN SADDLER DR.	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$16,003	232
233	00139	6PVC-900 FT ALONG DAYSTAR OH OV	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$23,223	233
234	00140	6PVC-970 FT FROM EMPIRE TO NORTH STAR	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$16,794	234
235	00141	8AC-110 FT ALONG SOUTH END WYATT EARP	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$2,696	235
236	00142	8DI-750 FT TO SILVER LAKE LODGE OH	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$18,379	236
237	00143	8PVC-500 FT EAST FROM NORTHWEST END M	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$14,549	237
238	00144	6PVC-720 FT ALONG AMERICAN SADDLER DR	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$15,646	238
239	00145	6PVC-790 FT A T-CONN. ALONG QUACKING	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$17,167	239
240	00146	8PVC-170 WEST OFF SOUTH END MCCLEO	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$4,946	240
241	00147	8PVC-200 FT ALONG DUNLOP CT. 1H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$4,901	241

242	00148	8PVC-2680 FT ALONG NORTH DEER VALLEY	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$65,674	242	
243	00149	8PVC-280 FT NORTH OFF SOUTH END MCCLLE	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$8,147	243	
244	00150	8PVC-420 FT NORTHWEST OFF DEER VAL DR	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$10,292	244	
245	00151	8PVC-660 FT ALONG EAGLE CT. 2H OV	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$16,173	245	
246	00152	8PVC-370 FT 3 LINES OFF AERIE-ROYAL-N	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$9,067	246	
247	00153	8PVC-510 FT FROM AERIE DR. TO ROYAL C	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$12,498	247	
248	00154	8PVC-600 FT ALONG PINNACLE	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$17,458	248	
249	00155	10DI-600 FT WEST OFF LOWELL AROUND N.	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$12,921	249	
250	00156	8PVC-800 FT ALONG ASPENWOOD	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$23,278	250	
251	00157	6PVC-390 FT ALONG RD. WEST OF BONANZA	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$8,475	251	
252	00158	8PVC-890 FT ALONG LOFTY LN. 2H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$21,810	252	
253	00159	DONATED IMPROVEMENTS	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$526,964	253	
254	00161	8PVC-880 FT ALONG FAIRWAY VILLAGE DR.	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$21,565	254	
255	00162	DONATED IMPROVEMENTS	Water	Project	35.00		Project	Non-Qualifying	6/15/1980	Other	\$62,433	255	
256	00163	MAIN STREET COSTS	Water	Project	35.00		Project	Non-Qualifying	6/15/1980	Other	\$13,900	256	
257	00164	EMPIRE RESERVOIR-1000000 GALLONS-S	Water	System	50.00	Yes	City	Qualifying	6/15/1980	Storage	\$250,000	Empire Tank	257
258	00165	DONATED IMPROVEMENTS	Water	Project			Project	Non-Qualifying	6/15/1980	Other	\$142,985		258
259	00166	BOOTHILL RESERVOIR-1000000 GALLONS	Water	System	50.00	Yes	City	Qualifying	6/15/1980	Storage	\$311,102	Boothill	259
260	00167	TELEMETERING PANEL	Water	System		no	City	Non-Qualifying	6/15/1980	Transmission	\$20,000		260
261	00168	MASONIC HILL WATER TANK	Water	System	50.00	Yes	City	Qualifying	6/15/1980	Storage	\$807,687	Masonic Hill	261
262	00169	8PVC-ALONG PINNACLE	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$3,783		262
263	00170	8PVC-940 FT WEST OF CONDOS AT SOUTH E	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$23,035		263
264	00171	MAIN STREET PROJECT	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$951,795		264
265	00172	MASONIC RESERVOIR-500000 GALLONS-RE	Water	System		NO	City	Non-Qualifying	6/15/1980	Storage	\$200,000	Original Tank not in service	265
266	00173	TELEMETERING PANEL	Water	System		No	City	Non-Qualifying	6/15/1980	Transmission	\$20,000		266
267	00174	SILVER LAKE RESERVOIR-800000 GALLONS	Water	System		No	City	Non-Qualifying	6/15/1980	Storage	\$250,000	Silver Lake Tank	267
268	00175	TELEMETERING PANEL	Water	System		No	City	Non-Qualifying	6/15/1980	Transmission	\$20,000		268
269	00176	THAYNES CANYON RESERVOIR-500000 GALL	Water	System	50.00	Yes	City	Qualifying	6/15/1980	Storage	\$250,000	Thaynes #1	269
270	00177	8DI-210 FT ALONG SOUTHWEST END HOMEST	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$5,146		270
271	00178	NORTH LAKE FLAT RESERVOIR-240000 GAL	Water	System - At Capacity	50.00	Yes	City	Non-Qualifying	6/15/1980	Storage	\$190,000	North Lake Flat	271
272	00179	TELEMETERING PANEL	Water	System		NO	City	Non-Qualifying	6/15/1980	Transmission	\$20,000		272
273	00180	NORTH LAKE FLAT BOOSTER STATION--WEST	Water	System		no	City	Non-Qualifying	6/15/1980	Transmission	\$5,000		273
274	00181	NECK TANK BOOSTER STATION--SKI RUM ABO	Water	System		NO	City	Non-Qualifying	6/15/1980	Transmission	\$30,000		274
275	00182	NECK RESERVOIR-600000 GALLONS-REINF	Water	System - At Capacity	50.00	Yes	City	Non-Qualifying	6/15/1980	Storage	\$300,000	Neck Reservoir	275
276	00183	WOODSIDE RESERVOIR-500000 GALLONS-R	Water	System - At Capacity	50.00	Yes	City	Non-Qualifying	6/15/1980	Storage	\$200,000	Woodside	276
277	00184	WATER IMPROVEMENTS	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$146,346		277
278	00185	WATER IMPROVEMENTS FUND 52	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$501,017		278
279	00186	WATER IMPROVEMENTS FUND 52	Water	System	35.00	Yes	City	Qualifying	6/30/1990	Transmission	\$637,762		279
280	00187	OSGUTHORPE PUMP AND WELL	Water	System - At Capacity		No	City	Non-Qualifying	12/31/1990	Production	\$100,000		280
281	00188	WATER Treatment PLANT	Water	System - At Capacity	30.00	Yes	City	Non-Qualifying	4/30/1991	Treatment	\$72,103	Mixing Vault?	281
282	00189	MIDDLE SCHOOL WELL	Water	System - At Capacity	50.00	Yes	City	Non-Qualifying	4/30/1991	Production	\$15,262		282
283	00190	SPIRO TUNNEL IMPROVEMENTS	Water	System - At Capacity	100.00	Yes	City	Non-Qualifying	6/30/1992	Production	\$360,000		283
284	00191	JUDGE TUNNEL IMPROVEMENTS	Water	System - At Capacity	100.00	Yes	City	Non-Qualifying	3/31/1993	Production	\$100,000		284
285	00192	PC RESORT WATER LINE	Water	System	35.00	Yes	City	Qualifying	5/30/1993	Transmission	\$811,000		285
286	00193	PC RESORT WATER LINE	Water	System	35.00	Yes	City	Qualifying	8/30/1993	Transmission	\$45,783		286
287	00194	4TH STREET UTILITY LINE	Water	System	35.00	Yes	City	Qualifying	9/30/1993	Transmission	\$8,460		287
288	00195	JUDGE TUNNEL IMPROVEMENTS	Water	System - At Capacity	100.00	Yes	City	Non-Qualifying	11/30/1993	Production	\$100,536		288
289	00196	AERIE PUMP STATION	Water	System	30.00	Yes	City	Qualifying	5/30/1994	Transmission	\$10,762		289
290	00197	WATER SYSTEM IMPROVEMENTS	Water	System	35.00	Yes	City	Qualifying	6/30/1994	Transmission	\$5,975		290
291	00198	FLUME #9 WATERING POND	Water	System	35.00	Yes	City	Qualifying	6/30/1994	Storage	\$17,289	Raquet Club	291
292	00199	SPIRO PILOT PLANT	Water	System - At Capacity		no	City	Non-Qualifying	6/30/1994	Treatment	\$143,662		292
293	00200	AUTOMATIC READ WATER METERS	Water	System	10.00	No	City	Non-Qualifying	6/30/1994	Transmission	\$138,548		293
294	00201	10AC-1110 FT ALONG SOUTH END OF 3 KIN	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$30,002		294
295	00202	8DI-1400 FT ALONG EAST END IRON HORSE	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$45,262		295
296	00203	8AC-1850 FT ALONG WEST OF LITTLE KATE	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$45,334		296
297	00204	8DI-1000 FT WEST OFF LOWELL AROUND S.	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$19,524		297
298	00205	8DI-1800 FT FROM MASONIC RES. TO PRV-	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$35,143		298

299	00206	6PVC-4500 FT ALONG LUCKY JOHN DR. (SO	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$97,789	299
300	00207	8DI-1950 FT ALONG EAST SIDE PARK AVIP	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$38,072	300
301	00208	8DI-2200 FT ALONG CHATHAM CROSSING	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$64,013	301
302	00209	8AC-1340 FT ALONG CRESENT DR. 3H 5V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$32,837	302
303	00210	6PVC-2000 FT ALONG PARK MEADOWS DR.	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$43,462	303
304	00211	6PVC-2100 FT ALONG EVENING STAR DR.	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$45,635	304
305	00212	8PMA-1080 FT ALONG SOUTHEAST MEADOWS	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$31,425	305
306	00213	6PVC-1000 FT ALONG ROSSI HILL & COALI	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$25,803	306
307	00214	6DI-3000 FT ALONG WOODSIDE (7TH S. TO	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$51,941	307
308	00215	6DI-6470 FT ALONG PARK AV(PRV-15 TO P	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$112,020	308
309	00216	6PVC-1200 FT ALONG WEST OF RACQUET CL	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$26,077	309
310	00217	6PVC-1730 FT ALONG CAPTAIN MOLLY DRIV	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$37,595	310
311	00218	6PVC-1400 FT ALONG ANNIE OAKLY DR. TO	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$30,423	311
312	00219	6PVC-1480 FT ALONG UPPER NORTH OF LUC	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$32,162	312
313	00220	8DI-3930 FT FROM HEBER AV TO DEER VAL	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$96,305	313
314	00221	8PVC-1000 FT ALONG QUEEN ESTER	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$29,097	314
315	00222	8PMA-1260 FT ALONG SOUTH OF CRESTLING	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$36,662	315
316	00223	8PVC-4540 FT ALONG SIDEWINDER DR. 6H	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$111,253	316
317	00224	8PVC-3620 FT ALONG HOLIDAY RANCH LOOP	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$88,709	317
318	00225	8PVC-3800 FT ALONG AERIE DR. 7H 5V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$93,120	318
319	00226	8PVC-900 FT IN SOLAMERE II ALONG TELE	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$29,097	319
320	00227	8PVC-2580 FT ALONG HWY 248 TO HWY 224	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$63,223	320
321	00228	IMPROVEMENTS	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$35,736	321
322	00230	8PVC-2870 FT ALONG TELEMAR DRD. 6H	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$83,508	322
323	00231	8PVC-2200 FT FROM NECK BOOSTER PUMP T	Water	System	-	no	City	Non-Qualifying	6/15/1980	Transmission	\$53,911	323
324	00232	8PVC-2280 FT ALONG SADDLE VIEW WAY 4	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$66,341	324
325	00233	6DI-2700 FT ALONG PARK AV (7TH TO DAL	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$46,747	325
326	00234	8PVC-1400 FT IN AND AROUND LAKESIDE	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$40,736	326
327	00235	8PVC-1300 FT ALONG SOUTH END FAIRWAY	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$31,857	327
328	00236	8PVC-1340 FT ALONG SILVER CLOUD (WEST	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$32,837	328
329	00237	8PVC-1440 FT ALONG EAST RACQUET CLUBB	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$35,287	329
330	00238	8PVC-2000 FT ALONG EAGLE DR. 2H 4V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$49,010	330
331	00239	8PVC-1580 FT AROUND STONEBRIDGE WEST	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$38,718	331
332	00240	10AC-1400 FT ALONG MIDDLE OF LUCKY JO	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$37,841	332
333	00241	6DI-2800 FT ALONG LOWELL AV(ENDS TO E	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$48,479	333
334	00242	8PVC-1770 FT ALONG COMSTOCK DR. 2H	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$43,374	334
335	00243	6DI-2320 FT ALONG NORFOLK AV (770 TO	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$40,168	335
336	00244	6DI-1800 FT ALONG WOODSIDE (PRD-7 TO	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$31,165	336
337	00245	10PVC-3270 FT ALONG SOLAMERE II. 3H	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$119,390	337
338	00246	10PVC-1970 FT ALONG MCCLEOD CK. RD.	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$63,225	338
339	00247	10PVC-2110 FT ALONG LITTLE KATE RD. (	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$57,032	339
340	00248	10PVC-4590 FT ALONG MEADOWS DR. 7H	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$124,064	340
341	00249	10PVC-4060 FT ALONG AERIE DR TO ROYAL	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$109,738	341
342	00250	10PMA-5090 FT FROM BOOSTER IN PROSP.	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$181,509	342
343	00251	12AC-1160 FT FROM SILVER LAKE RES. TO	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$39,776	343
344	00252	12AC-1520 FT ALONG MIDDLE PORTION OF	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$43,895	344
345	00253	10PVC-1900 FT FROM MEADOWS DR. TO QUA	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$60,979	345
346	00254	10DI-6460 FT FR. EMPIRE AT 13TH TO NO	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$139,117	346
347	00255	10PCD-4000 FT ALONG DEER VALLEY EAST	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$128,376	347
348	00256	12DI-1200 FT FROM WOODSIDE RES TO 3KI	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$27,610	348
349	00257	10AC-1750 FT ALONG HWY 248 FR PACIFIC	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$47,301	349
350	00258	10AC-2130 FT ALONG STERLING RD. OH 2	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$57,572	350
351	00259	10AC-2110 FT FROM SILVER KING TO 13TH	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$45,439	351
352	00260	10AC-3800 FT ALONG ROYAL ST EAST OH	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$102,711	352
353	00261	10AC-1520 FT FROM ROYAL EAST TO N LAK	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$41,084	353
354	00262	10DI-3500 FT ALONG EMPIRE (15TH SOUTH	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$75,373	354
355	00263	10AC-3800 FT ALONG ROYAL ST. WEST OH	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$102,711	355
356	00264	10DI-1240 FT ALONG IRON HORSE DR. 2H	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$26,703	356
357	00265	12AC-2360 FROM THAYNES RES TO THERIOT	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$68,154	357
358	00266	12AC-2120 FT FR HOLIDAY RAM LOOP RD T	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$61,223	358
359	00267	12DI-2570 FT ALONG HWY 248 FR BONANZA	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$74,218	359
360	00268	6AC-1800 FT ALONG PROSPECTOR AVE. 3H	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$39,116	360

361	00269	6AC-2100 FT ALONG PAYDAY DR. 5H 4V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$45,635		361
362	00270	6AV-1800 FT ALONG DOC HOLLIDAY DR.	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$39,116		362
363	00271	6CI-1240 FT ALONG PROSPECTOR DR. 3H	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$26,946		363
364	00272	6CI-1800 FT ALONG NORTH OF THAYNES CA	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$39,116		364
365	00273	6DI-1050 FT ALONG SAMPSON AC 1H 2V	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$18,180		365
366	00274	6DI-1300 FT ALONG OLIVE BRANCH 3H 3	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$22,508		366
367	00275	12DI-2960 FT ALONG DALY AVE. 5H 3	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$85,481		367
368	00276	6 DI-2750 FT FROM ONTARIO TO HILLSIDE	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$78,843		368
369	00277	6DI-1400 FT FROM MASONIC RES TO PARK	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$24,239		369
370	00278	12PMA-10500 FT INTO SPIRO TUNNEL	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$303,225		370
371	00279	12PVC-1560 FR FROM NECK TANK TO SNOWP	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$45,051		371
372	00280	14 DI-2520 FT FROM EMPIRE RES TO PRV-1	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$62,471		372
373	00281	12PMA-10500 FT INTO SPIRO TUNNEL	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$14,439		373
374	00282	14AC-1170 FT ALONG SOUTH THAYNES CANY	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$36,404		374
375	00283	16AC-1860 FT ALONG THAYNES RES TO 3 K	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$63,033		375
376	00284	WATER TANK & PUMP STATION - OAKS RESEVOI	Water	Project	50.00	Yes	Project	Non-Qualifying	6/30/1991	Storage	\$419,800		376
377	00285	WATER LINE HYDRANTS METER VAULTS - OAK	Water	System	30.00	Yes	City	Qualifying	6/30/1991	Transmission	\$369,644		377
378	00286	WATER LINE HYDRANTS ETC-MEADOWS EST 1B	Water	System	30.00	Yes	City	Qualifying	6/30/1991	Transmission	\$25,162		378
379	00287	WATER LINE HYDRANTS ETC-MEADOWS EST 1A	Water	System	30.00	Yes	City	Qualifying	6/30/1991	Transmission	\$103,986		379
380	00288	WATER LINE VALVES ETC-SILVER LAKE VILLAG	Water	System	15.00	Yes	City	Qualifying	6/30/1991	Transmission	\$57,845		380
381	00289	OTHER	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$1,012,041	Water Lines	381
382	00290	WATER LINE HYDRANTS ETC-MOUNTAIN RIDGE	Water	System	30.00	Yes	City	Qualifying	6/30/1992	Transmission	\$84,500		382
383	00291	WATER LINE HYDRANTS ETC-WEST RIDGE 1&2	Water	System	30.00	Yes	City	Qualifying	6/30/1992	Transmission	\$131,012		383
384	00292	WATER TANK - NORTH OF PARK MOUNTAIN (#15	Water	System	50.00	Yes	City	Qualifying	8/30/1992	Storage	\$80,620	Fairway Hills Tank	384
385	00293	WATER DEPT. PUMP STATION	Water	System	30.00	Yes	City	Qualifying	9/30/1992	Transmission	\$1,570	Fairway Hills	385
386	00296	OTHER	Water	system	35.00	Yes	City	Qualifying	6/30/1994	Transmission	\$63,030	Water Lines	386
387	00297	WATER LINE - FAIRWAY MEADOWS	Water	system	35.00	Yes	City	Qualifying	6/30/1994	Transmission	\$146,464		387
388	00298	WATER LINE HYDRANTS ETC-MORNING STAR E	Water	system	35.00	Yes	City	Qualifying	6/30/1994	Transmission	\$125,545		388
389	00299	WATER LINES VAULT ETC - TOWN LIFT PHAS	Water	system	35.00	Yes	City	Qualifying	6/30/1994	Transmission	\$65,806		389
390	00300	WATER LINE VALVES ETC - WILLOW RANCH	Water	system	35.00	Yes	City	Qualifying	6/30/1994	Transmission	\$53,200		390
391	00301	WATER VALVES LINE ETC-ASPEN SPR RANCH	Water	system	35.00	Yes	City	Qualifying	6/30/1994	Transmission	\$163,674		391
392	00302	WATER LINE VALVES ETC-FAIRWAY HILLS EST	Water	system	35.00	Yes	City	Qualifying	6/30/1994	Transmission	\$210,441		392
393	00303	METER VAULTS - KNOHEIM SUBDIVISION	Water	system	35.00	Yes	City	Qualifying	6/30/1994	Transmission	\$6,820		393
394	00304	6 AC-310 FT ALONG COCHISE CT. 2H 1V	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$6,737		394
395	00305	8 PVC-1000 FT ALONG QUEEN ESTER	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$29,097		395
396	00306	8 PVC-410 FT OFF MCCLEOD CREEK CT. 1H	Water	Project	35.00	Yes	Project	Non-Qualifying	6/15/1980	Transmission	\$11,930		396
397	00307	12 PVC-1200 FT FR THERIOT SPRINGS TO G	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$45,720		397
398	00308	8DI-1930 FT FROM HEBER AV TO DEER VAL	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$37,681		398
399	00309	6PVC-1340 FT ALONG WEST SIDE HWY 224	Water	System	35.00	Yes	City	Qualifying	6/15/1980	Transmission	\$29,119		399
400	00310	GOLF COURSE NORTH PUMP STATION	Golf Course	Project			Project	Non-Qualifying	6/15/1980	Other	\$3,000		400
401	00311	6CI-1160 FT ALONG WEST SIDE OF HWY 22	Water	System	35.00		City	Non-Qualifying	6/15/1980	Transmission	\$25,208		401
402	00312	DEMONSTRATION GARDEN IMP.	Water	Conservation		NO	City	Non-Qualifying	10/30/1991	Other	\$90,000		402
403	00313	THAYNES BUFFER	Parks and Recreation	Project			Project	Non-Qualifying	6/15/1980	Other	\$7,100		403
404	00314	OTHER - WATER LINES AND VALVES	Water	system	35.00	Yes	City	Qualifying	6/30/1989	Transmission	\$14,599		404
405	00315	WATER LINE HYDRANTS ETC-RISNER RIDGE 1	Water	system	35.00	Yes	City	Qualifying	6/30/1989	Transmission	\$153,709		405
406	00316	WATER LINE VALVES ETC - EVERGREEN	Water	system	35.00	Yes	City	Qualifying	6/30/1989	Transmission	\$223,727		406
407	00317	WATER LINE HYDRANTS ETC-STAG LODGE PH	Water	system	35.00	Yes	City	Qualifying	6/30/1989	Transmission	\$36,730		407
408	00318	WATER LINE HYDRANTS ETC-RISNER RIDGE 2	Water	system	35.00	Yes	City	Qualifying	6/30/1989	Transmission	\$41,734		408
409	00319	WATER LINE VALVES ETC-MEADOWS DR 1989	Water	system	35.00	Yes	City	Qualifying	6/30/1989	Transmission	\$28,290		409
410	00320	VALVES HYDRANTS ETC RIDGE AT SILVER LA	Water	system	35.00	Yes	City	Qualifying	7/30/1989	Transmission	\$1,650		410
411	00321	METER VAULTS - FAIRWAY VILLAGE 2	Water	Project	36.00	Yes	Project	Non-Qualifying	7/30/1989	Transmission	\$3,465	Developer installed	411
412	00322	WATER LINE HYDRANTS ETC-STAG LODGE 2	Water	system	35.00	Yes	City	Qualifying	7/30/1989	Transmission	\$2,630		412
413	00323	WATER LINE HYDRANTS VAULTS-RISNER RIDG	Water	system	35.00	Yes	City	Qualifying	7/30/1989	Transmission	\$32,480		413
414	00324	WATER LINE VALVES ETC - EVERGREEN	Water	system	35.00	Yes	City	Qualifying	7/30/1989	Transmission	\$62,130		414
415	00364	WATER LINES HYDRANTS BOXES-PINNACLE 1 an	Water	system	35.00	Yes	City	Qualifying	6/30/1985	Transmission	\$20,000		415
416	00365	WATER LINES HYDRANTS BOXES-LAMACONNE	Water	system	35.00	Yes	City	Qualifying	6/30/1985	Transmission	\$5,000		416
417	00366	WATER LINES HYDRANTS BOXES-ASPEN HOLL	Water	system	35.00	Yes	City	Qualifying	6/30/1985	Transmission	\$5,000		417
418	00367	VALVE VAULT - PINNACLE	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/1986	Transmission	\$23,000		418
419	00368	WATER LINE HYDRANT METER VAULT-STAG LO	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/1986	Transmission	\$6,489		419
420	00369	WATER LINE HYDRANT BOXES - TRAILSIDE	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/1986	Transmission	\$4,555		420
421	00370	WATER LINE HYDRANT BOXES - WOODS AT DE	Water	System	35.00	Yes	City	Qualifying	6/30/1986	Transmission	\$5,273	The Woods Deervalley	421
422	00371	WATER LINE - PINNACLE	Water	System	35.00	Yes	City	Qualifying	6/30/1986	Transmission	\$10,635		422

423	00372	WATER LINE HYDRANT BOXES - STERLINGWOOD	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/1986	Transmission	\$5,310		423
424	00373	WATER LINE & HYDRANTS - NORDIC VILLAGE	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/1987	Transmission	\$43,980		424
425	00374	WATER LINE & HYDRANTS - RADISSON FIRE LI	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/1987	transmission	\$28,600		425
426	00375	WATER LINE HYDRANTS ETC-FOUR LAKES VIL	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/1992	Transmission	\$182,090		426
427	00376	METER VAULT - THAYNES CANYON #8	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/1994	Transmission	\$3,000		427
428	00387	WATER LINES VALVES ETC-FAIRWAY HILLS EST	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/1995	Transmission	\$204,500		428
429	00388	WATER LINES VALVES ETC-ASPEN SPRINGS RAN	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/1995	Transmission	\$187,650		429
430	00389	WATER LINES VALVES ETC-DEER LAKE VILLAGE	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/1995	Transmission	\$53,940		430
431	00390	CHATHAM CROSSING PUMP STATION	Water	System	30.00	Yes	City	Qualifying	4/30/1995	Transmission	\$875,068		431
432	00398	WATER LINES VALVES ETC-DEER LAKE VILLAGE	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/1996	Transmission	\$62,930		432
433	00399	WATER LINES VALVES ETC-HIDDEN MEADOW SUB	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/1996	Transmission	\$413,666		433
434	00400	WATER LINES VALVES ETC-SILVER MEADOWS ES	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/1996	Transmission	\$106,430		434
435	00401	WATER LINES VALVES ETC-SNOW CREEK COMMON	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/1996	Transmission	\$48,620		435
436	01230	Aspen Villas WATER Improvements	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/1997	Transmission	\$14,454		436
437	01436	WATER Mains(8in and 12in) fire hydrants	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/1998	Transmission	\$259,860		437
438	01437	WATER Mains(8in) hydrants valves WATER	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/1998	Transmission	\$178,875		438
439	01438	WATER Meter(6in) hydrants 6in PRV Vault	Water	system	30.00	Yes	City	Qualifying	6/30/1998	Transmission	\$35,000		439
440	01439	WATER Line (8in) hydrant meter vaults	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/1998	Transmission	\$34,730		440
441	01627	4 8 10 12in WATER Mains Hydrants Meter B	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/1999	Transmission	\$205,188		441
442	01628	4in Main WATER Services Meter Box Assem	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/1999	Transmission	\$6,080		442
443	01629	250,000 Gallon WATER Tank Pump Station 6	Water	System	50.00	Yes	City	Qualifying	6/30/1999	Storage	\$402,853	Sandstone Cove	443
444	01796	WOODSIDE	Water	System	35.00	Yes	City	Qualifying	6/30/2000	Transmission	\$600,623	Woodside Ave reconstruction	444
445	01799	8 12IN WATER MAINS HYDRANTS VALVES	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/2000	Transmission	\$175,820		445
446	01800	6IN METER HYDRANT	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/2000	Transmission	\$17,500		446
447	01801	WATER METER ASSEMBLY	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/2000	Transmission	\$6,500		447
448	01802	4 8IN WATER MAINS HYDRANTS VALVES	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/2000	Transmission	\$45,816		448
449	01803	8IN WATER MAINS HYDRANTS VALVES	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/2000	Transmission	\$50,725		449
450	01804	8IN WATER MAIN HYDRANTS 4 6IN WATER MET	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/2000	Transmission	\$46,750		450
451	01870	Divide Well	Water	System - At Capacity	50.00	Yes	City	Non-Qualifying	6/30/2001	Production	\$204,525		451
452	01904	10in ductile iron pipes pressure red va	Water	system	35.00	Yes	City	Qualifying	6/30/2001	Production	\$121,945	Park Meadows Well	452
453	01905	8in ductile iron pipes hydrants WATER	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/2001	Transmission	\$83,216		453
454	01906	8in DIP WATER lines gate valves hydra	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/2001	Transmission	\$32,700		454
455	01907	8in DIP WATER lines gate valves appurte	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/2001	Transmission	\$16,260		455
456	01908	8in Class 350 DIP PRV vault meter vault	Water	system	35.00	Yes	City	Qualifying	6/30/2001	Transmission	\$130,300		456
457	01978	Woodside	Water	system	35.00	Yes	City	Qualifying	10/10/2000	Transmission	\$14,377	Woodside Ave Replacement	457
458	02136	Chatham Crossing-8in ductile iron pipes	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/2002	Transmission	\$327,080		458
459	02137	Eagle Pointe no 3-6 and 8in iron pipe valve	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/2002	Transmission	\$53,800	Eagle Pointe	459
460	02138	Meadows Dr at Eagle Pt no 3-8 and 12in	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/2002	Transmission	\$180,200		460
461	02139	Stein Ericksen Ph 3 no 3-4 Gand8in iron	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/2002	Transmission	\$77,000		461
462	02157	JUDGE TUNNEL IMPROVEMENTS	Water	System - At Capacity	100.00	Yes	City	Non-Qualifying	11/30/2001	Production	\$195,214		462
463	02309	Pipes valves hydrants-Empire Canyon Day	Water	system	35.00	Yes	City	Qualifying	6/30/2003	Transmission	\$304,157		463
464	02310	Buried Concrete WATER Tank-Flagstaff 1 M	Water	system	50.00	Yes	City	Qualifying	6/30/2003	Storage	\$780,000	Flagstaff Tank	464
465	02328	JSSD Pipeline-51-45094-7319	Water	system	35.00	Yes	City	Qualifying	7/3/2002	Transmission	\$551,456		465
466	02330	Middle School WATERline-51-45090-7319	Water	system	35.00	Yes	City	Qualifying	9/10/2002	Transmission	\$169,844		466
467	02338	Spiro WATER Project-51-45086-7319	Water	System - At Capacity	30.00	Yes	City	Non-Qualifying	6/30/2003	Treatment	\$239,274	WTP expansion	467
468	02364	Ontario Court Ivers-Developer Donated PI	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/2004	Other	\$27,584		468
469	02365	Ontario Court Block 52 Ext. Pipes Valves	Water	System	35.00	Yes	City	Qualifying	6/30/2004	Transmission	\$25,510		469
470	02366	Norfolk Ave Extension at 13th St-Pipes V	Water	System	35.00	Yes	City	Qualifying	6/30/2004	Transmission	\$17,544		470
471	02368	RTU Telemetry System Spiro Plant-51-4508	Water	System	35.00	Yes	City	Qualifying	2/12/2004	Transmission	\$62,775		471
472	02383	Spiro Filtration Plant Expansion & Upgra	Water	System - At Capacity	35.00	Yes	City	Non-Qualifying	4/22/2004	Treatment	\$1,328,319		472
473	02384	TMMS WATERline Final Settlement-51-45090	Water	System	35.00	Yes	City	Qualifying	7/1/2003	Transmission	\$41,622		473
474	02440	Empire Pass Pump Station #2-Developer Do	Water	Project	30.00	Yes	Project	Non-Qualifying	6/30/2005	Transmission	\$350,000	Daly Pump Station	474
475	02441	Marsac Ave WATER system-incl Northside V	Water	System	35.00	Yes	City	Qualifying	6/30/2005	transmission	\$637,483		475
476	02467	FY2005 Street Addition-Upper Park Avenue	Water	System	35.00	Yes	City	Qualifying	10/28/2004	Transmission	\$660,703		476
477	02486	Vaults Valves Hydrants - Eagle Point P	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/2005	Transmission	\$92,918		477
478	02545	WATER LINES WITHIN QUINNS COMPLEX	Water	Project	35.00	Yes	Project	Non-Qualifying	2/24/2006	Treatment	\$286,416		478
479	02546	WATER LINES-PARK MEADOWS TO QUINNS	Water	System	35.00	Yes	City	Qualifying	6/30/2006	Transmission	\$185,602		479
480	02547	STORM WATER PIPES QUINNS COMPLEX	Storm Water	Not Water		Yes	City	Non-Qualifying	6/30/2006	Other	\$149,900	Not water Dept	480
481	02548	WATER LINE RELOCATION - NEW CHINA BRIDGE	Water	System	35.00	Yes	City	Qualifying	4/24/2006	Transmission	\$70,258	Addition with minor relocation	481
482	02549	WATER IMPROVEMENTS APRIL MOUNTAIN (DEVELOPER DONATED)	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/2006	Other	\$294,916		482

483	02550	WATER IMPROVEMENTS-KINGS ROAD ESTATES (DEVELOPER DONATED)	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/2006	Other	\$80,500		483
484	02551	SPIRO WATER PLANT STAGE 2	Water	System - At Capacity	30.00	yes	City	Non-Qualifying	7/6/2005	Treatment	\$2,014,462		484
485	02654	MODULAR OFFICE FOR MINERS SHOP	Water	Equipment	10.00	Yes	City	Non-Qualifying	11/9/2006	Other	\$13,685		485
486	02783	WATER LINES - FIELDS IRRIGATION	Parks and Recreation	Not Water			City	Non-Qualifying	10/1/2006	Other	\$262,073	Parks Dept	486
487	02825	PARK MEADOWS WELL	Water	System - At Capacity	15.00	Yes	City	Non-Qualifying	7/31/2006	Production	\$1,129,085	UV system	487
488	03015	SOLAMERE PUMP STATION UPGRADE	Water	System	30.00	Yes	City	Qualifying	12/23/2007	Transmission	\$98,519		488
489	03058	DONATED WATER INFRASTRUCTURE FY 2008	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/2008	Other	\$125,720		489
490	03062	TRANS WATER EMPIRE CANYON 10" DI CL 350	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/2008	Transmission	\$236,000		490
491	03063	TRAN WATER EMPIRE CANYON 12" DI CL 350	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/2008	Transmission	\$15,000		491
492	03064	WATER MAIN EMPIRE CANYON MAIN VALVES	Water	Project	35.00	Yes	Project	Non-Qualifying	6/30/2008	Transmission	\$4,000		492
493	03065	PUMP STATION #1 EMPIRE CANYON	Water	Project	30.00	Yes	Project	Non-Qualifying	6/30/2008	Transmission	\$918,783		493
494	03363	BOOTHILL PUMP STATION	Water	System	30.00	Yes	City	Qualifying	7/1/2008	Transmission	\$1,501,706		494
495	03364	BOOTHILL TANK #2	Water	System	50.00	Yes	City	Qualifying	7/1/2008	Storage	\$2,702,516	Tank #2	495
496	03570	ONTARIO AVE WATER LINE	Water	System	35.00	Yes	City	Qualifying	11/20/2008	Transmission	\$346,084		496
497	03571	MT AIRE FLUME	Water	System	30.00	Yes	City	Qualifying	6/4/2009	Transmission	\$27,800		497
498	03572	DEER VALLEY FIRE FLOW	Water	System	35.00	Yes	City	Qualifying	6/26/2009	Transmission	\$15,943		498
499	03582	SPIRO MAINT BLD REMODLE	Water	System - At Capacity	30.00	Yes	City	Non-Qualifying	8/31/2008	Treatment	\$26,768	Part of Plant Expansion	499
500	03608	FAIRWAY HILLS PUMP STATION REFIT	Water	System	30.00	Yes	City	Qualifying	6/30/2009	Transmission	\$121,298		500
501	03619	METER VAULT REPLACEMENT	Water	System	30.00	Yes	City	Qualifying	2/24/2009	Transmission	\$65,395		501
502	04067	HILLSIDE/ROSSI WATER IMPROVEMENTS	Water	system	35.00	Yes	City	Qualifying	9/30/2009	Transmission	\$35,054		502
503	04106	OTIS WATER PIPE REPLACEMENT	Water	system	35.00	Yes	City	Qualifying	1/31/2010	Transmission	\$135,465		503
504	04158	STONEBRIDGE REFIT	Water	system		No	City	Non-Qualifying	7/1/2009	Transmission	\$8,790		504
505	04541	PROMONTORY RAW ATER PIPELINE	Water	system	35.00	Yes	City	Qualifying	8/31/2010	Production	\$1,547,054	Rockport	505
506	04542	HOLIDAY RANCH LOOP RD WATER LINE	Water	system	35.00	Yes	City	Qualifying	5/31/2011	Transmission	\$187,955		506
507	04543	EMPIRE TANK CHLORINE BLD IMPROVEMENTS	Water	System - At Capacity	30.00	Yes	City	Non-Qualifying	6/30/2011	Treatment	\$24,488		507
508	04544	PCMC WATER INFRASTRUCTURE PHASE 1	Water	System	35.00	Yes	City	Qualifying	6/30/2011	Production	\$6,688,889	Rockport	508
509	04545	BOOTHILL TRANSMISSION LINES	Water	system	35.00	Yes	City	Qualifying	12/31/2010	Transmission	\$1,524,769		509
510	04565	BOOTHILL TRANSMISSION LINE CAP INT	Water	system	35.00	Yes	City	Qualifying	12/31/2010	Transmission	\$1,076		510
511	04566	PCMC WATER INFRASTRUCTURE CAP INT	Water	system	35.00	Yes	City	Qualifying	6/30/2011	Transmission	\$27,556		511
512	05375	PARK MEADOWS WELL, FRANKLIN 100HP MOTOR & UPGRADE	Water	System - At Capacity			City	Non-Qualifying	12/9/2011	Production	\$16,829	Park Meadows Well, Replaced Casing and Motor	512
513	05450	OTIS WATER PIPELINE REPLACEMENT	Water	system	35.00	Yes	City	Qualifying	6/30/2012	Transmission	\$94,874	Replacement	513
514	05451	LAST CHANCE WATER LINE PHASE 1	Water	System			City	Non-Qualifying	6/30/2012	Transmission	\$371,180	Replacement	514
515	05452	SPIRO NORTH DITCH	Water	system	35.00	Yes	City	Qualifying	5/31/2012	Transmission	\$289,417		515
516	05453	BOOTHILL/BONANZA DRIVE PIPELINW	Water	system	35.00	Yes	City	Qualifying	4/16/2012	Transmission	\$752,189		516
517	05454	RAIL TRAIL WATER LINES	Water	system	35.00	Yes	City	Qualifying	2/28/2012	Transmission	\$213,903		517
518	05455	QUINN'S JUNCTION TRANSMISSION LINES	Water	system	35.00	Yes	City	Qualifying	11/30/2011	Transmission	\$1,361,519		518
519	06062	QUINNS WATER Treatment PLANT FIRE SPRINKLER ADDITION	Water	system	30.00	Yes	City	Qualifying	8/31/2012	Treatment	\$60,326	Quinn WTP	519
520	06065	SECURITY UPGRADES AT JUDGE TUNNEL	Water	System - At Capacity	30.00	Yes	City	Non-Qualifying	11/9/2012	Production	\$130,647	Golden Gates	520
521	06066	QUINNS WATER Treatment PLANT HEATING SYSTEM ADDITION	Water	System	30.00	Yes	City	Qualifying	3/1/2013	Treatment	\$24,018		521
522	06374	HISTORIC MAIN ST STORM DRAIN UPGRADE	Storm Water	Not Water			City	Non-Qualifying	6/30/2013	Other	\$30,487	Not water department's	522
523	06375	PC HIGH SCHOOL CONTROLLER	Parks and Recreation	Not Water			City	Non-Qualifying	1/31/2013	Other	\$10,700		523
524	06376	ARIES PUMP STATION MOTOR CHANGE OUT	Water	System - At Capacity	20.00	Yes	City	Non-Qualifying	6/30/2013	Transmission	\$21,874	New Control panel	524
525	06377	MCLEOD CREEK UPGRADE	Water	System	35.00	Yes	City	Qualifying	7/31/2012	Transmission	\$53,198	Operational Improvement	525
526	06379	OTIS WATER PIPELINE INFRAS/EMPIRE AVE	Water	System	35.00	Yes	City	Qualifying	6/30/2013	Transmission	\$1,217,199	Upsizing	526
527	06443	QUINNS WTP BUILDING	Water	System	30.00	Yes	City	Qualifying	6/30/2012	Treatment	\$11,273,646		527
528	06490	QUINNS WTP UPGRADES FOR JUDGE TUNNEL	Water	System - At Capacity	30.00	Yes	City	Non-Qualifying	4/30/2013	Treatment	\$456,853		528
529	06418	QUINNS WTP SOFTWARE LICENSES	Water	System	10.00	Yes	City	Qualifying	6/30/2012	Treatment	\$27,810		529
530	01590	SCADA Master Computer and Peripheral	Water	System		NO	City	Non-Qualifying	4/22/1999	Transmission	\$45,000		530
531	00325	OSGUTHORPE LAND	Water	System	100.00	Yes	City	Qualifying	12/30/1990	Storage	\$25,000	Fairway Hills Tank	531
532	01548	Arvil Pace WATER purchase	Water	System - At Capacity	100.00	Yes	City	Non-Qualifying	2/25/1999	Production	\$203,918		532
533	01549	Standley Pace WATER rights	Water	System - At Capacity	100.00	Yes	City	Non-Qualifying	2/25/1999	Production	\$180,833		533
534	01869	WATER Rights Lease-Rokan Idaho	Water	System - At Capacity	100.00	Yes	City	Non-Qualifying	7/31/2000	Production	\$1,122,927		534
535	03396	20 AC ROUND VALLEY WATER USE	Water	System - At Capacity	100.00	No	City	Non-Qualifying	12/31/2008	Production	\$500,000	Could be used in the future. Not currently in service	535

536	03763	EASEMENT CROSSING WATER LINE (GILLMORE)	Water	System - At Capacity	100.00	Yes	City	Non-Qualifying	11/6/2009	Production	\$5,700	536
537	04165	JSSD WATER RIGHTS	Water	System - At Capacity	100.00	Yes	City	Non-Qualifying	2/10/2010	Production	\$12,830,335	537
538	04316	WATER LINE EASEMENT RAIL TRAIL	Water	System - At Capacity	100.00	Yes	City	Non-Qualifying	7/22/2010	Production	\$17,000	538
539	02271	2003 FORD F350 CHASSIS CAB(X37) WITH EQU	Water	Vehicle	5.00	Yes	City	Non-Qualifying	10/1/2002	Other	\$42,105	539
540	02525	2006 FORD RANGER XLT 4X4	Water	Vehicle	5.00	Yes	City	Non-Qualifying	5/18/2006	Other	\$16,820	540
541	02526	2006 FORD RANGER XLT 4X4	Water	Vehicle	5.00	Yes	City	Non-Qualifying	5/18/2006	Other	\$16,820	541
542	02699	2007 CATERPILLAR MINI HOE 303.5	Water	Vehicle	5.00	Yes	City	Non-Qualifying	4/18/2007	Other	\$52,500	542
543	03284	2008 FORD RANGER	Water	Vehicle	5.00	Yes	City	Non-Qualifying	8/21/2008	Other	\$18,946	543
544	03285	2008 FORD ESCAPE	Water	Vehicle	5.00	Yes	City	Non-Qualifying	8/21/2008	Other	\$17,412	544
545	03515	2005 INTERNATIONAL 7400 SBA 4X2	Water	Vehicle	5.00	Yes	City	Non-Qualifying	6/30/2009	Other	\$36,316	545
546	04321	2011 CHEVROLET SILVERADO 1500 4WD EXT	Water	Vehicle	5.00	Yes	City	Non-Qualifying	4/27/2011	Other	\$25,490	546
547	04921	2012 CHEVY SILVERADO 4WD	Water	Vehicle	5.00	Yes	City	Non-Qualifying	2/29/2012	Other	\$24,567	547
548	04943	2012 CHEVY SILVERADO 4WD	Water	Vehicle	5.00	Yes	City	Non-Qualifying	3/13/2012	Other	\$24,567	548
549	04955	2012 FORD ESCAPE 4DR/4WD WHITE	Water	Vehicle	5.00	Yes	City	Non-Qualifying	3/8/2012	Other	\$20,337	549
550	05822	2013 CHEVROLET EQUINOX	Water	Vehicle	5.00	Yes	City	Non-Qualifying	2/1/2013	Other	\$21,627	550
551	05853	2013 FORD F150 PICKUP SUPERCAB WHITE	Water	Vehicle	5.00	Yes	City	Non-Qualifying	2/20/2013	Other	\$23,640	551
552	02335	WIP JUDGE TUNNEL-WIP-51-45087-7319	Water	System - At Capacity			City	Non-Qualifying	6/30/2003	Treatment	\$22,078	Water quality related 552
553	02379	WIP JUDGE TUNNEL-WIP-51-45087-7319	Water	System - At Capacity			City	Non-Qualifying	6/30/2004	Treatment	\$69,863	Water quality related 553
554	02472	WIP - JUDGE TUNNEL WATER PROJECT	Water	System - At Capacity			City	Non-Qualifying	6/30/2005	Treatment	\$96,984	Water quality related 554
555	02646	WIP - JUDGE TUNNEL - WIP	Water	System - At Capacity			City	Non-Qualifying	6/30/2006	Treatment	\$80,674	Water quality related 555
556	02836	WIP - JUDGE TUNNEL FY2007	Water	System - At Capacity			City	Non-Qualifying	6/29/2007	Treatment	(\$39,680)	Water quality related 556
557	03077	WIP JUDGE WATER CAP INT NEG AMT WIP	Water	System - At Capacity			City	Non-Qualifying	6/30/2008	Treatment	(\$60,160)	Water quality related 557
558	04107	WIP - JUDGE TUNNEL - WIP	Water	System - At Capacity			City	Non-Qualifying	6/30/2010	Treatment	\$191,666	Water quality related 558
559	04537	WIP JUDGE TUNNEL WIP	Water	System - At Capacity			City	Non-Qualifying	6/30/2011	Treatment	\$807,271	Water quality related 559
560	04567	WIP JUDGE TUNNEL CAP INT WIP	Water	System - At Capacity			City	Non-Qualifying	6/30/2011	Treatment	\$21,844	Water quality related 560
561	05385	WIP - JUDGE TUNNEL -WIP	Water	System - At Capacity			City	Non-Qualifying	6/30/2012	Treatment	\$221,742	Water quality related 561
562	06368	WIP JUDGE TUNNEL WIP	Water	System - At Capacity			City	Non-Qualifying	6/30/2013	Treatment	\$170,213	Water quality related 562
563	06369	WIP 2013 PIPELINES SEG B WIP	Water	System - At Capacity			City	Non-Qualifying	6/30/2013	Treatment	\$406,685	Water quality related 563
564	06370	WIP 2013 PIPELINE SEG A WIP	Water	System - At Capacity			City	Non-Qualifying	6/30/2013	Treatment	\$418,585	Water quality related 564
565	06371	WIP LAST CHANCE WIP	Water	System - At Capacity			City	Non-Qualifying	6/30/2013	Treatment	\$237,817	565
566	06372	WIP DEER VALLEY LOOP RD WIP	Water	System - At Capacity			City	Non-Qualifying	6/30/2013	Treatment	\$471,212	566
567	06373	WIP 13TH ST BOOSTER PUMP STATION WIP	Water	System - At Capacity			City	Non-Qualifying	6/30/2013	Treatment	\$7,530	567

\$96,024,833.37

\$96,024,833.37

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Appendix F: Outstanding and Future Debt Allocation

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
1	Table F.1: Series 2002 Bond															1
2	Series 2002	Bond Proceeds Expended	% to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Professional Services	\$ to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Beyond 10 Year	Totals	2
3	Spiro water treatment	3,104,975	100%	0%	0%	0%	0%	0%	\$ 3,104,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,104,975	3
4	Boothill Tank 51-45088-7319	843,611	0%	0%	0%	0%	100%	0%	-	-	-	-	843,611	-	843,611	4
5	Judge Water Treatment	350,105	100%	0%	0%	0%	0%	0%	350,105	-	-	-	-	-	350,105	5
6	Boothill P	9,751	0%	100%	0%	0%	0%	0%	-	9,751	-	-	-	-	9,751	6
7	Park Meadows	8,069	100%	0%	0%	0%	0%	0%	8,069	-	-	-	-	-	8,069	7
8	Water Equipment	52,500	100%	0%	0%	0%	0%	0%	52,500	-	-	-	-	-	52,500	8
9	Water Infrastructure	71,761	0%	100%	0%	0%	0%	0%	-	71,761	-	-	-	-	71,761	9
10	Arbitrage Rebate	29,466	100%	0%	0%	0%	0%	0%	29,466	-	-	-	-	-	29,466	10
11	PC MT Reg Pipeline	1,559,742	0%	100%	0%	0%	0%	0%	-	1,559,742	-	-	-	-	1,559,742	11
12	GRAND TOTAL	6,029,980							\$ 3,545,115	\$ 1,641,254	\$ -	\$ -	\$ 843,611	\$ -	\$ 6,029,980	12
13	Table F.2: Series 2006 Bond															13
14	Series 2006	Bond Proceeds Expended	% to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Professional Services	\$ to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Beyond 10 Year	Totals	14
15	Boothill Transmission Line	1,065,685	0%	100%	0%	0%	0%	0%	\$ -	1,065,685	\$ -	\$ -	\$ -	\$ -	\$ 1,065,685	15
16	Boothill Pump Station	1,507,911	0%	100%	0%	0%	0%	0%	-	1,507,911	-	-	-	-	1,507,911	16
17	Boothill Water Storage Tank	1,592,312	0%	0%	0%	0%	100%	0%	-	-	-	-	1,592,312	-	1,592,312	17
18	Park Meadows Well Treatment Facility	580,987	100%	0%	100%	0%	0%	0%	580,987	-	580,987	-	-	-	1,161,973	18
19	GRAND TOTAL	4,746,895							\$ 580,987	\$ 2,573,596	\$ 580,987	\$ -	\$ 1,592,312	\$ -	\$ 5,327,881	19
20	Table F.3: Series 2009A Bond															20
21	Water Revenue Bond Series 2009A	Bond Proceeds Expended	% to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Professional Services	\$ to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Beyond 10 Year	Totals	21
22	Quinns Raw Water Pipeline	2,500,000	0%	0%	100%	0%	0%	0%	\$ -	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -	\$ 2,500,000	22
23	GRAND TOTAL	2,500,000							\$ -	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -	\$ 2,500,000	23
24	Table F.4: Series 2009B Bond															24
25	Water Revenue Refunding Bonds Series 2009B	Bond Proceeds Expended	% to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Professional Services	\$ to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Beyond 10 Year	Totals	25
26	JUDGE WATER	679,933	100%	0%	0%	0%	0%	0%	\$ 679,933	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 679,933	26
27	METER READING	384,274	100%	0%	0%	0%	0%	0%	384,274	-	-	-	-	-	384,274	27
28	BOOTHILL TRANSMISSION LINE	387,101	0%	100%	0%	0%	0%	0%	-	387,101	-	-	-	-	387,101	28
29	PARK CITY WATER INFRASTRUCTURE	1,938,585	0%	100%	0%	0%	0%	0%	-	1,938,585	-	-	-	-	1,938,585	29
30	QUINN'S JUNCTION TRANSMISSION LINES	1,052,538	0%	100%	0%	0%	0%	0%	-	1,052,538	-	-	-	-	1,052,538	30
31	QUINN'S WATER TREATMENT PLANT	4,169,632	0%	0%	100%	0%	0%	0%	-	-	4,169,632	-	-	-	4,169,632	31
32	GRAND TOTAL	8,612,062.30							\$ 1,064,207	\$ 3,378,224	\$ 4,169,632	\$ -	\$ -	\$ -	\$ 8,612,062	32
33	Table F.5: Series 2009C BABs															33
34	Water Revenue Bond Series 2009C BABs	Bond Proceeds Expended	% to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Professional Services	\$ to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Beyond 10 Year	Totals	34
35	JUDGE WATER	507,226	100%	0%	0%	0%	0%	0%	\$ 507,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 507,226	35
36	METER READING	4,000	100%	0%	0%	0%	0%	0%	4,000	-	-	-	-	-	4,000	36
37	BOOTHILL TRANSMISSION LINE	553,117	0%	100%	0%	0%	0%	0%	-	553,117	-	-	-	-	553,117	37
38	PARK CITY WATER INFRASTRUCTURE	514,532	0%	100%	0%	0%	0%	0%	-	514,532	-	-	-	-	514,532	38
39	QUINN'S JUNCTION TRANSMISSION LINES	252,889	0%	100%	0%	0%	0%	0%	-	252,889	-	-	-	-	252,889	39
40	QUINN'S WATER TREATMENT PLANT	7,237,919	0%	0%	100%	0%	0%	0%	-	-	7,237,919	-	-	-	7,237,919	40
41	GRAND TOTAL	9,069,684							\$ 511,226	\$ 1,320,539	\$ 7,237,919	\$ -	\$ -	\$ -	\$ 9,069,684	41
42	Table F.6: Series 2010 Water Revenue Bond															42
43	Water Revenue Bonds Series 2010	Bond Proceeds Expended	% to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Professional Services	\$ to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Beyond 10 Year	Totals	43
44	WATER RIGHTS JORDANELLE	12,200,000	100%	0%	0%	0%	0%	0%	\$ 12,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,200,000	44
45	GRAND TOTAL	12,200,000							\$ 12,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,200,000	45
46	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	46

50	Table F.7: Series 2012 Bond															50
51	Water Revenue Bonds Series 2012	Bond Proceeds Expended	% to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Professional Services	\$ to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Beyond 10 Year	Totals	51
52	JUDGE WATER	-	100%	0%	0%	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	52
53	METER READING	-	100%	0%	0%	0%	0%	0%	-	-	-	-	-	-	-	53
54	BOOTHILL TRANSMISSION LINE	-	0%	100%	0%	0%	0%	0%	-	-	-	-	0%	-	-	54
55	PARK CITY WATER INFRASTRUCTURE	-	0%	100%	0%	0%	0%	0%	-	-	-	-	-	-	-	55
56	QUINN'S JUNCTION TRANSMISSION LINES	47,760.88	0%	100%	0%	0%	0%	0%	-	47,761	-	-	0%	-	47,761	56
57	QUINN'S WATER TREATMENT PLANT	3,973,903.58	0%	0%	100%	0%	0%	0%	-	-	3,973,904	-	-	-	3,973,904	57
58	GRAND TOTAL	4,021,664.46							\$ -	\$ 47,761	\$ 3,973,904	\$ -	\$ -	\$ -	\$ 4,021,664	58
59	Table F.8: Series 2012B Bond															59
60	Water Revenue Refunding Bonds Series 2012B	Bond Proceeds Expended	% to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Professional Services	\$ to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Beyond 10 Year	Totals	60
61	Judge Water Treatment Plant	996,070.29	100%	0%	0%	0%	0%	0%	\$ 996,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 996,070	61
62	OTIS Water Pipeline Replacement	988,415.19	50%	50%	0%	0%	0%	0%	494,208	494,208	-	-	-	-	988,415	62
63	Quinn's Water Treatment Plant	996,278.52	0%	0%	100%	0%	0%	0%	-	-	996,279	-	-	-	996,279	63
64	Park City Water Infrastructure	1,212,513.81	0%	100%	0%	0%	0%	0%	-	1,212,514	-	-	-	-	1,212,514	64
65	Deer Valley Drive Water Intrastructure	524,448.65	100%	0%	0%	0%	0%	0%	524,449	-	-	-	-	-	524,449	65
66	GRAND TOTAL	4,717,726.46							\$ 2,014,727	\$ 1,706,721	\$ 996,279	\$ -	\$ -	\$ -	\$ 4,717,726	66
67																67
68	Table F. 9: Series 2013A Bond															68
69	Water Revenue Refunding Bonds Series 2013A	Bond Proceeds Expended	% to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Professional Services	\$ to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Beyond 10 Year	Totals	69
70	Boothill Transmission Line	635,339	0%	100%	0%	0%	0%	0%	\$ -	\$ 635,339	\$ -	\$ -	\$ -	\$ -	\$ 635,339	70
71	Boothill Pump Station	898,985	0%	100%	0%	0%	0%	0%	-	898,985	-	-	-	-	898,985	71
72	Boothill Water Storage Tank	949,303	0%	0%	0%	0%	100%	0%	-	-	-	-	949,303	-	949,303	72
73	Park Meadows Well Treatment Facility	346,372	100%	0%	0%	0%	0%	0%	346,372	-	-	-	-	-	346,372	73
74	GRAND TOTAL	2,830,000							\$ 346,372	\$ 1,534,325	\$ -	\$ -	\$ 949,303	\$ -	\$ 2,830,000	74
75																75
76	Table F.10: Series 2013B Bond															76
77	Water Revenue Refunding Bonds Series 2013B	Bond Proceeds Expended	% to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Professional Services	\$ to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Beyond 10 Year	Totals	77
78	Boothill Transmission Line	48,268	0%	100%	0%	0%	0%	0%	\$ -	\$ 48,268	\$ -	\$ -	\$ -	\$ -	\$ 48,268	78
79	Boothill Pump Station	68,297	0%	100%	0%	0%	0%	0%	-	68,297	-	-	-	-	68,297	79
80	Boothill Water Storage Tank	72,120	0%	0%	0%	0%	100%	0%	-	-	-	-	72,120	-	72,120	80
81	Park Meadows Well Treatment Facility	26,314	100%	0%	0%	0%	0%	0%	26,314	-	-	-	-	-	26,314	81
82	GRAND TOTAL	215,000							\$ 26,314	\$ 116,565	\$ -	\$ -	\$ 72,120	\$ -	\$ 215,000	82
83																83
84	Table F.11: Summary of Outstanding Water Debt Issues															84
85	Outstanding Water Related Debt	Initial Bond Amount	New Money	Refunded Bond	Used For		Information on Refunded Bonds									85
86	Water Revenue Bond Series 2009A	\$ 2,500,000	\$ 2,500,000	N/A	Culinary Water System Improvements		Series 2002 was issued for \$9,000,000 and refunded \$1,285,000 of Series 1994 and \$1,663,605 of Series 1991 and \$5,567,783 new money to construct water treatment facilities									86
87	Water Revenue Refunding Bonds Series 2009B	13,090,000	8,567,659	\$5,313,000 (Series 2002)	Judge WTP, Meter Reading, Transmission Lines, Quinn's WTP											87
88	Water Revenue Bond Series 2009C BABs	10,135,000	10,135,000	N/A	Judge WTP, Meter Reading, Transmission Lines, Quinn's WTP											88
89	Water Revenue Bonds Series 2010	12,200,000	12,200,000	N/A	Water Rights Purchase from Jordanelle SSD											89
90	Water Revenue Bonds Series 2012	4,160,000	4,160,000	N/A	Culinary Water System Improvements		Series 2006 was issued for \$4,450,000 to construct water system imfrastructure									90
91	Water Revenue Refunding Bonds Series 2012B	5,525,000	4,600,000	\$390,000 (Series 2006)	Culinary Water System Improvements											91
92	Water Revenue Refunding Bonds Series 2013A	2,830,000	-	\$3,029,000 (Series 2006)	Boothill Projects and Park Meadows WTP											92
93	Water Revenue Refunding Bonds Series 2013B	215,000	-		Boothill Projects and Park Meadows WTP											93
94	GRAND TOTAL	\$ 50,655,000	\$ 42,162,659	\$ 8,732,000												94
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	

95	Table F.12: Future 2014 Bond															95
96	Water Revenue Bond Series 2014	Bond Proceeds Expended	% to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Beyond 10 Years	\$ to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% Beyond 10 Years	Totals	96
97	TRANSMISSION	3,338,132	72%	9%	0%	0%	0%	19%	\$ 2,386,898	\$ 310,330	\$ -	\$ -	\$ -	\$ 640,904	\$ 3,338,132	97
99	TREATMENT	2,282,237	0%	0%	23%	0%	0%	77%	-	-	527,197	-	-	1,755,040	2,282,237	99
100	BEYOND 10 YEARS	-	0%	0%	0%	0%	0%	0%	-	-	-	-	-	-	-	100
101	GRAND TOTAL	5,620,369							\$ 2,386,898	\$ 310,330	\$ 527,197	\$ -	\$ -	\$ 2,395,944	\$ 5,620,369	101
102	Table F.13: Future 2015 Bond															102
103	Water Revenue Bond Series 2015	Bond Proceeds Expended	% to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Beyond 10 Years	\$ to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Beyond 10 Year	Totals	103
104	Production	-	0%	0%	0%	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	104
105	Treatment	-	0%	0%	0%	0%	0%	0%	-	-	-	-	-	-	-	105
106	Storage	-	0%	0%	0%	0%	0%	0%	-	-	-	-	-	-	-	106
107	Transmission	789,609	17%	27%	0%	0%	0%	56%	137,224	213,035	-	-	-	439,349	789,609	107
108	GRAND TOTAL	789,609							\$ 137,224	\$ 213,035	\$ -	\$ -	\$ -	\$ 439,349	\$ 789,609	108
109	Table F.14: Future 2016 Bond															109
110	Water Revenue Bond Series 2016	Bond Proceeds Expended	% to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Beyond 10 Years	\$ to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Beyond 10 Year	Totals	110
111	Production	-	0%	0%	0%	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	111
112	Treatment	-	0%	0%	0%	0%	0%	0%	-	-	-	-	-	-	-	112
113	Storage	462,343	100%	0%	0%	0%	0%	0%	462,343	-	-	-	-	-	462,343	113
114	Transmission	943,784	95%	2%	0%	0%	0%	3%	899,860	14,469.07	-	-	-	29,713	944,042	114
115	GRAND TOTAL	1,406,127							\$ 1,362,203	\$ 14,469	\$ -	\$ -	\$ -	\$ 29,713	\$ 1,406,385	115
116	Table F.15: Future 2019 Bond															116
117	Water Revenue Bond Series 2019	Bond Proceeds Expended	% to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Beyond 10 Years	\$ to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Beyond 10 Year	Totals	117
118	Production	-	0%	0%	0%	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	118
119	Treatment	-	0%	0%	0%	0%	0%	0%	-	-	-	-	-	-	-	119
120	Storage	-	0%	0%	0%	0%	0%	0%	-	-	-	-	-	-	-	120
121	Transmission	1,315,105	71%	10%	0%	0%	0%	20%	928,820	125,793	-	-	-	260,492	1,315,105	121
122	GRAND TOTAL	1,315,105							\$ 928,820	\$ 125,793	\$ -	\$ -	\$ -	\$ 260,492	\$ 1,315,105	122
123	Table F.16: Future 2020 Bond															123
124	Water Revenue Bond Series 2020	Bond Proceeds Expended	% to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Beyond 10 Years	\$ to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Beyond 10 Year	Totals	124
125	Production	-	0%	0%	0%	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	125
126	Treatment	-	0%	0%	0%	0%	0%	0%	-	-	-	-	-	-	-	126
127	Storage	2,794,927	65%	0%	0%	0%	11%	23%	1,825,087	-	-	-	315,827	654,013	2,794,927	127
128	Transmission	-	0%	0%	0%	0%	0%	0%	-	-	-	-	-	-	-	128
129	GRAND TOTAL	2,794,927							\$ 1,825,087	\$ -	\$ -	\$ -	\$ 315,827	\$ 654,013	\$ 2,794,927	129
130	Table F.17: Future 2021 Bond															130
131	Water Revenue Bond Series 2021	Bond Proceeds Expended	% to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Beyond 10 Years	\$ to Non-Impact Fee Qualifying	% to Transmission	% to Treatment	% to Production	% to Storage	% to Beyond 10 Year	Totals	131
132	Production	-	0%	0%	0%	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	132
133	Treatment	-	0%	0%	0%	0%	0%	0%	-	-	-	-	-	-	-	133
134	Storage	1,621,033	65%	0%	0%	0%	11%	23%	1,058,535	-	-	-	183,177	379,322	1,621,033	134
135	Transmission	-	0%	0%	0%	0%	0%	0%	-	-	-	-	-	-	-	135
136	GRAND TOTAL	1,621,033							\$ 1,058,535	\$ -	\$ -	\$ -	\$ 183,177	\$ 379,322	\$ 1,621,033	136
137	Overall															137
138	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	138
139									89%	0%	0%	0%	0%	11%	0%	139

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
	Table F.18: Summary of Future Water Related Debt Issues															
144	Future Water Related Debt	Initial Bond Amount	New Money	Refunded Bond	Used For											144
145	Water Revenue Bond Series 2014	\$ 5,620,369	\$ 5,620,369	N/A	Quinn's WTP Capacity Upgrade and Transmission											145
146	Water Revenue Bond Series 2015	789,609	789,609	N/A	Transmission Lines											146
147	Water Revenue Bond Series 2016	1,406,127	1,406,127	N/A	Transmission Lines and Park City Heights Tank											147
148	Water Revenue Bond Series 2019	1,315,105	1,315,105	N/A	Transmission Lines											148
149	Water Revenue Bond Series 2020	2,794,927	2,794,927	N/A	West Neck Tank											149
150	Water Revenue Bond Series 2021	1,621,033	1,621,033	N/A	Silver Lake Tank II											150
151	GRAND TOTAL	\$ 13,547,170	\$ 13,547,170													151
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	

APPENDIX G: OUTSTANDING AND FUTURE WATER DEBT

Table G.1: Outstanding Bond Summary

Bond Issue	Total Par Amount	Interest	Total Debt Service	% Ten Year Qualifying	Beyond Ten Years	% Non-Qualifying	Totals
Series 2009A Water Revenue Bond (DEQ)	\$ 2,500,000	\$ -	\$ 2,500,000	34%	0%	66%	100%
Series 2009B Water Revenue Bond	13,090,000	3,572,938	16,662,938	13%	7%	80%	100%
Series 2009C Water Revenue Bond (Build America Bond)	10,135,000	4,358,209	14,493,209	28%	2%	70%	100%
Series 2010 Water Revenue Bond	12,825,000	4,619,725	17,444,725	0%	0%	100%	100%
Series 2012 Water Revenue Bond	4,160,000	1,099,565	5,259,565	33%	0%	66%	100%
Series 2012B Water Revenue Bond	5,525,000	1,808,220	7,333,220	10%	6%	84%	100%
Series 2013A Water Revenue Bond	2,830,000	427,723	3,257,723	8%	16%	76%	100%
Series 2013B Water Revenue Bond	215,000	878	215,878	8%	16%	76%	100%
Totals	\$ 51,280,000	\$ 15,887,258	\$ 67,167,258				
Total Bond Interest				\$ 2,274,704	\$ 517,766	\$ 13,094,788	\$ 15,887,258

Table G.3: Outstanding Bond Allocation

System	Transmission	Treatment	Production	Storage	Non-Qualifying	% Total
Series 2009A Water Revenue Bond (DEQ)	0%	100%	0%	0%	0%	100%
Series 2009B Water Revenue Bond	35%	30%	0%	5%	30%	100%
Series 2009C Water Revenue Bond (Build America Bond)	15%	80%	0%	0%	6%	100%
Series 2010 Water Revenue Bond	0%	0%	0%	0%	100%	100%
Series 2012 Water Revenue Bond	1%	99%	0%	0%	0%	100%
Series 2012B Water Revenue Bond	37%	20%	0%	2%	40%	100%
Series 2013A Water Revenue Bond	54%	0%	0%	34%	12%	100%
Series 2013B Water Revenue Bond	54%	0%	0%	34%	12%	100%
Total Outstanding Interest Cost	\$ 2,788,724	\$ 6,002,119	\$ -	\$ 375,754	\$ 6,720,661	\$ 15,887,258

Table G.5: Existing Debt Proportion to Ten Year Growth

Proportion to Ten Year Growth	Transmission	Treatment	Production	Storage
Existing Demand	77.1%	66.3%	44.7%	65.1%
10 Year Demand	7.5%	33.7%	32.9%	11.4%
Demand Beyond 10 Year	15.4%	0.0%	22.4%	23.5%
	100%	100%	100%	100%

Table G.7: Outstanding Bond Allocation 10 Year Growth

System	Transmission	Treatment	Production	Storage	Beyond Ten Years	Existing/ Non-Qualifying	% Total
Series 2009A Water Revenue Bond (DEQ)	0.00%	33.70%	0.00%	0.00%	0.00%	66.30%	100%
Series 2009B Water Revenue Bond	2.60%	10.09%	0.00%	0.61%	6.59%	80.11%	100%
Series 2009C Water Revenue Bond (Build America Bond)	1.09%	26.89%	0.00%	0.00%	2.24%	69.77%	100%
Series 2010 Water Revenue Bond	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100%
Series 2012 Water Revenue Bond	0.09%	33.30%	0.00%	0.00%	0.18%	66.43%	100%
Series 2012B Water Revenue Bond	2.78%	6.85%	0.00%	0.26%	6.25%	83.85%	100%
Series 2013A Water Revenue Bond	4.07%	0.00%	0.00%	3.82%	16.23%	75.88%	100%
Series 2013B Water Revenue Bond	4.07%	0.00%	0.00%	3.82%	16.23%	75.88%	100%
Total Outstanding Interest Cost	\$ 209,154	\$ 2,022,714	\$ -	\$ 42,836	\$ 517,766	\$ 13,094,788	\$ 15,887,258

Table G.2: Future Bond Summary

Bond Issue	Total Par Amount	Interest	Total Debt Service	Bond Proceeds	% Ten Year Qualifying	Beyond Ten Years	% Non-Qualifying	Totals
Series 2014	\$ 5,520,000	\$ 2,002,035	\$ 7,522,035	\$ 5,620,369	15%	43%	42%	100%
Series 2015	833,000	290,360	1,123,360	789,609	27%	56%	17%	100%
Series 2016	1,479,000	516,240	1,995,240	1,406,127	1%	2%	97%	100%
Series 2019	1,384,000	483,120	1,867,120	1,315,105	10%	20%	71%	100%
Series 2020	2,941,000	1,026,520	3,967,520	2,794,927	11%	23%	65%	100%
Series 2021	1,707,000	595,840	2,302,840	1,621,033	11%	23%	65%	100%
Totals	\$ 13,864,000	\$ 4,914,115	\$ 18,778,115	\$ 13,547,170				
Total Bond Interest				\$ 611,524	\$ 1,501,255	\$ 2,801,336	\$ 4,914,115	

Table G.4: Future Bond Allocation

System	Transmission	Treatment	Production	Storage	Non-Qualifying	% Total
Series 2014	59%	41%	0%	0%	0%	100%
Series 2015	100%	0%	0%	0%	0%	100%
Series 2016	67%	0%	0%	33%	0%	100%
Series 2019	100%	0%	0%	0%	0%	100%
Series 2020	0%	0%	0%	100%	0%	100%
Series 2021	0%	0%	0%	100%	0%	100%
Total Future Interest Cost	\$ 2,309,086	\$ 812,957	\$ -	\$ 1,792,072	\$ -	\$ 4,914,115

Table G.6: Future Debt Proportion to Ten Year Growth

Proportion to Ten Year Growth	Transmission	Treatment	Production	Storage
Existing Demand	67.8%	0.0%	0.0%	68.6%
10 Year Demand	10.5%	23.1%	0.0%	10.2%
Demand Beyond 10 Year	21.7%	76.9%	0.0%	21.2%
	100%	100%	0%	100%

Table G.8: Future Bond Allocation 10 Year Growth

System	Transmission	Treatment	Production	Storage	Beyond Ten Years	Non-Qualifying	% Total
Series 2014	6%	9%	0%	0%	43%	42%	100%
Series 2015	27%	0%	0%	0%	56%	17%	100%
Series 2016	1%	0%	0%	0%	2%	97%	100%
Series 2019	10%	0%	0%	0%	20%	71%	100%
Series 2020	0%	0%	0%	11%	23%	65%	100%
Series 2021	0%	0%	0%	11%	23%	65%	100%
Total Future Interest Cost	\$ 240,404	\$ 187,793	\$ -	\$ 183,327	\$ 1,501,255	\$ 2,801,336	\$ 4,914,115

APPENDIX H: ROCKPORT LEASE PAYMENTS

A B C D E F G H I

Table H.1: Rockport Lease Payments

ROCKPORT WATER - WEBER BASIN WATER RECLAMATION DISTRICT COSTS								
Park City's share of total cost								
Description	Timeframe	Estimated Annual Cost			Total Qualifying Capital Cost			
		Cost Per Acre Foot	Acre Feet	Total				
Capital Facilities	2008 to 2027	\$	103.03	2900	\$	298,787	\$	5,975,740
Asset Replacement Fee	Ongoing beginning 2011		28.00	2900		81,200		
Power Capital Costs	17 years		40.32	2900		116,928		
Water Cost (inflation variable)	Ongoing beginning 2011		164.83	2900		478,007		478,007
Total WBWCD Portion Cost		\$	336.18		\$	974,922	\$	8,441,523

ROCKPORT WATER - MOUNTAIN REGIONAL WATER COSTS								
Park City's share of total cost								
Description	Timeframe	Estimated Annual Cost			Total Qualifying Capital Cost			
		Cost Per Acre Foot	Acre Feet	Total				
Capital Facilities and Pond	Debt service is 2008 to December 2033	\$	36.39	2900	\$	113,515	\$	2,837,875
Asset Replacement Fee (fixed cost)	Ongoing beginning 2012 - Capped at \$1.0 mil		15.39	2900		44,631		
2012 Contractual Capital Facilities Contribution	2012 - 2034		3.22	2900		9,338		
Fixed O & M	Ongoing beginning 2012		76.66	2900		222,314		
Variable O & M and Pumping	Ongoing beginning 2012		94.49	2900		274,021		
Total MRW Portion Cost		\$	226.15		\$	663,819	\$	3,052,649
Total Qualifying Cost							\$	11,494,172

A	B	C	D	E	F	G	H	I
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A B C D E F G H I

APPENDIX I: OUTSTANDING WATER DEBT

	A	B	C	D	G	H	I	J	K	L	M	N	O	P
1														
2		051-40740-08111												
3		Series 2009A Water Revenue Bond (DEQ)			Series 2009B Water Revenue Bond			Series 2009C Water Revenue Bond (Build America Bond)			Series 2010 Water Revenue Bond			
4		Qualifying	Non-Qualifying	\$ Qualifying	Qualifying	Non-Qualifying	\$ Qualifying	Qualifying	Non-Qualifying	\$ Qualifying		Qualifying	Non-Qualifying	\$ Qualifying
5	% to Non-Impact Fee Qualifying	0%	66%	\$ -	0%	80%	\$ -	0%	70%	\$ -		0%	100%	\$ -
6	% to Transmission	0%	0%	-	3%	0%	92,838	1%	0%	71,254		0%	0%	-
7	% to Treatment	34%	0%	-	10%	0%	360,542	27%	0%	1,754,856		0%	0%	-
8	% to Production	0%	0%	-	0%	0%	-	0%	0%	-		0%	0%	-
9	% to Storage	0%	0%	-	1%	0%	21,742	0%	0%	-		0%	0%	-
10	% to Professional Services	0%	0%	-	7%	0%	235,447	2%	0%	146,309		0%	0%	-
11														
14														
15		Principal	Interest	Total D/S	Principal	Interest	Total D/S	Principal	Interest	Interest After Subsidy*	Total D/S	Principal	Interest	Total D/S
16	2010	\$ 125,000	\$ -	\$ 125,000	\$ 650,000	\$ 396,338	\$ 1,046,338	\$ -	\$ 361,698	\$ 235,104	\$ 235,104	\$ 625,000	\$ 467,400	\$ 1,092,400
17	2011	125,000	-	125,000	635,000	531,350	1,166,350	-	508,638	330,614	330,614	625,000	467,400	1,092,400
18	2012	125,000	-	125,000	650,000	505,950	1,155,950	-	508,638	330,614	330,614	635,000	454,800	1,089,800
19	2013	125,000	-	125,000	1,415,000	483,200	1,898,200	-	508,638	330,614	330,614	650,000	435,450	1,085,450
20	2014	125,000	-	125,000	1,470,000	426,600	1,896,600	-	508,638	343,432	343,432	680,000	408,850	1,088,850
21	2015	125,000	-	125,000	1,525,000	382,500	1,907,500	-	508,638	343,432	343,432	700,000	388,250	1,088,250
22	2016	125,000	-	125,000	1,575,000	321,500	1,896,500	-	508,638	343,432	343,432	725,000	366,750	1,091,750
23	2017	125,000	-	125,000	1,640,000	258,500	1,898,500	-	508,638	343,432	343,432	755,000	337,150	1,092,150
24	2018	125,000	-	125,000	1,720,000	176,500	1,896,500	-	508,638	343,432	343,432	790,000	302,300	1,092,300
25	2019	125,000	-	125,000	1,810,000	90,500	1,900,500	-	508,638	343,432	343,432	825,000	261,925	1,086,925
26	2020	125,000	-	125,000			-	1,900,000	508,638	343,432	2,243,432	870,000	219,550	1,089,550
27	2021	125,000	-	125,000			-	1,960,000	419,338	283,137	2,243,137	910,000	179,600	1,089,600
28	2022	125,000	-	125,000			-	2,025,000	323,298	218,290	2,243,290	950,000	142,400	1,092,400
29	2023	125,000	-	125,000			-	2,090,000	221,035	149,243	2,239,243	1,000,000	103,400	1,103,400
30	2024	125,000	-	125,000			-	2,160,000	113,400	76,568	2,236,568	1,015,000	63,100	1,078,100
31	2025	125,000	-	125,000			-				-	1,070,000	21,400	1,091,400
32	2026	125,000	-	125,000			-				-			-
33	2027	125,000	-	125,000			-				-			-
34	2028	125,000	-	125,000			-				-			-
35	2029	125,000	-	125,000			-				-			-
36	2030		-	-			-				-			-
37	2031		-	-			-				-			-
38	2032		-	-			-				-			-
39	2033		-	-			-				-			-
40	2034		-	-			-				-			-
41	2035		-	-			-				-			-
42	2036		-	-			-				-			-
43	2037		-	-			-				-			-
44	2038		-	-			-				-			-
45	2039		-	-			-				-			-
46	2040		-	-			-				-			-
47	Total	\$ 2,500,000	\$ -	\$ 2,500,000	\$ 13,090,000	\$ 3,572,938	\$ 16,662,938	\$ 10,135,000	\$ 6,525,143	\$ 4,358,209	\$ 14,493,209	\$ 12,825,000	\$ 4,619,725	\$ 17,444,725

* 2009C Interest includes a BAB subsidy of 35% for FY 2010-2013, subsidy is estimated at 32.5% for FY 2014 and beyond

A B C D G H I J K L M N O P

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Series 2012 Water Revenue Bond			Series 2012B Water Revenue Bond			Series 2013A Water Revenue Bond			Series 2013B Water Revenue Bond		
Qualifying	Non-Qualifying	\$ Qualifying	Qualifying	Non-Qualifying	\$ Qualifying	Qualifying	Non-Qualifying	\$ Qualifying	Qualifying	Non-Qualifying	\$ Qualifying
0.0%	66%	\$ -	0%	84%	\$ -	0%	76%	\$ -	0%	76%	\$ -
0.1%	0%	979	3%	0%	50,317	4%	0%	17,392	4%	0%	36
33%	0%	366,153	7%	0%	123,933	0%	0%	-	0%	0%	-
0.0%	0%	-	0%	0%	-	0%	0%	-	0%	0%	-
0.0%	0%	-	0%	0%	4,704	4%	0%	16,356	4%	0%	34
0.2%	0%	2,011	6%	0%	113,015	16%	0%	69,429	16%	0%	143

\$2,830,000 is amount to water.

\$215,000 refunded water debt.

Principal	Interest	Total D/S	Principal	Interest	Total D/S	Principal	Interest	Total D/S	Principal	Interest	Total D/S	
		\$ -			\$ -			\$ -			\$ -	2010
		-			-			-			-	2011
		-			-			-			-	2012
210,000	121,615	331,615	-	62,502	62,502	-	17,923	17,923		340	340	2013
220,000	112,550	332,550	-	124,313	124,313	-	56,600	56,600	215,000	538	215,538	2014
230,000	108,150	338,150	-	124,313	124,313	210,000	54,500	264,500			-	2015
240,000	103,550	343,550	-	124,313	124,313	215,000	50,250	265,250			-	2016
245,000	98,750	343,750	-	124,313	124,313	215,000	45,950	260,950			-	2017
255,000	93,850	348,850	-	124,313	124,313	225,000	41,550	266,550			-	2018
265,000	86,200	351,200	-	124,313	124,313	230,000	37,000	267,000			-	2019
280,000	78,250	358,250	-	124,313	124,313	235,000	32,350	267,350			-	2020
290,000	69,850	359,850	-	124,313	124,313	240,000	27,600	267,600			-	2021
300,000	61,150	361,150	-	124,313	124,313	245,000	22,750	267,750			-	2022
310,000	52,150	362,150	-	124,313	124,313	245,000	17,850	262,850			-	2023
315,000	42,850	357,850	-	124,313	124,313	250,000	12,900	262,900			-	2024
325,000	33,400	358,400	-	124,313	124,313	255,000	7,850	262,850			-	2025
335,000	23,650	358,650	-	124,313	124,313	265,000	2,650	267,650			-	2026
340,000	13,600	353,600	2,525,000	95,906	2,620,906			-			-	2027
		-	3,000,000	33,750	3,033,750			-			-	2028
		-			-			-			-	2029
		-			-			-			-	2030
		-			-			-			-	2031
		-			-			-			-	2032
		-			-			-			-	2033
		-			-			-			-	2034
		-			-			-			-	2035
		-			-			-			-	2036
		-			-			-			-	2037
		-			-			-			-	2038
		-			-			-			-	2039
		-			-			-			-	2040
\$ 4,160,000	\$ 1,099,565	\$ 5,259,565	\$ 5,525,000	\$ 1,808,220	\$ 7,333,220	\$ 2,830,000	\$ 427,723	\$ 3,257,723	\$ 215,000	\$ 878	\$ 215,878	

\$ 807,274

Q R S T U V W X Y Z AA AB AC

[illegible]

APPENDIX K: CALCULATION OF THE IMPACT FEE PER GPM

TABLE K.1: IMPACT FEE CALCULATION

	A	B	C	D	E	F	
1	Component	Total Cost to Component	% That will Serve Ten Year Demand	Dollar Amount that will Serve Ten Year Demand	Ten Year Demand (GPM)	Cost per GPM	1
2	Production Impact Fee - Rockport						2
3	Future 10 Year Capital Projects	\$ -	0.00%	\$ -	1,185	\$ -	3
4	Future Production Related Debt to be Issued - INTEREST ONLY	-	0.00%	-	1,185	-	4
5	Existing Production Projects	8,357,888	32.90%	2,749,745	1,185	2,320	5
6	Existing Production Related Debt - INTEREST ONLY	-	0.00%	-	1,185	-	6
7	Rockport Lease	11,494,172	32.90%	3,781,583	1,185	3,191	7
8	Production Subtotal	\$ 19,852,060		\$ 6,531,328		\$ 5,511.67	8
9							9
10	Treatment Impact Fee - Quinn's Junction						10
11	Future 10 Year Capital Projects	\$ 3,114,575	23.10%	\$ 719,467	1,185	\$ 607.15	11
12	Future Treatment Related Debt to be Issued - INTEREST ONLY	812,957	23.10%	187,793	1,185	158	12
13	Existing Treatment Projects	15,901,475	33.70%	5,358,797	1,185	4,522	13
14	Existing Treatment Related Debt - INTEREST ONLY	6,002,119	33.70%	2,022,714	1,185	1,707	14
15							15
16	Treatment Subtotal	\$ 25,831,126		\$ 8,288,771		\$ 6,994.74	16
17							17
18	Storage Impact Fee						18
19	Future 10 Year Capital Projects	\$ 8,130,507	10.23%	\$ 831,673	1,185	\$ 702	19
20	Future Storage Related Debt to be Issued - INTEREST ONLY	1,792,072	10.23%	183,327	1,185	155	20
21	Existing Storage Projects	5,627,068	11.40%	641,486	1,185	541	21
22	Existing Storage Related Debt - OUTSTANDING INTEREST	375,754	11.40%	42,836	1,185	36	22
23							23
24	Storage Subtotal	\$ 15,925,400		\$ 1,699,321		\$ 1,434.03	24
25							25
26	Transmission Impact Fee						26
27	Future 10 Year Capital Projects	\$ 9,636,387	10.51%	\$ 1,012,336	1,185	\$ 854.29	27
28	Future Transmission Related Debt to be Issued - INTEREST ONLY	2,309,086	10.41%	240,404	1,185	203	28
29	Existing Transmission Projects	21,536,608	7.50%	1,615,246	1,185	1,363	29
30	Existing Transmission Related Debt - OUTSTANDING INTEREST	2,788,724	7.50%	209,154	1,185	177	30
31							31
32	Transmission Subtotal	\$ 36,270,806		\$ 3,077,140		\$ 2,596.74	32
33							33
34	Professional Services/ Credits						34
35	Unspent Impact Fee Funds	-	0.00%	\$ -	1,185	-	35
36	Professional Services/ Credits	50,000	100%	50,000	1,185	42	36
37	Professional Services/Credits Subtotal	50,000		50,000		42.19	37
38							38
39	Total Impact Fee Per GPM	\$ 78,077,331		\$ 13,115,232		\$ 16,579.38	39
	A	B	C	D	E	F	

Appendix L: Maximum Culinary Water Impact Fees

A	B	C	D	E	F	G
1					Fee per GPM	\$ 16,579.38
2	Table L.1: Residential Impact Fee by Property Type					
3	OUTDOOR - Peak Day					
4	Yard Area (Irrigated Sq Ft)	Peak Day Gallons	1 Gpm (Gal)	Gpm Demand	Proposed Fee	
5	Calculated Per 1,000 Sq Ft	138.8	1,440	0.096	\$	1,598
6						
7	INDOOR - Winter Month Average Day (Observed Dec 16 to Jan 15)					
8	Unit Size (Sq. Ft.)	Peak Day	1 Gpm (Gal)	Gpm Demand	Proposed Fee	
9	-	1,000	298	1,440	0.2067	\$ 3,428
10	1,001	2,000	400	1,440	0.2776	4,602
11	2,001	3,000	539	1,440	0.3740	6,200
12	3,001	4,000	687	1,440	0.4771	7,910
13	4,001	5,000	817	1,440	0.5671	9,403
14	5,001+		983	1,440	0.6829	11,322
15						
16						
17	Table L.2: Non-Residential Impact Fee by Property Type					
18	Property Type	GPM per Occupant	Floor Area per Occupant	Fee per Occupant		
19	Assembly					
20	Restaurant, Bar including decks	0.0219	7	363.09		
21	Theater, Auditorium, Church	0.0031	7	51.40		
22	Office	0.0094	100	155.85		
23	Educational					
24	Classroom	0.0156	20	\$ 258.64		
25	Shop/Vocational	0.0156	50	258.64		
26	Exercise Area	0.0156	50	258.64		
27	Hotel/Motel	0.0938	580	1,555.15		
28	Industrial	Calculated		Calculated		
29	Institutional					
30	Inpatient Treatment	0.1563	240	\$ 2,591.36		
31	Outpatient Treatment	0.0031		Calculated		
32	Sleeping Area	0.0031		Calculated		
33	Other	Calculated		Calculated		
34	Retail	0.007	60	116.06		
35	Swimming Pool or Skating Rink					
36	Rink or Pool Area	0.0063		\$ 104.45		
37	Decks	Calculated		Calculated		
38	Warehouse	Calculated		Calculated		
39	Parking Garage	Calculated		Calculated		
40	Government	Calculated		Calculated		
41	Library					
42	Reading Area	Calculated		Calculated		
43	Stack Area	Calculated		Calculated		
44						
45	TABLE L.3: NON-STANDARD IMPACT FEE CALCULATION					
46	Non-Standard Users Impact Fee Formula					
47	Step 1: Identify Estimated GPM Demand of Proposed Development					
48	Step 2: Multiply Equivalent GPMs by Impact Fee per GPM of \$16,579.38					
49						
	A	B	C	D	E	F

APPENDIX M: HISTORIC AND PROPOSED FEE COMPARISON

A		B	C		D	E	F	G	H	I	J
1	Proposed Fee Schedule		Unit Size (Sq Ft)								1
2			750	1,250	2,500	3,500	4,500	5,500	7,500	10,000	2
3	Yard Area (Irrigated Sq. Ft)	1,000	\$ 5,026	\$ 6,200	\$ 7,799	\$ 9,508	\$ 11,001	\$ 12,920	\$ 12,920	\$ 12,920	3
4		3,000	8,222	9,396	10,995	12,704	14,197	16,116	16,116	16,116	4
5		5,000	11,418	12,592	14,191	15,900	17,393	19,312	19,312	19,312	5
6		7,000	14,614	15,788	17,387	19,096	20,589	22,508	22,508	22,508	6
7		9,000	17,810	18,984	20,583	22,292	23,785	25,704	25,704	25,704	7
8		10,000	19,408	20,583	22,181	23,890	25,383	27,302	27,302	27,302	8
9		13,000	24,203	25,377	26,975	28,684	30,178	32,096	32,096	32,096	9
10		20,000	35,389	36,563	38,162	39,871	41,364	43,283	43,283	43,283	10
11	40,000	67,350	68,525	70,123	71,832	73,325	75,244	75,244	75,244	11	
12											12
13											13
14											14
15	Historic Fee Schedule		Unit Size (Sq Ft)								15
16			750	1,250	2,500	3,500	4,500	5,500	7,500	10,000	16
17	Yard Area (Irrigated Sq. Ft)	1,000	\$ 6,454	\$ 8,240	\$ 10,026	\$ 11,813	\$ 11,813	\$ 13,599	\$ 15,385	\$ 15,385	17
18		3,000	9,335	11,121	12,907	14,694	14,694	16,480	18,266	18,266	18
19		5,000	12,216	14,002	15,789	17,575	17,575	19,361	21,147	21,147	19
20		7,000	15,097	16,883	18,670	20,456	20,456	22,242	24,029	24,029	20
21		9,000	17,978	19,765	21,551	23,337	23,337	25,123	26,910	26,910	21
22		10,000	17,978	19,765	21,551	23,337	23,337	25,123	26,910	26,910	22
23		13,000	22,300	24,086	25,873	27,659	27,659	29,445	31,231	31,231	23
24		20,000	32,384	34,170	35,956	37,743	37,743	39,529	41,315	41,315	24
25	40,000	61,195	62,981	64,768	66,554	66,554	68,340	70,127	70,127	25	
26											26
27											27
28	\$ Change		Unit Size (Sq Ft)								28
29			750	1,250	2,500	3,500	4,500	5,500	7,500	10,000	29
30	Yard Area (Irrigated Sq. Ft)	1,000	\$ (1,428)	\$ (2,040)	\$ (2,228)	\$ (2,305)	\$ (812)	\$ (679)	\$ (2,466)	\$ (2,466)	30
31		3,000	(1,113)	(1,725)	(1,913)	(1,990)	(497)	(364)	(2,151)	(2,151)	31
32		5,000	(798)	(1,410)	(1,598)	(1,675)	(182)	(49)	(1,836)	(1,836)	32
33		7,000	(483)	(1,095)	(1,283)	(1,360)	133	266	(1,521)	(1,521)	33
34		9,000	(168)	(780)	(968)	(1,045)	448	581	(1,206)	(1,206)	34
35		10,000	1,430	818	630	553	2,046	2,179	393	393	35
36		13,000	1,903	1,291	1,103	1,026	2,519	2,651	865	865	36
37		20,000	3,005	2,393	2,205	2,128	3,621	3,754	1,968	1,968	37
38	40,000	6,155	5,543	5,355	5,278	6,771	6,904	5,118	5,118	38	
A		B	C	D	E	F	G	H	I	J	

CHAPTER 13 - IMPACT FEES

11-13- 1. DEFINITIONS.

The following words and terms shall have the following meanings for the purposes of this chapter, unless the context clearly requires otherwise:

(A) **BUILDING PERMIT.** The permit required for any Development Activity, as defined herein, and pursuant to Chapter 11-3 et seq. of the Municipal Code of Park City, Utah.

(B) **CONSTRUCTION VALUE.** The value of construction per square foot used by the Park City Building Department to determine plan check and Building Permit fees, multiplied by the area of Development Activity.

(C) **DEPARTMENT.** The ~~Community Development Department.~~Park City Building Department.

(D) **DEVELOPMENT ACTIVITY.** Any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, which is accompanied by a request for a Building Permit.

(E) **DIRECTOR/OFFICIAL.** The Chief Building Official of Park City~~Director of Community Development~~ or his/her designee.

(F) **ENCUMBER.** To reserve, set aside or otherwise earmark, the Impact Fees in order to pay for commitments, contractual obligations or other liabilities incurred for Public Facilities.

(G) **IMPACT FEE.** Any fee levied

pursuant to this chapter as a condition of issuance of a ~~b~~Building ~~p~~Permit. “Impact Fee” does not include fees imposed under Section 11-12 of the Municipal Code.

(H) **INDEPENDENT FEE CALCULATION.** An ~~i~~Impact ~~F~~Fee calculation prepared by a fee payer to support assessment of an ~~i~~Impact ~~F~~Fee different from any fee set forth herein.

(I) **OWNER.** The owner of record of real property, or a person with an unrestricted written option to purchase property; provided that, if the real property is being purchased under a recorded real estate contract, the purchaser shall be considered the owner of the real property.

(J) **PARKS, TRAILS AND OPEN SPACE IMPACT FEE.** The ~~i~~Impact ~~F~~Fee imposed as a condition precedent to a ~~b~~Building ~~p~~Permit that is used to offset the proportionate impact of the ~~d~~Development ~~a~~Activity on the need for the planning, design, engineering, acquisition, financing and construction of City-owned parks, trails and open space

(K) **PROJECT IMPROVEMENT.** Site improvements and facilities that are planned and designed to provide service for the ~~d~~Development ~~a~~Activity and are necessary for the use and convenience of the users of the development resulting from the ~~d~~Development ~~a~~Activity.

(L) **PUBLIC FACILITY.** Any structure built by or for, or maintained by, a governmental entity.

(M) **PUBLIC SAFETY FACILITIES IMPACT FEE.** The ~~i~~Impact ~~F~~Fee imposed as

a condition precedent to a Building Permit that is used to offset the proportionate impact of the ~~d~~Development ~~a~~Activity on the need for the planning, design, acquisition, engineering, financing and construction of public safety facilities.

(N) **STREETS AND STORM WATER IMPACT FEE.** The ~~i~~Impact ~~F~~fee imposed as a condition precedent to a ~~b~~Building ~~p~~Permit that is used to offset the proportionate impact of the ~~d~~Development ~~a~~Activity on the need for the planning, design, engineering, acquisition, financing and construction of additional street and storm water management facilities.

(O) **SYSTEM IMPROVEMENT.** Public facilities identified in the 200~~36~~ Capital Facilities Plan and Impact Fee Analysis, the 20~~1403~~ Water ~~Impact~~ ~~Fee~~Capital Facilities Plan and ~~the 2014~~ ~~Water Impact Fee~~ Analysis that are not ~~P~~project ~~i~~Improvements.

(P) **WATER CONNECTION IMPACT FEE.** The ~~i~~Impact ~~F~~fee, calculated as an expression of ~~new-~~ ~~equivalent residential units gallons per minute (ERUs~~~~gpm)~~, to assess the impact of indoor ~~D~~development ~~A~~activity, and increased area of irrigated landscape, to assess the impact of outdoor ~~D~~development ~~a~~Activity, imposed as a condition precedent to a ~~B~~building ~~p~~Permit that is used to offset the proportionate impact of the ~~d~~Development ~~a~~Activity on the need for the planning, design, engineering, acquisition, financing and construction of water delivery systems. The Water Impact Fee is assessed within the Service Area which is the area within the Park City Water Service District Boundary.

~~(A) — WATER IMPACT FEE. The impact fee, calculated as an expression of~~

~~new equivalent residential units (ERUs), to assess the impact of indoor development activity, and increased area of irrigated landscape, to assess the impact of outdoor development activity, imposed as a condition precedent to a building permit that is used to offset the proportionate impact of the development activity on the need for the acquisition and transfer of water rights and points of diversion and the planning, design, engineering, acquisition, financing and construction of physical sources to realize those water rights.~~

(Amended by Ord. No. 95-35; 96-12; 01-37; 03-05; 04-27)

11-13- 2. ASSESSMENT AND CALCULATION OF IMPACT FEES.

(A) **ASSESSMENT OF IMPACT FEES.** The City shall collect the following Impact Fees from any applicant seeking a Building Permit:

(1) **Parks, Trails, Open Space, Public Safety Facilities, Streets and Storm Water Facilities Impact Fees:**

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2005 PCMC IMPACT FEE ANALYSIS UPDATE

Proposed Impact Fee Schedule (Calendar Year 2005)

	Parks, Trails, Open Space	Police	Roadway Facilities	Total
New Construction				
Single Family				
Average Unit	\$3,855.00	\$605.00	\$315.00	\$4,775.00
Unit Less Than 3,000 sq. ft.	\$1,925.00	\$300.00	\$155.00	\$2,380.00
Unit More Than 5,000 sq. ft.	\$5,780.00	\$910.00	\$470.00	\$7,160.00
Duplex & Multi-Family				
Average Unit	\$3,150.00	\$495.00	\$290.00	\$3,935.00
Unit Less Than 2,000 sq. ft.	\$1,575.00	\$245.00	\$145.00	\$1,965.00
Unit More Than 4,000 sq. ft.	\$4,725.00	\$740.00	\$435.00	\$5,900.00
Hotel Room				
Average Unit	\$2,005.00	\$315.00	\$170.00	\$2,490.00
Unit Less Than 750 sq. ft.	\$1,000.00	\$155.00	\$85.00	\$1,240.00
Unit More Than 2,000 sq. ft.	\$3,005.00	\$470.00	\$255.00	\$3,730.00
Commercial	NA	\$555.00	\$410.00	\$965.00
Light Industrial	NA	\$445.00	\$320.00	\$765.00
Additions				
Single Family				
0-500 Square Feet	NA	NA	NA	\$0.00
501-1500 Square Feet	\$480.00	\$75.00	\$35.00	590.00
1501-3000 Square Feet	\$960.00	\$150.00	\$75.00	1,185.00
3001-5000 Square Feet	\$1,925.00	\$300.00	\$155.00	2,380.00
More than 5000 Square Feet	\$3,855.00	\$605.00	\$315.00	4,775.00
Duplex & Multi Family				
0-500 Square Feet	NA	NA	NA	0.00
501-1000 Square Feet	\$390.00	\$60.00	\$35.00	485.00
1001-2000 Square Feet	\$785.00	\$120.00	\$70.00	975.00
2001-4000 Square Feet	\$1,575.00	\$245.00	\$145.00	1,965.00
More than 4000 Square Feet	\$3,150.00	\$495.00	\$290.00	3,935.00
Hotel Room				
0-200 Square Feet	NA	NA	NA	0.00
201-750 Square Feet	\$500.00	\$75.00	\$40.00	615.00
751-2000 Square Feet	\$1,000.00	\$155.00	\$85.00	1,240.00
More than 2000 Square Feet	\$2,005.00	\$315.00	\$170.00	2,490.00
Commercial (per sq. ft.)	NA	\$0.55	\$0.41	\$0.96
Light Industrial (per sq. ft.)	NA	\$0.44	\$0.32	\$0.76

(2) Water Impact Fee Schedule:

Outdoor Impact Fee

Yard Area (Irrigated Sq Ft)	Peak Day Gallons	1 Gpm (Gal)	Gpm Demand	Proposed Fee
Calculated Per 1,000 Sq Ft	138.8	1,440	0.096	\$ 1,598

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Indoor Residential (Peak Day)

INDOOR - Winter Month Average Day (Observed Dec 16 to Jan 15)

Unit Size (Sq. Ft.)	Peak Day	1 Gpm (Gal)	Gpm Demand	Proposed Fee
- 1,000	298	1,440	0.2067	\$ 3,428
1,001 2,000	400	1,440	0.2776	4,602
2,001 3,000	539	1,440	0.3740	6,200
3,001 4,000	687	1,440	0.4771	7,910
4,001 5,000	817	1,440	0.5671	9,403
5,001+	983	1,440	0.6829	11,322

Indoor Non-Residential (Peak Day)

Property Type	GPM per Occupant	Floor Area per Occupant	Fee per Occupant
Assembly			
Restaurant, Bar including decks	0.0219	7	363.09
Theater, Auditorium, Church	0.0031	7	51.40
Office	0.0094	100	155.85
Educational			
Classroom	0.0156	20	\$ 258.64
Shop/Vocational	0.0156	50	258.64
Exercise Area	0.0156	50	258.64
Hotel/Motel	0.0938	580	1,555.15
Industrial	Calculated		Calculated
Institutional			
Inpatient Treatment	0.1563	240	\$ 2,591.36
Outpatient Treatment	0.0031		Calculated
Sleeping Area	0.0031		Calculated
Other	Calculated		Calculated
Retail	0.007	60	116.06
Swimming Pool or Skating Rink			
Rink or Pool Area	0.0063		\$ 104.45
Decks	Calculated		Calculated
Warehouse	Calculated		Calculated
Parking Garage	Calculated		Calculated
Government	Calculated		Calculated
Library			
Reading Area	Calculated		Calculated
Stack Area	Calculated		Calculated

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TABLE L.3: NON-STANDARD IMPACT FEE CALCULATION

Non-Standard Users Impact Fee Formula	
Step 1: Identify Estimated GPM Demand of Proposed Development	
Step 2: Multiply Equivalent GPMs by Impact Fee per GPM of \$16,579	

(Amended by Ord. Nos. 96-12; 01-37; 03-05; 05-37; 07-35)

11-13- 3. OFFSETS.

(A) A fee payer can request that an offset or offsets be awarded to him/her for the value of a required ~~s~~System ~~i~~mprovement identified in the Capital Facilities Plan and Impact Fee Analysis, the Water Impact Fee~~Capital~~ Facilities Plan and the Water Impact Fee Analysis.

(B) For each request for an offset or offsets, unless otherwise agreed, the fee payer shall retain an appraiser approved by the Department to determine the value of the ~~s~~System ~~i~~mprovement provided by the fee payer.

(C) The fee payer shall pay the cost of the appraisal.

(D) After receiving the appraisal, the ~~Director-Official~~ shall provide the applicant with a letter or certificate setting forth the dollar amount of the offset, the reason for the offset, where applicable, the legal description of the site donated, and the legal description or other adequate description of the project or development to which the offset may be applied. The applicant must sign and date a duplicate copy of such letter or certificate indicating his/her agreement to the terms of the letter or certificate, and return such signed document to the ~~Director-Official~~ before the ~~i~~Impact ~~F~~ee offset will be awarded.

The failure of the applicant to sign, date, and return such document within sixty (60) days

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shall nullify the offset.

(E) Any claim for offset must be made not later than the time of application for ~~b~~Building ~~p~~Permit. Any claim not so made shall be deemed waived.

(F) Determinations made by the ~~Director~~ Official pursuant to this section shall be subject to the appeals procedure set forth in Section 11-13-6 below.

11-13- 4. WAIVER.

The City Council may waive ~~I~~Impact ~~F~~Fees for:

(A) Construction of affordable housing, up to \$5,000 per unit;

(B) Construction of a ~~P~~Public ~~f~~Facility.

11-13- 5. APPEALS.

(A) A fee payer may appeal the ~~I~~Impact ~~f~~Fees imposed or other determinations, which the ~~Director~~Official is authorized to make pursuant to this Chapter. However, no appeal shall be permitted unless and until the ~~I~~Impact ~~F~~Fees at issue have been paid.

(B) Appeals shall be taken within ten (10) days of the ~~Director~~Official's issuance of a written determination, by filing with the Department a notice of appeal specifying the grounds for the appeal, and depositing the necessary fee, which is set forth in the existing fee resolution for appeals of land use decisions.

(C) The Department shall fix a time for the hearing of the appeal and give notice to the parties in interest. At the hearing, any party may appear in person or by agent or

attorney.

(D) The Hearing Officer is authorized to make findings of fact regarding the applicability of the ~~I~~Impact ~~f~~Fees to a given ~~d~~development ~~a~~activity, the availability or amount of the offset, or the accuracy or applicability of an ~~i~~independent ~~f~~Fee ~~e~~ealculation. The decision of the Hearing Officer shall be final, and may be appealed to the Third Judicial District Court for Summit County.

(E) The Hearing Officer may, so long as such action is in conformance with the provisions of this Chapter, reverse or affirm, in whole or in part, or may modify the determinations of the ~~Director~~Official with respect to the amount of the Impact Fees imposed or the offset awarded upon a determination that it is proper to do so based on principles of fairness, and may make such order, requirements, decision or determination as ought to be made, and to that end shall have the powers which have been granted to the ~~Director~~Official by this Chapter.

(F) Where the Hearing Officer determines that there is a flaw in the ~~I~~Impact ~~F~~Fee program or that a specific exemption or offset should be awarded on a consistent basis or that the principles of fairness require amendments to this Chapter, the Hearing Officer shall advise the City Attorney as to any question or questions that the Hearing Officer believes should be reviewed and/or amended.

11-13- 6. ESTABLISHMENT OF IMPACT FEES ACCOUNTS.

(A) Impact Fees shall be earmarked specifically and deposited in special

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interest-bearing accounts. The fees received shall be prudently invested in a manner consistent with the investment policies of the City.

(B) Funds withdrawn from these accounts must be used in accordance with the provisions of Section 11-13-8 below. Interest earned on the ~~I~~mpact ~~f~~ees shall be retained in each of the accounts and expended for the purposes for which the ~~i~~mpact ~~f~~ees were collected. Money in these accounts shall not be commingled with other funds.

(C) Impact Fees shall be disbursed, expended, or ~~e~~ncumbered within six (6) years of receipt, unless the Council identifies in written findings an extraordinary and compelling reason or reasons for the City to hold the fees beyond the 6 year period. Under such circumstances, the Council shall establish the period of time within which ~~i~~mpact ~~f~~ees shall be expended or ~~e~~ncumbered.

11-13- 7. REFUNDS.

(A) If the City fails to disburse, expend, or ~~e~~ncumber the ~~i~~mpact ~~f~~ees within six (6) years of when the fees were paid, or where extraordinary or compelling reasons exist, such other time periods as established pursuant to Section 11-13-7(C) below, the current ~~O~~wner of the property on which the ~~i~~mpact ~~f~~ees have been paid may request a refund of such fees. In determining whether ~~i~~mpact ~~f~~ees have been disbursed, expended, or ~~e~~ncumbered, such fees shall be considered disbursed, expended, or ~~e~~ncumbered on a first in, first out basis.

(B) Owners seeking a refund of impact

fees must submit a written request for a refund of the fees to the ~~Director~~Official within 180 days of the date that the right to claim the refund arises.

(C) Any ~~i~~mpact ~~f~~ees for which no application for a refund has been made within this 180 day period shall be retained by the City and expended on type of public facilities.

(D) Refunds of ~~i~~mpact ~~f~~ees under this section shall include any interest earned on the ~~i~~mpact ~~f~~ees.

(E) When the City seeks to terminate any or all components of the ~~i~~mpact ~~f~~ee program, any funds not disbursed, expended, or ~~e~~ncumbered from any terminated component or components, including interest earned shall be refunded pursuant to this section. Upon the finding that any or all fee requirements are to be terminated, the City shall place notice of such termination, and the availability of refunds, in a newspaper of general circulation at least two (2) times. All funds available for refund shall be retained for a period of 180 days. At the end of the 180 day period, any remaining funds shall be retained by the City, but must be expended on the type of public facilities for which they were collected.

(F) The City shall refund to the current ~~O~~wner of property for which ~~i~~mpact ~~f~~ees have been paid all ~~i~~mpact ~~f~~ees paid, including interest earned on the ~~i~~mpact ~~f~~ees attributable to the particular ~~d~~evelopment ~~a~~ctivity, within one (1) year of the date that right to claim the refund arises, if the ~~d~~evelopment ~~a~~ctivity for which the ~~i~~mpact ~~f~~ees were imposed did not occur, no impact resulted, and the ~~O~~wner makes written

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request for a refund within 180 days of the expiration or abandonment of the permit for the ~~D~~evelopment ~~D~~activity.

acquiring public facilities previously incurred in anticipation of new growth and development to the extent that the ~~d~~D~~evelopment~~ ~~a~~A~~ctivity~~ will be served by the previously constructed improvements or the incurred costs.

(G) A property ~~O~~owner ~~is~~ may be eligible to receive a rebate of up to fifty percent (50%) of the paid exterior water ~~i~~Impact ~~f~~Fee, ~~and if approved, construction and landscape plans include for~~ installation of a drip irrigation system and drought tolerant landscaping in the area of disturbance. For a rebate to be considered an application must be submitted to the Planning Department within ~~threetwo~~ (32) years of the payment of the exterior water ~~I~~Impact ~~f~~Fee and within six (6) months of the installation of drought tolerant landscaping. A ~~The~~ completed application ~~form, form~~ and an irrigation plan must be submitted to the Planning Department for review and approval. Conversions of previously disturbed or existing landscaping do not apply, only newly disturbed area from Development Activity will be eligible for a rebate.

(Amended by Ord. 04-27)

11-13- 8. USE OF FUNDS.

(A) Pursuant to this Chapter, ~~I~~Impact ~~f~~Fees:

- (1) Shall be used for public facilities that reasonably benefit the new development; and
- (2) Shall not be imposed to make up for deficiencies in public facilities serving existing developments; and
- (3) Shall not be used for maintenance or operation of public facilities.

(B) Impact fees may be used to recoup costs of designing, constructing and/or

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(C) In the event that bonds or similar debt instruments are or have been issued for the advanced provision of public facilities for which ~~I~~mpact ~~f~~ees may be expended, ~~i~~mpact ~~f~~ees may be used to pay debt service on such bonds, or similar debt instruments, to the extent that the facilities or improvements provided are consistent with the requirements of this section and are used to serve the ~~d~~evelopment ~~a~~ctivity.

(Amended by Ord. 96-12)

11-13-9. INDEPENDENT FEE CALCULATIONS.

(A) If a fee payer believes that a fee should be charged, other than the ~~I~~mpact ~~F~~ees determined according to this Chapter, then the fee payer shall prepare and submit to the ~~D~~irector~~O~~fficial an ~~i~~ndependent ~~F~~ee ~~e~~valuation for the ~~i~~mpact ~~f~~ee(s) associated with the ~~d~~evelopment ~~a~~ctivity for which a ~~b~~uilding ~~p~~ermit is sought. The documentation submitted shall show the basis upon which the ~~i~~ndependent ~~F~~ee ~~e~~valuation was made. The ~~D~~irector~~O~~fficial is not required to accept

any documentation, which the ~~Official~~~~D~~irector reasonably deems to be inaccurate, unsubstantiated, or unreliable and may require the fee payer to submit additional or different documentation prior to the ~~Official~~~~D~~irector's consideration of an ~~i~~ndependent ~~f~~ee ~~e~~valuation.

(B) Any fee payer submitting an ~~i~~ndependent ~~f~~ee ~~e~~valuation shall pay an administrative processing fee, per calculation, of one hundred dollars (\$100).

(C) Based on the information within the ~~D~~irector~~O~~fficial's possession, the ~~D~~irector~~O~~fficial may recommend, and the City Manager is authorized to adjust, the ~~i~~mpact ~~f~~ee to the specific characteristics of the ~~d~~evelopment ~~a~~ctivity, and/or according to principles of fairness. Such adjustment shall be preceded by written findings justifying the fee.

(D) Determinations made by the ~~D~~irector~~O~~fficial pursuant to this section may be appealed subject to the procedures set forth herein.



City Council Staff Report

Subject: Mountain Accord Update
Author: Ann Ober
Department: Executive
Date: August 26, 2014
Type of Item: Informational

Summary Recommendations:

Receive a staff update and support staff moving forward with an Economic Impact Study.

Topic/Description:

Update on the Mountain Accord process and discussion regarding an Economic Impact Study.

Background:

Mountain Accord is a collaborative public process to make long-term decisions and take action regarding transportation, environment, recreation, and economy in the central Wasatch Mountains (between 1-80 and Little Cottonwood Canyon). The last update to the City Council was given on May 8, 2014.

Over the past several months, the System Groups have been meeting to set the framework to determine which solutions and strategies will idealize the various interests associated with the Wasatch Mountains. There are four system groups: Transportation, Environment, Economy and Recreation. Park City Staff and Council Members are represented in all four groups. Councilman Beerman continues to represent Park City and the Wasatch Back on the Management Committee and Executive Committee.

As of last month, the system groups have completed setting their Visions, Goals and Metrics. This framework will be used to determine the degree to which individual system group alternatives (projects and policies) meet the objectives of the Mountain Accord process. Attached, please find a Power Point presentation outlining the Vision, Goals and Metrics for each of the system groups.

At the August system group meetings, the participants utilized draft maps provided by the consulting team to discuss projects and policies that could be adopted in the Mountain Accord process. These ideas are now being evaluated and ranked using the metrics adopted by each system group. At the September system group meetings, the ranked concepts (projects and policies) will be brought back to the system groups for further refinement.

Several potential concepts were introduced at these meetings including:

- 1) Various transportation corridors and modes
- 2) Different ways to protect lands

- 3) Mechanisms for maximizing recreational opportunities while still preserving experience
- 4) Ways to improve our economy

Staff is proceeding based on discussions with City Council on May 8, 2014 which included the following basic assumptions:

1. Park City is in an investigative and representative posture and will analyze specific proposals on a case by case basis;
2. Staff believes that much of the Mountain Accord feedback can be developed weighing project and policy recommendations against the General Plan and community vision framework;
3. Public education and public input opportunities should be frequent but at relevant times with the most pragmatic impact; and
4. City will collaborate with Wasatch Back partners to present a unified voice, whenever possible.

Analysis

Economic Impact Study

The original scope of the Mountain Accord Process included an Economic Impact Study to show how communities would be affected financially by proposals in the process. That study has been sidelined due to a change in focus by the Executive Committee. Staff believes that such information would be beneficial when considering a few key policy concepts specific to Park City.

We are recommending that two concepts, the ski area interconnect concept known as One Wasatch and a mass transit connection to the Wasatch Front through the Cottonwood Canyons, both be reviewed for economic impacts. That report would provide a high level opinion of economic impact these concepts, should they be brought to fruition, would have on Park City. The scope would consider both options listed above separately and together should they both proceed. The Chamber has agreed to participate with Park City in such a study with a \$3,500 contribution. The work is set to be completed by October 1 and would provide the community, staff and Council with additional content during the decision making process. The study is expected to cost less than \$15,000 in city funds, which does not require action by the Council. However, we wanted to assure the work is of interest to Council and therefore seek policy affirmation from Council before proceeding with the study.

Timeline:

- Public comments can be given any time at www.mountainaccord.com or by emailing Ann Ober at ann.ober@parkcity.org.

- September 9 – 6pm-8pm – Park City High School Lecture Hall - Public Meeting to discuss the current status of Mountain Accord. Public comments will be collected.
- September 23-24 – Second to last System Group Meetings
- September 30 – Joint Council Meeting with Summit and Wasatch Counties – Opportunity to discuss Mountain Accord and the Snyderville Basin Transportation Plan as a region
-
- October 3 – Presentation to Council of the System Group maps and policy recommendations.
- Mid-October – Public Meeting to Discuss Maps and Policy recommendations. Public comments will be collected.
- October 23 – Policy direction – City Council Meeting
- October 28-29 – Final System Group Meetings
- November 5-6 – Negotiations to combine the system group recommendations
- Early December – Last Public Meeting to take comment on combined scenarios. Public comments will be collected.
- Mid-December – Council meeting to provide policy direction on preferred map and policy objectives.

By January 2015:

- Executive Committee will select a preferred scenario

Department Review: Transportation, Sustainability, Legal, Executive

Recommendation:

Informational

Attachments:

- A Power Point – Mountain Accord Stakeholder Forum (Vision, Goals and Metrics)
- B Power Point – Map Gallery of Existing Conditions and Idealized System Concepts (Maps)



MOUNTAIN ACCORD

Mountain Accord Stakeholder Forum August 11, 2014



MOUNTAIN ACCORD

Economy System Vision, Goals, and Metrics



Economy System



Vision

By 2040, the Central Wasatch Mountains achieve a balance of broadly shared economic growth, high-quality development and high-value transportation infrastructure that is attractive, sustainable, and provides opportunity for visitors and residents. The Central Wasatch brand is clearly differentiated as high quality, convenient, and unique in the world, with diverse use and access options. Prioritized protection of natural and scenic resources ensures that quality of life and quality of experience are enhanced over the long term.

Economy System



Goal #1

Grow the year-round, destination-based travel, tourism, and recreation economy.

Metrics

- Total annual skier spending
- Quarterly hotel utilization



Economy System



MOUNTAIN ACCORD

Goal #2

Maximize the financial resources available to reinvest in improving and protecting Central Wasatch assets.

Metric

- Annual tourism-related tax revenue
- Assessed value of all property within ¼ mile of key Mountain Accord investments
- Annual public investment used to enhance the natural and built environment



Economy System

Goal #3

Improve the quality of experience for residents and visitors.

Metrics

- Total day use visits accommodated; perceived quality of visitor experience
- Visitors that can reach key destinations without an automobile in less than an hour



Economy System



MOUNTAIN ACCORD

Goal #4

Improve quality of life for residents.

Metric

- Resolves land-use and property-rights conflicts
- Compatibility with community character objectives
- People want to live here; attractive for employers/employees



Source: Mark Maziarz – visitparkcity.com



MOUNTAIN ACCORD

Environment System: Vision, Goals, and Metrics



Environment System



Vision

The Central Wasatch is a natural ecosystem that is conserved, protected, and restored such that it is healthy, functional and resilient for current and future generations.



Environment System



MOUNTAIN ACCORD

Goal #1

Protect, maintain and improve watershed health, water supply, and water quality.

Metrics

- Degree of impairment or improvement to watersheds
- Protection of existing and future water supply sources



Environment System



MOUNTAIN ACCORD

Goal #2

Protect and improve air quality for protection of public health, environmental health, and scenic visibility.

Metrics

- Reduction in vehicle miles traveled in project area
- Degree of support for and compatibility with existing plans to address regional haze



Image source: NASA Earth Observatory

Environment System



MOUNTAIN ACCORD

Goal #3

Protect and restore functioning and connected aquatic and terrestrial habitats and ecosystems.

Metrics

- Degree of impact or improvement in core areas and connectivity areas
- Degree of fragmentation of corridors connecting core areas



Environment System



MOUNTAIN ACCORD

Goal #4

Preserve additional lands to avoid loss of critical conservation values, and restore existing degraded lands.

Metrics

- Additional acres of land with conservation values (Watershed, Scenic, Historic/Cultural, Wildlife/Ecological, Connectivity)
- Restored acres of land with conservation values (Watershed, Scenic, Historic/Cultural, Wildlife/Ecological, Connectivity)



Environment System



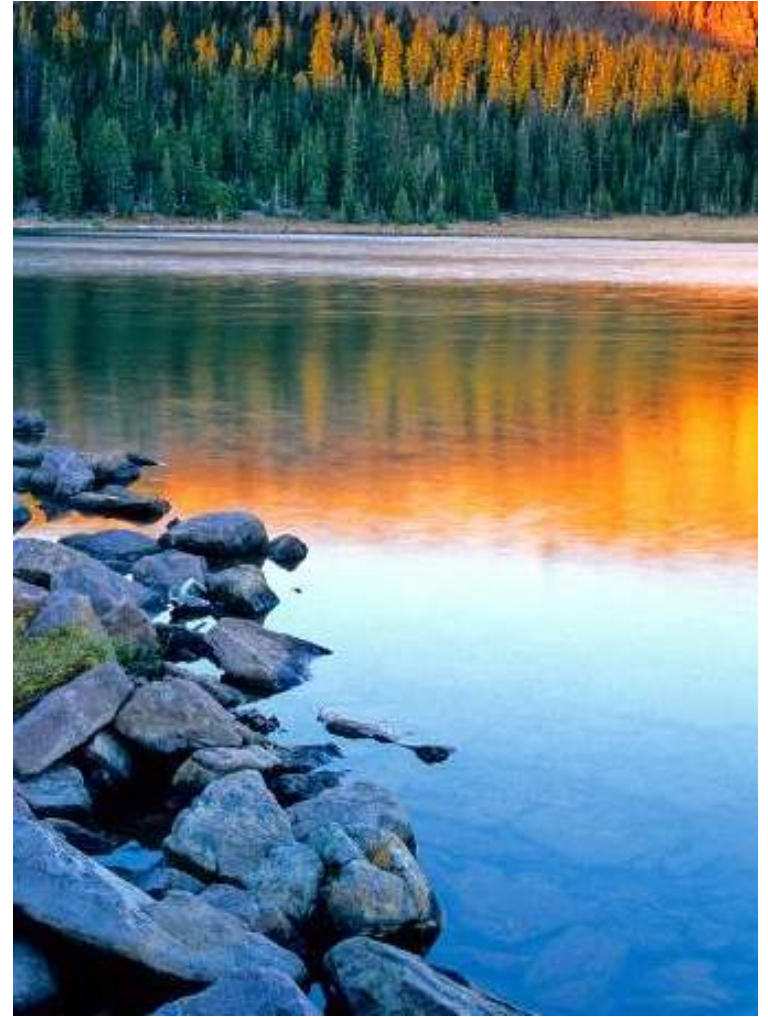
MOUNTAIN ACCORD

Goal #5

Mitigate the severity of climate change and develop adaptive capacity to reduce vulnerabilities to local climate change impacts.

Metrics

- Net reduction of greenhouse gas emissions
- Extent that climate change vulnerabilities have been assessed and adaptive plans developed and implemented



Environment System



Goal #6

Develop legal, regulatory, financial and integrated governance structures that provide long-term and sustainable support for achieving the environment system goals.

Metrics

- Amount of funding to support adaptive management strategies to protect, maintain and improve environment system
- Positive/neutral/negative impact to legal, regulatory, financial and governance structures (e.g., Does proposed action set new precedence re. existing ordinance? Would it result in additional stress to agency resources?)



MOUNTAIN ACCORD

Recreation System Vision, Goals, Metrics



Recreation System



MOUNTAIN ACCORD

Vision

The recreation system in the Central Wasatch is balanced, sustainable, and provides a range of settings that accommodates increasing demand for year-round outdoor recreation opportunities while protecting solitude, naturalness, and other backcountry values by encouraging stewardship and high levels of use at thoughtfully designed locations with convenient access.



Recreation System



Goal #1

Identify and establish high use areas to focus where future growth in recreation occurs.

Metrics

- Score based on checklist of desirable high use nodes.
- Average number of user level types (casual, active, committed) served at high use nodes by season.
- Average number of uses (e.g., resort and backcountry skiing) at high use nodes by season.



Recreation System



Goal #2

Preserve special, unique recreation areas and settings to maintain opportunities for solitude and naturalness.

Metric

- Aggregate score based on checklist of areas to be preserved with a suggested level of management (e.g., wilderness, special management area, backcountry skiing areas with no helicopter access, permitted access, etc.) with relative scores measuring desirability of different management options.



Recreation System



Goal #3

Provide a well-designed, appropriately maintained, well-signed, and interconnected trail network that meets demand and can adapt to evolving uses.

Metrics

- Score based on checklist of desirable trail connections completed.
- Qualitative assessment of trail system quality by area (Big Cottonwood Canyon, Little Cottonwood Canyon, Parley/Millcreek canyons, and Wasatch Back) and overall system, by scoring 6 qualitative components on a scale of 1-3 for a total of 18 points.



Recreation System



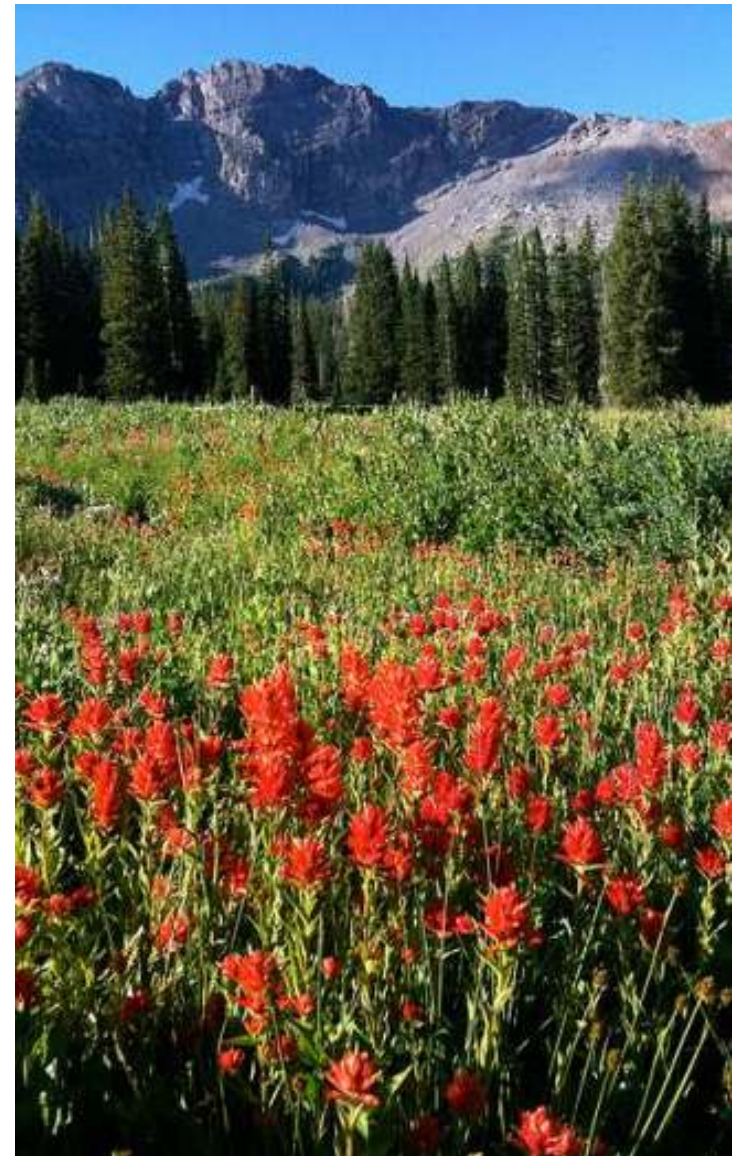
MOUNTAIN ACCORD

Goal #4

Pursue the most appropriate and feasible means of securing legal public access to critical recreational opportunities while mitigating conflicts on privately-owned lands.

Metric

- Aggregate score based on checklist of key areas where acquiring public access is desirable.



Recreation System



Goal #5

Establish appropriate levels of access and designed settings in harmony with the desired recreation experience.

Metrics

- Qualitative ranking of responsiveness of the designed recreation environment to the desired recreation setting by scoring 4 qualitative components on a scale of 1-3 for a total of 12 points for each node (node scores will be averaged by area [Big Cottonwood Canyon, Little Cottonwood Canyon, Parley/Millcreek canyons, and Wasatch Back])



Recreation System



Goal #6

Establish an organization, with authority to act based on public support, that fosters long-term success of the Central Wasatch recreation system by promoting collaborative and united management, user education, and acquisition of ongoing funding for continued system maintenance, evolution, and management.

Metrics

- Number of participating agencies with authority to act and the means to provide and secure ongoing funding (e.g., U.S. Forest Service, Salt Lake City, Wasatch County, etc.).
- Annual recreation budget for a Central Wasatch recreation organization.



MOUNTAIN ACCORD

Transportation System Vision, Goals, and Metrics



Transportation System



Vision

The Central Wasatch transportation system is integrated within the fabric of community values and lifestyle choices, supports land use objectives, and connects to the overall regional network. We meet the growing demand for access to and within the Central Wasatch Mountains through a dynamic and sustainable multi-modal mountain transportation system that provides year-round transportation choices to residents, visitors and employees, improves safety and efficiency, and is compatible with the unique environmental characteristics of the Central Wasatch.

Transportation System



MOUNTAIN ACCORD

Goal #1

Provide integrated multimodal transportation choices for residents, visitors, and employees.

Metrics

- Increase percent of trips to-and-from mountain destinations accommodated by alternate modes (i.e. non-SOV, mode split)
- Provides access to a range of destinations (activity and development centers as well as dispersed recreation)
- Provides benefit within the regional transportation system (e.g. reduces demand or provides an alternate choice on congested corridors)



Transportation System



MOUNTAIN ACCORD

Goal #2

Ensure the transportation experience is reliable and facilitates a positive experience.

Metric

- Reduce system susceptibility to risks caused by avalanches, rockslides, inclement weather, and incidents
- Leverage parking to support the transportation system and provide reliable user experience
- Flexible capacity to accommodate daily and seasonal fluctuations in demand



Transportation System



MOUNTAIN ACCORD

Goal #3

Ensure the transportation experience is safe and promotes health.

Metrics

Positive influence on high-accident locations

Ability to provide evacuation alternatives

Accommodate and encourage bike and pedestrian use of transportation corridors

Reduce Vehicle Miles Traveled (VMT) to improve air quality and provide other environmental benefits



Transportation System



Goal #4

The transportation system supports the natural and intrinsic values of the Central Wasatch.

Metric

- Mitigates need to expand surface parking in sensitive natural areas
- Avoids negative impacts to priority environmental areas





MOUNTAIN ACCORD

Next Stakeholder Forum

October 14, 2014

Idealized Systems

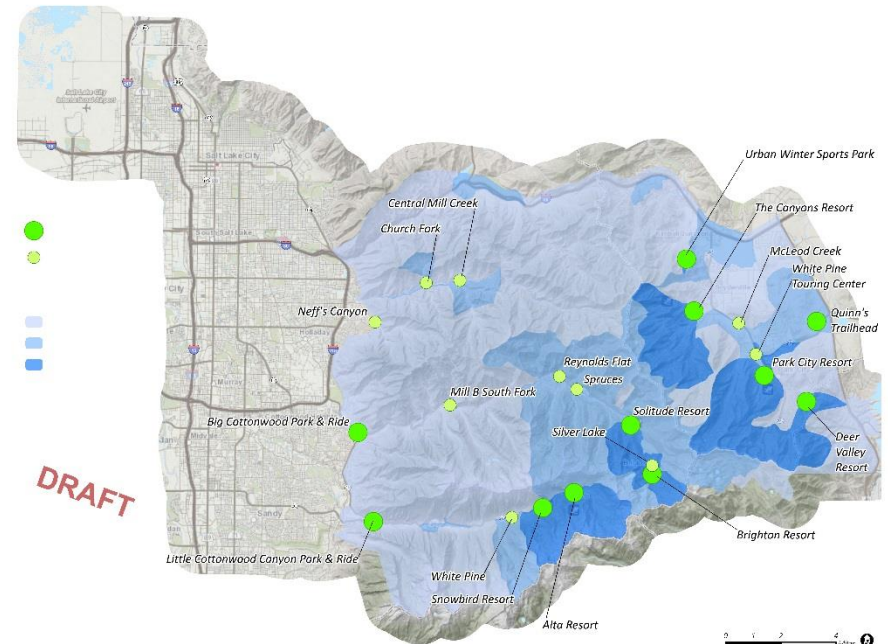
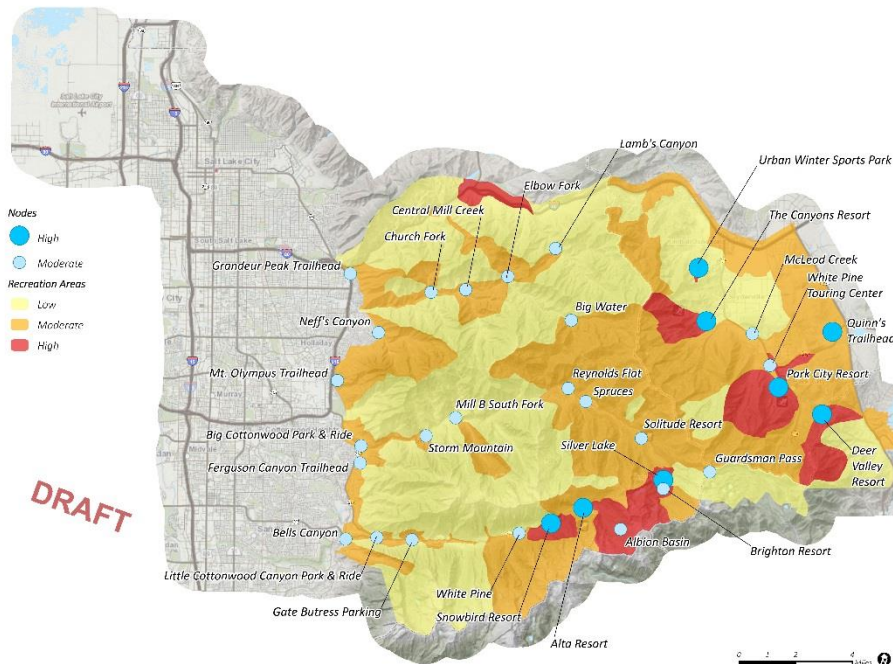


Map Gallery of Existing Conditions and Idealized System Concepts

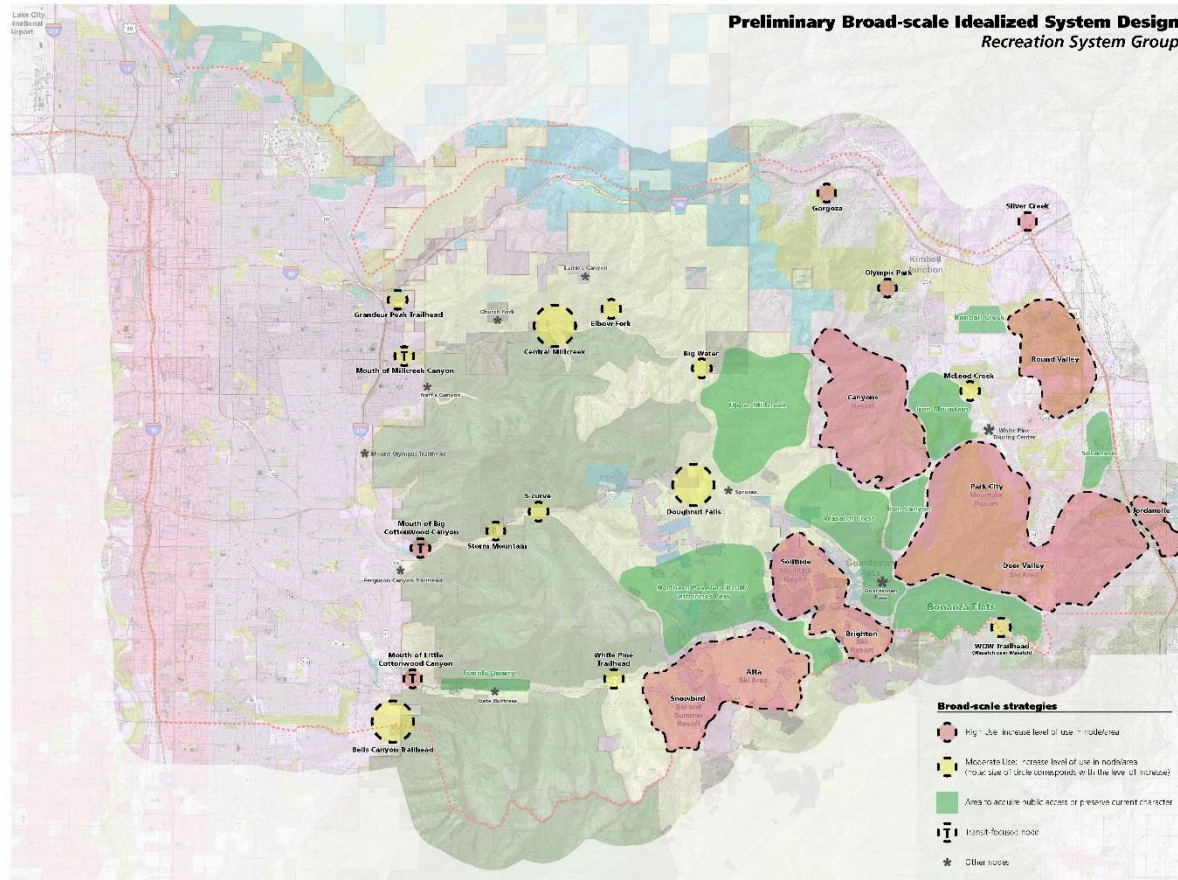
System Group Meeting #6

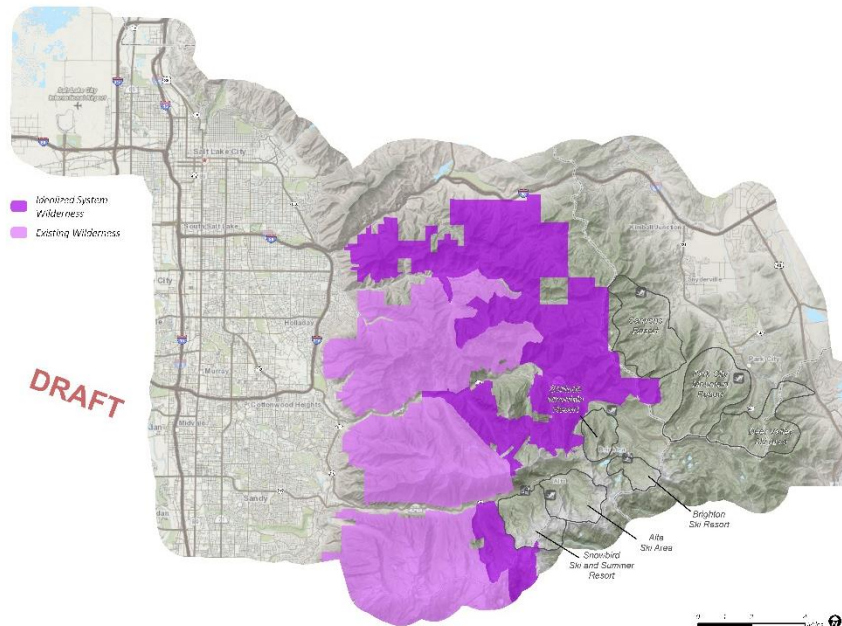
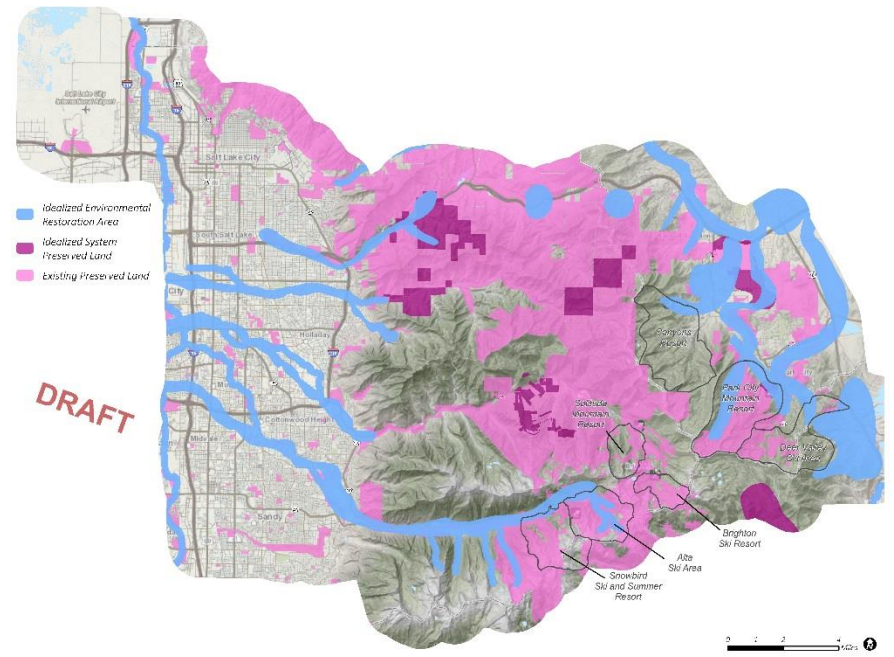
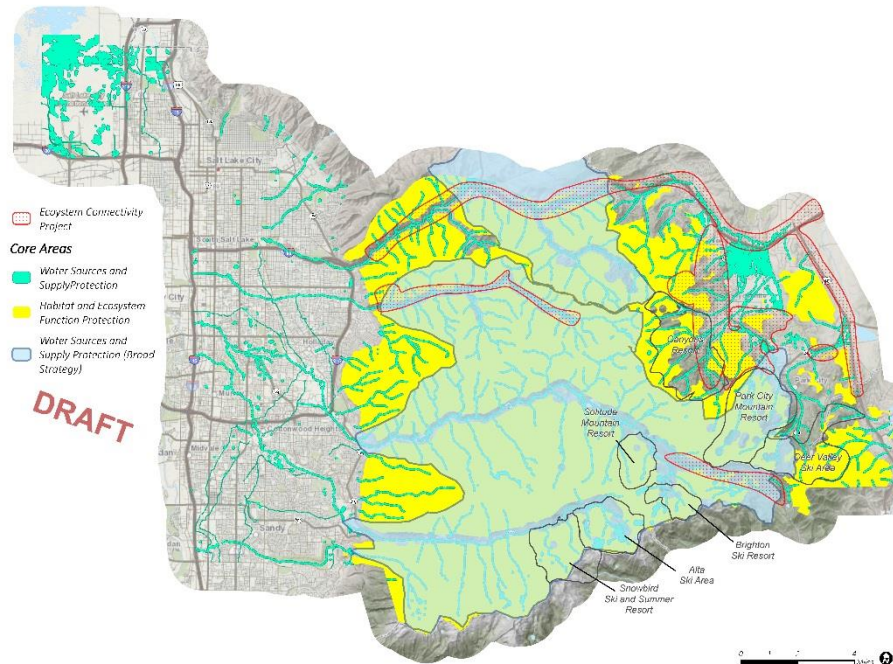


Recreation System Existing Conditions



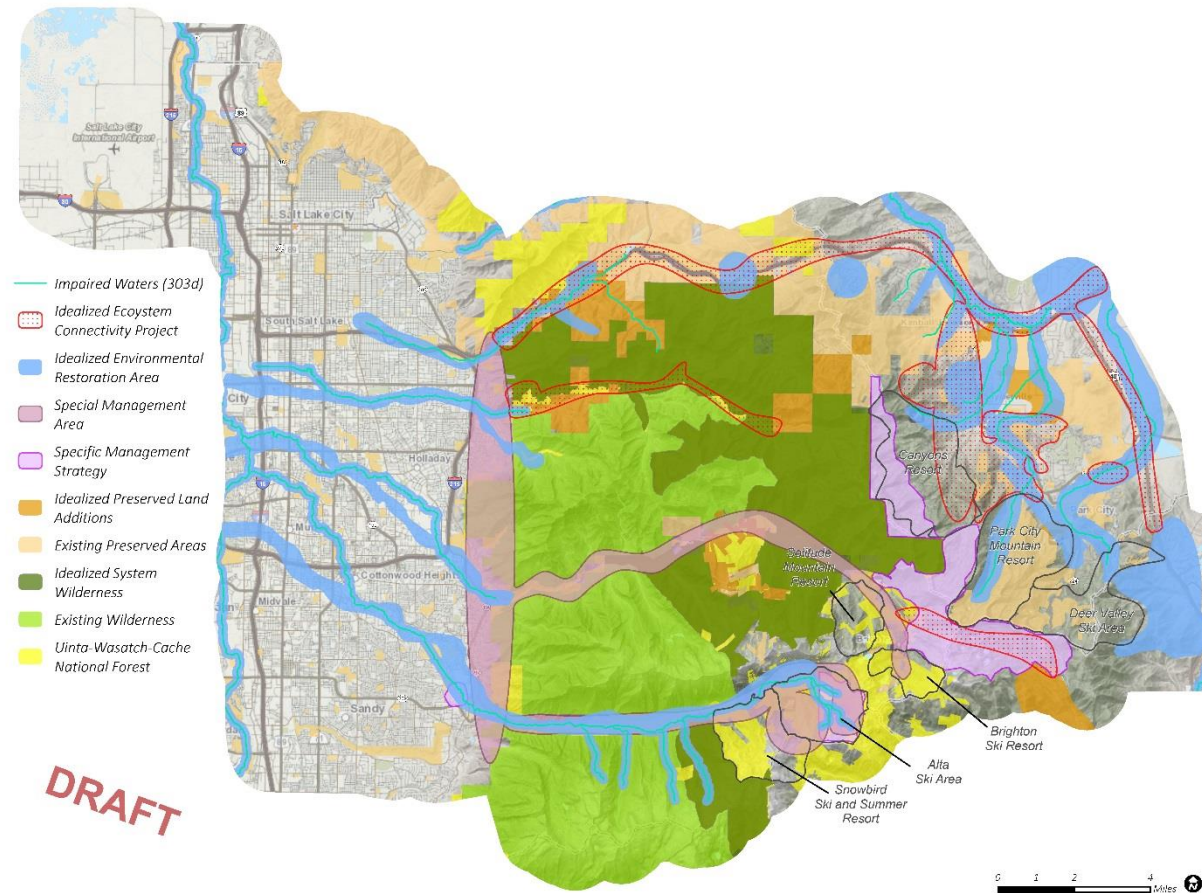
Recreation System Idealized System Concept





Environment System Existing/Idealized Concepts

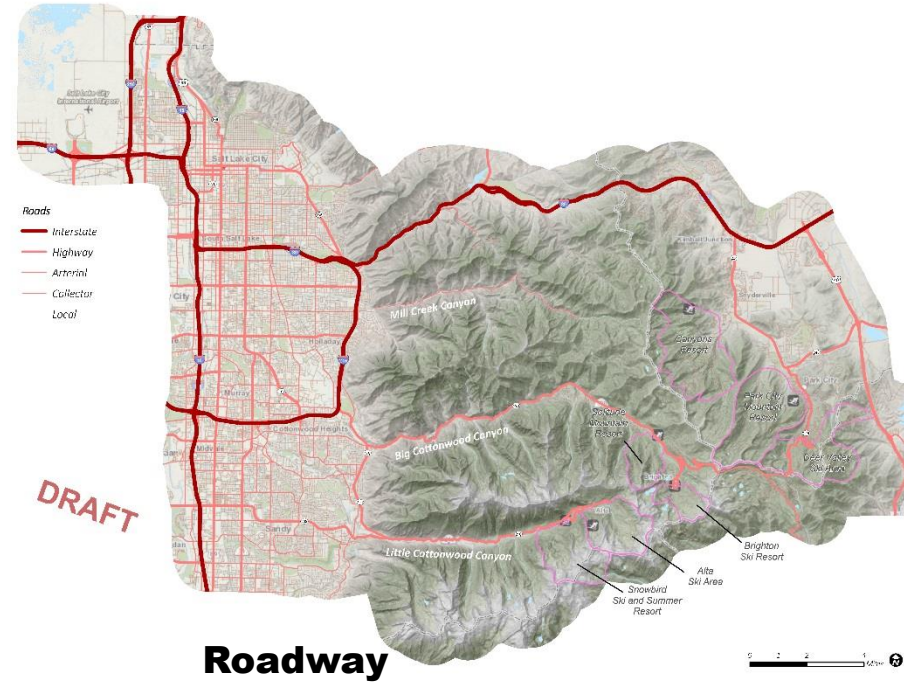
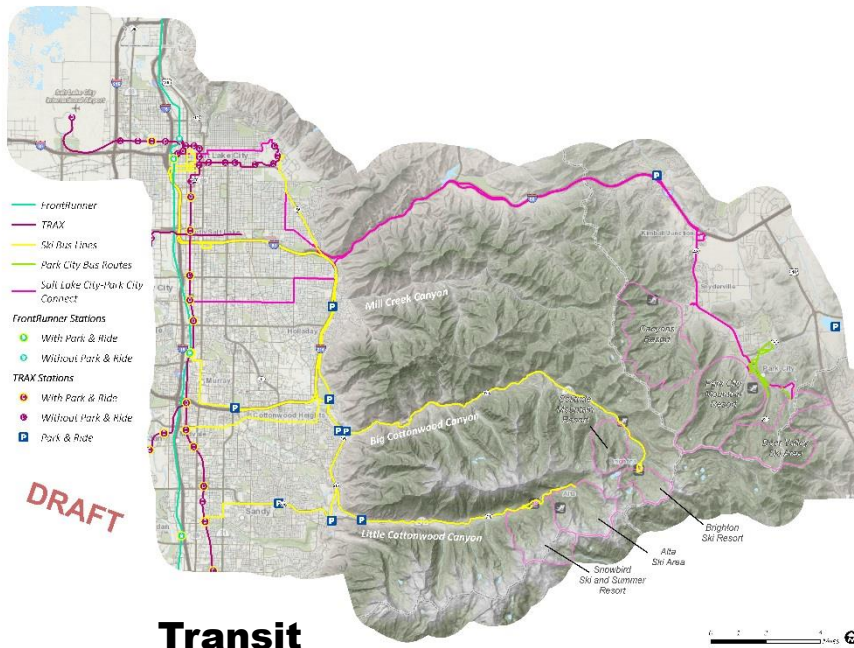
Environment System Existing/Idealized Concepts



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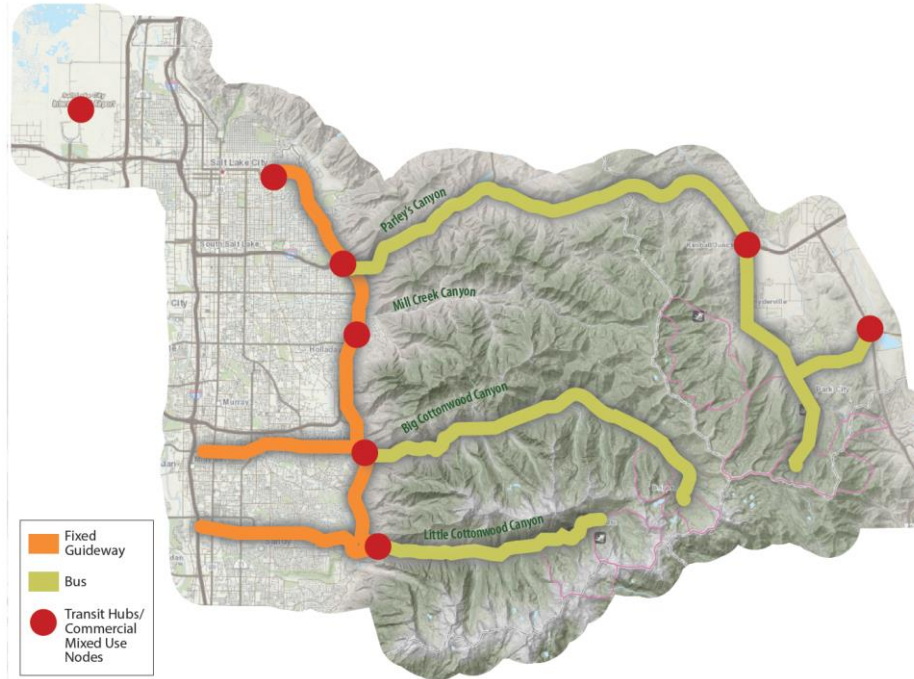
Transportation System

Existing Conditions

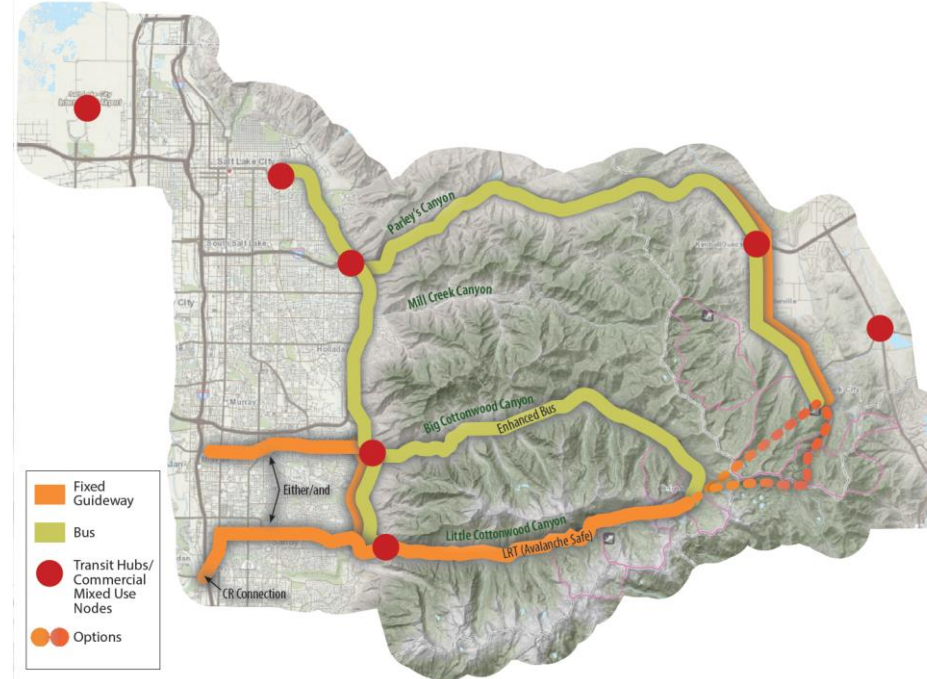


Transportation System Idealized System Concepts

Option A-1

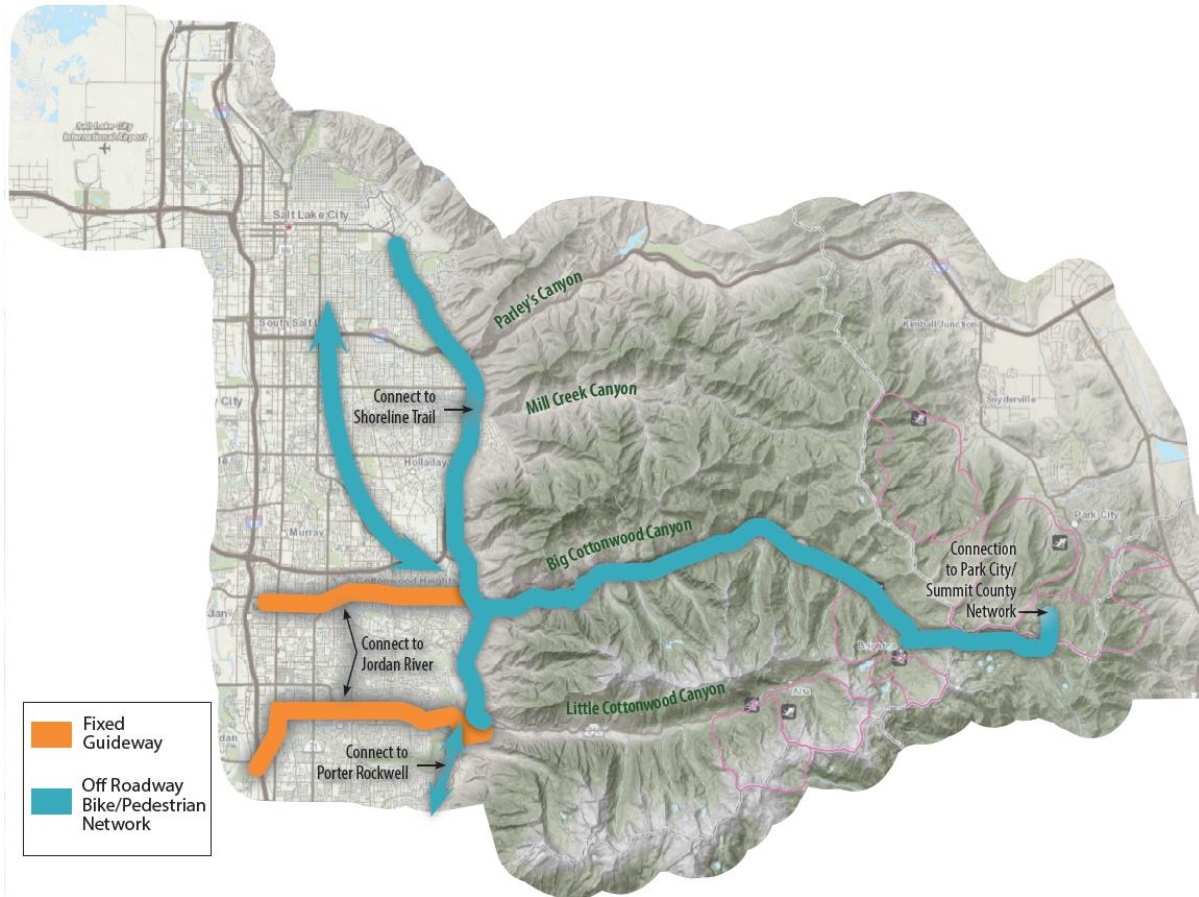


Option B-1



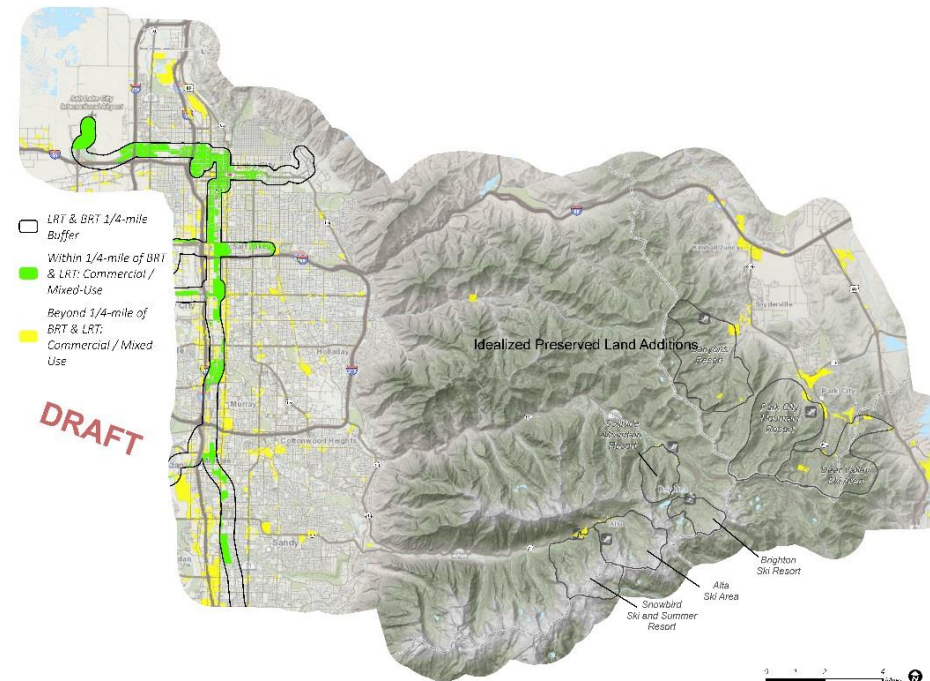
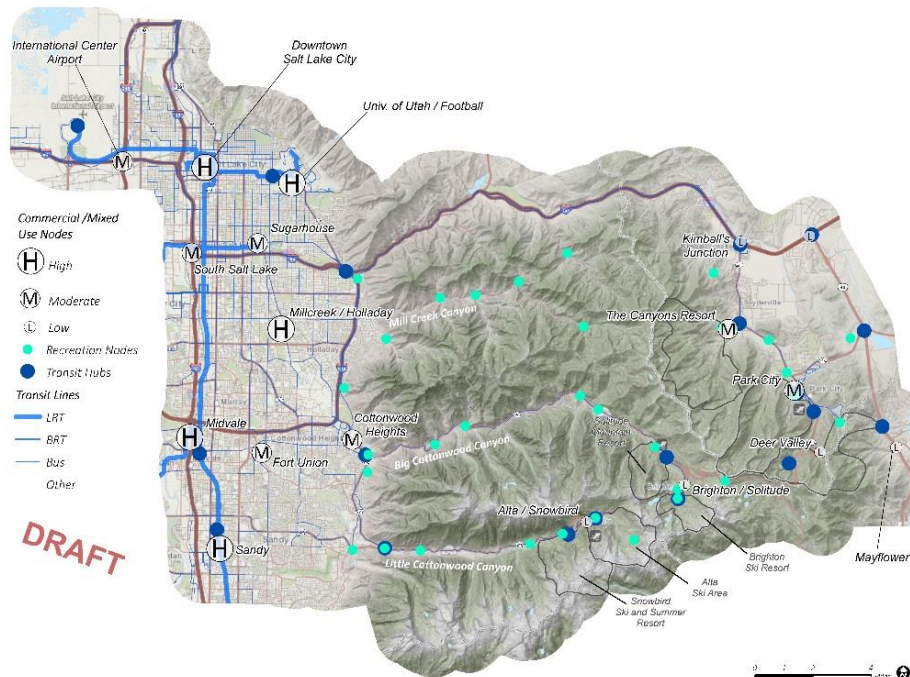
Transportation System Idealized System Concepts

Common Improvements/Policies

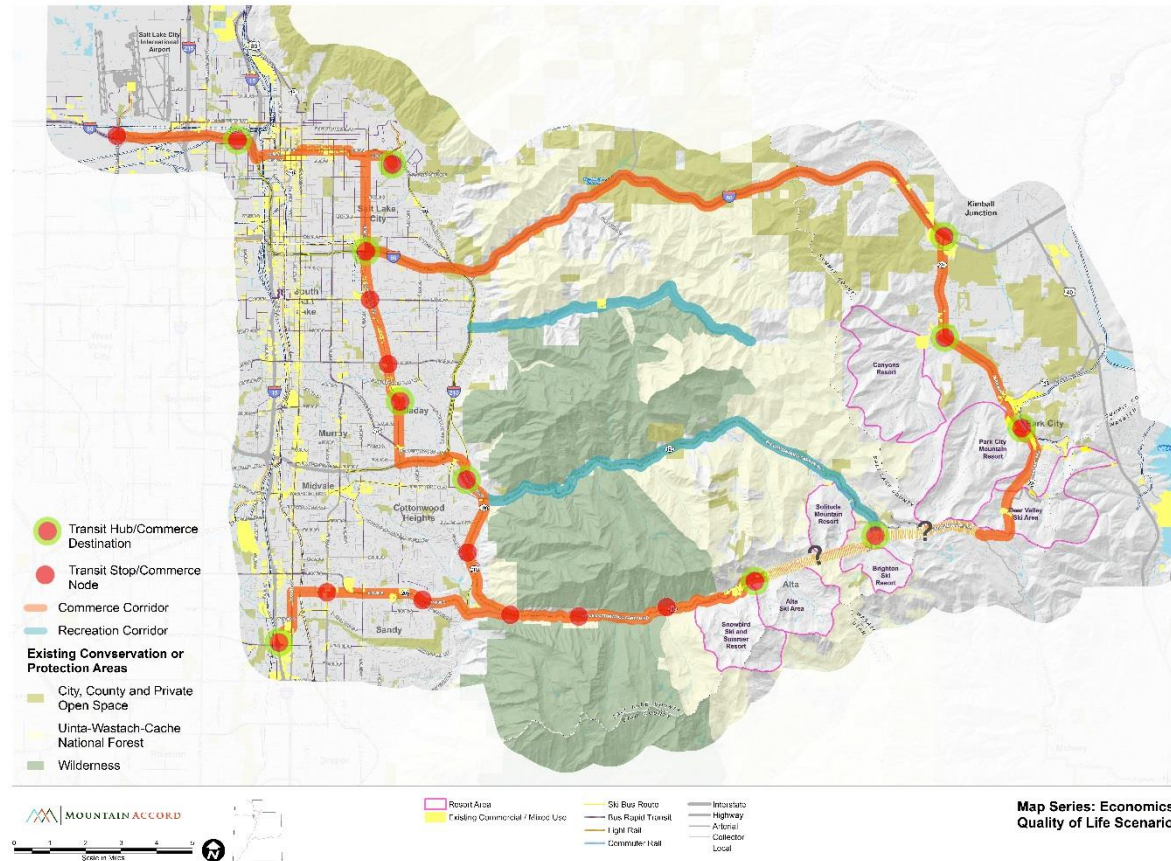


Common Improvements

Economy System Existing Conditions



Economy System Idealized System Concept





City Council Staff Report

Subject: City Property Disposition Resolution-Update
Author: Heinrich Deters
Department: Sustainability
Date: September 4, 2014
Type of Item: Administrative

Summary Recommendations:

Council should review and adopt the attached Resolution on the possible discussion and disposition of City-Owned property. (Attachment I)

Topic/Description:

A property strategic plan for city-owned parcels enables staff and the Council to: 1) use basic, centralized management standards and prioritization for assets that are otherwise managed by various departments of the City; 2) identify long term planning strategies or options, and 3) establish some degree of predictability for property owners adjacent to municipal property. Additionally, the disposition list and associated resolution constitutes public notice that the properties listed may be intended for sale or trade if noted and the City Council may consider the best possible terms of a potential transaction in closed session if necessary pursuant to state law.

Background:

In April 2014, City Council adopted a strategic plan for city- owned parcels with development potential. The intent of the plan was to provide transparency and possible intent of the City's use of available parcels for potential municipal purposes or disposition.

Analysis:

Park City Municipal owns numerous parcels, ranging greatly in acreage and use. These parcels include large open space properties restricted by deed restrictions and conservation easements, all the way to small remnant parcels, real property and dedicated rights of way and various easements. This strategic plan is for property with development potential only. The plan does not contain property restricted as open space by restrictive covenant or has been purchased with open space funds.

Identifying certain properties for possible use for municipal needs, including public works facilities, water facilities and snow storage is a long term planning priority as demands for City services increase, and potential property availability decreases. Conversely, implementation of Council goals and capital projects may be better or more efficiently achieved by selling, leasing or providing easements on city-owned property to a third party or otherwise transferring property to another nonprofit or government entity.

On April 17, 2014 Council provided direction to adopt the existing resolution as provided; however, asked staff to return and include more of the City's property, so Council could better evaluate opportunities for affordable housing options, future planning exercises and other Council goals.

Included in Attachment I, is the updated 2014 disposition list (redline additions) (Exhibit A) and supplemental maps (Exhibit B and C) of City property, service needs and/or possible projects that Council may consider which may require the use of City property in a transactional capacity.

The potential uses identified in the list are intentionally broad and in no way binds Council to future decisions. Prior to action taken with any of the properties identified within the list, staff and Council would adhere to public notification standards for Disposals of Significant Parcels of Real Property as required by State Code and Municipal Code § 2-3-11.

Department Review:

This report has been reviewed by the Sustainability, Planning, Public Works, Transit, Water, Engineering, Executive and Legal Departments.

Alternatives:

A. Approve:

Adopt the attached resolution as attached. **Staff Recommendation**

B. Deny:

Do not adopt the attached resolution as attached.

C. Modify:

Modify the attached resolution as attached.

D. Continue the Item:

Continue the item because more information is required.

E. Do Nothing:

Same as continuance.

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 Impact?				+ Fiscally and legally sound + Well-maintained assets and infrastructure + Engaged and informed citizenry
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	(Select from List)	(Select from List)	(Select from List)	Positive 
Comments:				

Consequences of not taking the recommended action:

A lack of transparency and clarity may be perceived without adoption of a city-owned property disposition list, as well as, notification to discuss matters within closed session

Recommendation:

Council should review and adopt the attached Resolution on the possible discussion and disposition of city-owned property.

Attachment I- Resolution

RESOLUTION ADOPTING A CITY PROPERTY DISPOSITION LIST SEPTEMBER 2014

WHEREAS, the City owns numerous properties with possible uses and/or development potential that may be utilized to attain community goals;

WHEREAS, ongoing strategic planning of municipal assets is in the best interest of the public;

WHEREAS, City Council's goal for an engaged and informed citizenry is a product of transparent government and public notification;

WHEREAS, the growing demand for City services is subject to continual evaluation of asset management.

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

SECTION 1. CITY PROPERTY DISPOSITION LIST. Park City adopts the 'Property disposition list' as attached hereto as Exhibit A.

This Resolution hereby constitutes public notice that the properties listed herein are intended for sale if so noted and the City Council may meet in closed session as allowed by state law to discuss the best possible terms of a potential sale. Any final approval of a sale by the City Council must be done at a regular, open meeting.

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this fourth day of September, 2014.

PARK CITY MUNICIPAL CORPORATION

Mayor Jack Thomas

Attest:

Marci Heil, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

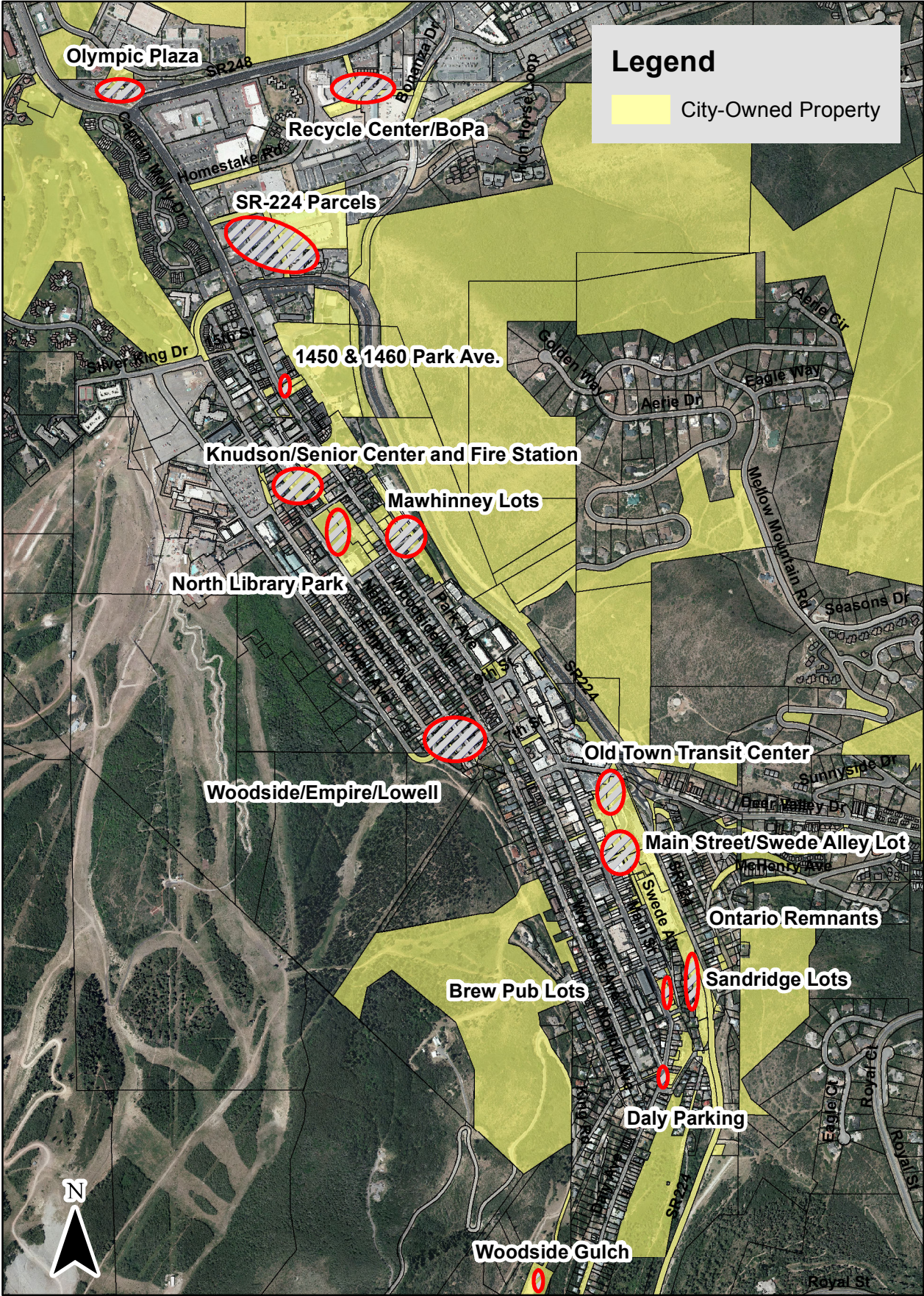
Exhibit A- September 2014 City Property list

Exhibit B & C- Property Maps

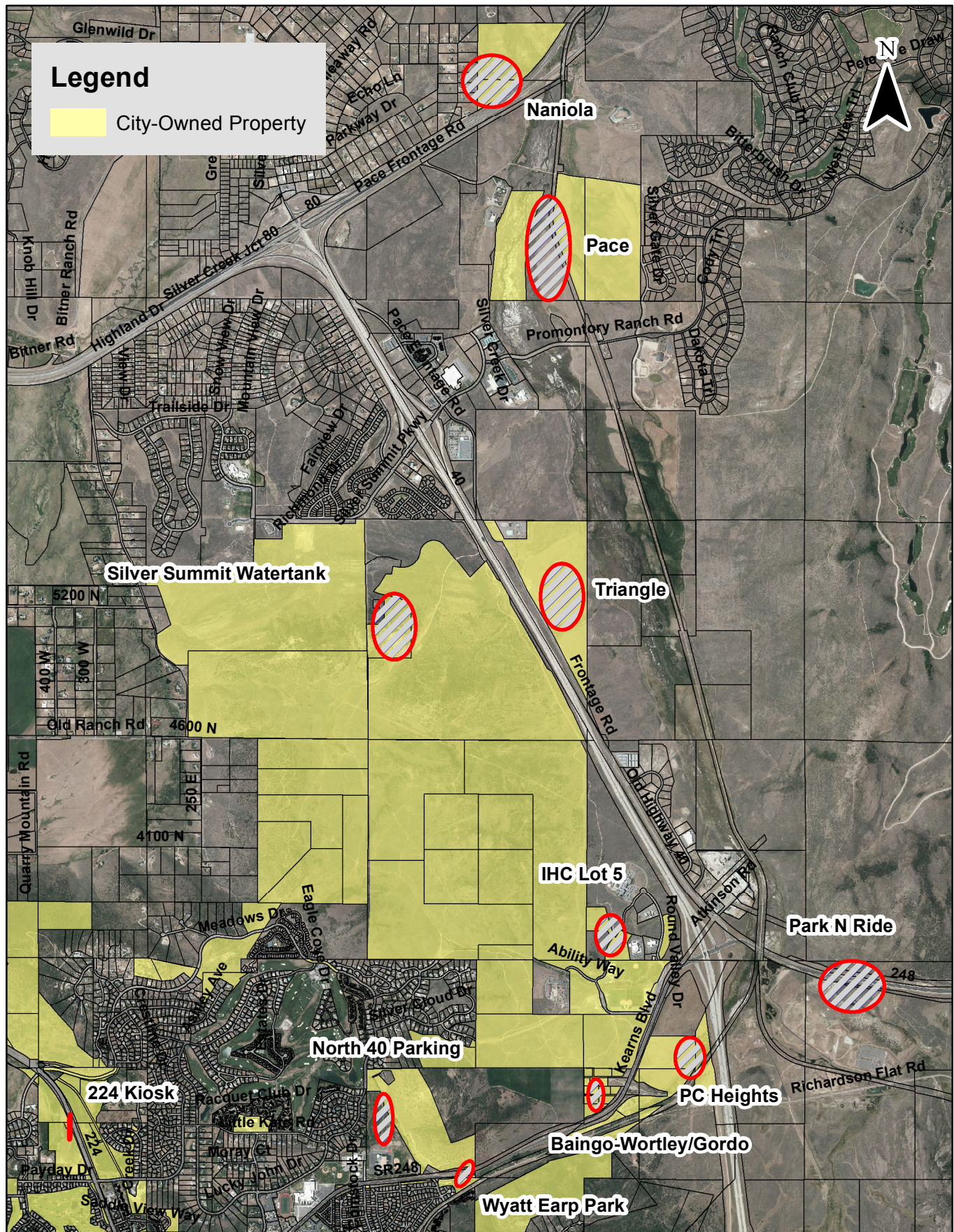
2014 City Property Disposition Resolution- Updated	
Property/Parcels/Acres	Potential Use
Bango-Wortley/Gordo Parcels PC-9-95-X, PC-9-95-M-X, PC-9-95-J-X, PC-9-95-F-X, PC-9-95-G-X, PC-9-95-H-X, PC-9-95-L-X, PC-9-95-K-X, PC-9-95-1-X, PC-9-95-B-X (approx. 14 acres)	Hold/Sell/Trade; PW Storage; Municipal Facility; Inside Soils Ordinance
Woodside/Empire/Lowell NGS-2-X, PC-98-X, PC-322-X, PC-325-X, PC-364-B-X (.07 acre)	Hold/Trade/Sell/Easements
Park and Ride SS-87 (16.25 acres)	Recreation; City Facilities
Brew Pub Parking Lots PC-263-X, PC-264-1-X, PC-265-X, PC-266-X, PC-563-X, PC-261-B-X, PC-563-A-X (.5 acre)	Hold/Trade/Sell; Parking; Park; Inter-modal municipal oriented transit, Housing (Gondola); Inside Soils Ordinance
Old Town Transit Center Marsac Transit Center Sub., PC-476-A-X, PC-476-B-X, PC-730-B-X, PC-426-X, PC-730-A-X (approx. 4 acres)	Inter-modal transit oriented use (gondola, multi-modal transportation/housing); Inside Soils Ordinance
SR-224 Kiosk (.44 acres)	Trailhead Parking
Mawhinney Lots SA-369-X, SA-370-X, SA-371-X, SA-372-X, SA-360-A (1.5 acre)	Skate Park; Parking; City Park; Affordable Housing; Inside Soils Ordinance
Swede Alley/Main Street Lot MPS-3-AM-X, PC-304-A-X, PC-730-S-X, CARR-B-X, PC-127-X, PC-305-X, MAR-SWED-300, PC-147-X, PC-148-C-X (.4 acre)	Hold/ Sell/Trade; Parking; Park; Main Street Improvements
Triangle Parcel SS-57-1-B-X (111 acres)	Hold/Sell/Trade; PW Facility; Open Space; Municipal Facility; Recycle Center
Rio Grande Depot SA-398-X (.01 acre)	Hold/Sell/Trade; Pedestrian Facility; Parking; Inside Soils Ordinance SOLD
North 40 Parking area PCA-98-C-1-X (73 acres)	Recreation, Parking
IHC Lot 5 IHPCMC-5-2AM-X (15 acres)	Hold/Sell/Trade; Recreation; Trails, City Facilities
Naniola/Kivett SS-29-C-X, SS-21-A-X (60 acres)	Hold/Sell/Trade
North Library SA-68-X, SA-72-X (2.5 acres)	Park, Recreation, Affordable Housing
1353 & 1333 Park Ave. Fire Station/Miners Hospital/City Park SA-273-X (.5 acre)	Hold/Sell/Trade; Lower RDA Plan Development; partially inside soils ordinance

Knudson (portions of SA-200, SA-201, SA-202-A-1) 14,624 sq/ft. per purchase agreement), SA-402-C-X	Hold/Sell/Trade; Lower RDA Plan Development
1361 Woodside Ave. Senior Center and parking SA-265-A-X (1.5 acres)	Hold/Sell/Trade; Lower RDA Plan Development
1450 & 1460 Park Ave. Co-Housing RPS-1, RPS-2	Hold/Sell/Trade; Co-Housing Project; Affordable Housing; Inside Soils Ordinance
1951 Woodbine Way Recycling Center/BoPa SS-224-X, SA-224-Z-X (.5 acre)	Hold/Sell/Trade; Bonanza Park Redevelopment; Inside Soils Ordinance
Pace Parcels SS-28-A-1-X, SA-28-A-X (110 acres)	Hold/Sell/Trade; Open Space; Recreation; Snow Storage; Municipal Facility; Agricultural
Sandridge Parcels PC-730-2-X, PC-730-G-X (2 acres)	Hold/Sell/Trade; Parking; Gondola Base; Inside Soils Ordinance
PC Heights Parcel (24 acres)	Hold/Sell/Trade; Open Space; Recreation; Snow Storage; Agricultural
Olympic Plaza (3 acres) SA-224-H-1-X, SCCS-D-X	Hold/Sell/Trade; Walkability and UDOT projects
SR-224 Parcels SA-224-L-9-X, SA-224-L-8-X, SA-224-L-10-X, SA-254-1-X, PAL-1-A-X	Hold/Sell/Trade; Walkability and UDOT projects
Daly Parking PC-259-X	Trade/Lease/Easements
Ontario Remnants PC-509-X, PC-440-B, PC-440-B	Hold/Sell/Trade/Lease/Easements
Wyatt Earp Prospector Park PCA-3-3107-PC-X, PCA-98-B-X	Hold/Sell/Trade/Lease/Easements
Silver Summit Water Tank SS-57-2-A	Hold/Sell/Trade/Lease/Easements
Woodside Gulch PC-S-55-X	Hold/Sell/Trade/Lease/Easements
City Rights of Way as noted in Streets Master Plan	Hold/Sell/Trade/Lease/Easements
City Prescriptive Easements	Hold/Trade/Easements

2014 City-Owned Disposition Properties | Updated



2014 City-Owned Disposition Properties II Updated



City Council Staff Report



Subject: Silver Bird Condominiums at Deer Valley First Amendment - Condominium Plat
Author: Christy J. Alexander, AICP, Planner II
Project Number: PL-14-02322
Date: September 4, 2014
Type of Item: Administrative – Condominium Plat Amendment

Summary Recommendations

Staff recommends the City Council hold a public hearing and consider approving the Silver Bird Condominiums at Deer Valley First Amendment condominium plat for Units 25, 26, 27, 28, 29, and 30, based on the findings of fact, conclusions of law and conditions of approval as stated in the draft ordinance.

Description

Applicant: Mike Johnston, Summit Engineering Group, representative of owners and HOA.
Location: 7379 Silver Bird Drive
Zoning: Residential Development (RD) as part of the Deer Valley MPD
Adjacent Land Uses: Condominium units, hotel, ski terrain of Deer Valley Resort, single family homes.
Reason for Review: Plat amendments require Planning Commission review and City Council action

Proposal

The applicant is requesting to amend the existing Silver Bird Condominiums plat (Exhibit A). The purpose of this condo plat amendment is to convert existing limited common area deck space into private area, so that they can enclose a covered patio and convert it to living space for Units 25, 26, 27, 28, 29 & 30. The patio space is located on Level 1 and Level 2 in all units as shown in Exhibit A. The amendment also extends existing common area deck space to private, so that they can extend the decks on Units 27, 28, 29 & 30. The extended deck space is located on Level 1 and Level 2 for Units 27, 28, & 30 and on Level 1 for Unit 29 as shown in Exhibit A and changes will be reflected in an amendment to their CC&Rs. This amendment also encloses existing hallways and converts them from common area into private space for Units 25 & 29. The enclosed hallways are on Level 1 for both Units 25 & 29.

Background

On April 22, 2014, the applicant submitted an application for the Silver Bird Condominiums at Deer Valley First Amendment condominium plat. The property is located at 7379 Silver Bird Drive in the Residential Development (RD) District.

The applicant wishes to convert existing limited common space into private area,

common area to limited common and common area into private as detailed in the Proposal above.

The Silver Bird Condominiums plat was approved by City Council on October 7, 1982 and recorded at Summit County on October 22, 1982. Silver Bird Condominiums is subject to the 11th Amended Deer Valley Master Plan Development (DVMPD) that allows 6 units for Silver Bird Condominiums. There are 6 existing Silver Bird Condominium units and the proposed amendment does not create additional units. Within the DVMPD, a developer can utilize either the City's Unit Equivalent (UE) formula of 2,000 square feet per or develop the allowed number of units without a stipulated unit size. A total of 6 units were constructed with the allowed number of units per the Eleventh Amended Deer Valley MPD. The Silver Bird Condominiums parcels were developed using allowed number of units without a stipulated unit size. The proposed amendment does not change the number of residential units. No additional parking is required as two spaces are currently provided for each unit and the maximum requirement for condominiums under the LMC is two per dwelling unit. The Planning Commission voted 4-1 on August 13, 2014 to forward a positive recommendation to the City Council. Clay Stuard was the dissenting vote and all of the Commissioners' comments may be found in the attached meeting minutes (Exhibit D).

Analysis

The zoning for the Silver Bird Condominiums within the Deer Valley MPD is Residential Development (RD). The area was part of the original Deer Valley MPD that was zoned RD-MPD during the approval of that Master Planned Development. All six of the residential units are being converted. The square footage of the units being converted change as shown in the table below:

	Private Area
Unit 25	3,310.2 sq. ft.
Unit 26	3,320.38 sq. ft.
Unit 27	3,663.39 sq. ft.
Unit 28	3,356.93 sq. ft.
Unit 29	3,453.13 sq. ft.
Unit 30	3,475.87 sq. ft.

The property is subject to the following criteria:

	Permitted through MPD/CUP	Proposed
Height	35' + an additional 5' for a pitched roof	No changes are proposed.
Setbacks	Per the record of survey plat.	No changes are proposed.
Allowed Units	6 units	No changes are proposed.
Parking	1.5 spaces/unit	No changes are proposed.

Good Cause

Planning Staff finds there is good cause for this condominium plat amendment to allow the owners to utilize the covered patio spaces as living area and extend deck spaces without increasing the building footprint or parking requirements, consistent with provisions of the Deer Valley MPD. Staff finds that the plat will not cause undo harm to adjacent property owners and all future development will be reviewed for compliance with requisite Building and Land Management Code.

Department Review

This project has gone through an interdepartmental review. There were no issues raised by any of the departments or service providers regarding this proposal that have not been addressed by the conditions of approval.

Notice

The property was posted and notice was mailed to property owners within 300 feet on June 25, 2014 in accordance with the requirements in the LMC. Legal notice was also published in the Park Record and on the public notice website in accordance with the requirements of the LMC.

Public Input

Staff has not received public input on this application at the time of this report. Public input may be taken at the regularly scheduled City Council meeting scheduled for September 4, 2014.

Process

Approval of this application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18. A Building Permit is publicly noticed by posting of the permit.

Alternatives

- The City Council may approve the Silver Bird Condominiums at Deer Valley First Amendment condominium plat as conditioned or amended; or
- The City Council may deny the condominium plat amendment and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the condominium plat amendment to a date certain and provide direction to the applicant and/or staff to provide additional information necessary to make a decision on this item.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation

The proposed condominium plat amendment would not be recorded and these units will remain as is. The decks will not be allowed to be extended nor covered.

Recommendation

Staff recommends the City Council hold a public hearing and consider approving the Silver Bird Condominiums at Deer Valley First Amendment condominium plat for Units

25, 26, 27, 28, 29 & 30, based on the findings of fact, conclusions of law and conditions of approval as stated in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance with Proposed Plat

Exhibit B – Vicinity Map/Aerial Photograph/Streetscape Images

Exhibit C – Existing Plat

Exhibit D – Planning Commission Meeting Minutes from August 13, 2014

Exhibit A – Draft Ordinance with Proposed Plat

Ordinance 14-

AN ORDINANCE APPROVING THE SILVER BIRD CONDOMINIUMS AT DEER VALLEY FIRST AMENDMENT CONDOMINIUM PLAT, LOCATED AT 7379 SILVER BIRD DRIVE, PARK CITY, UTAH.

WHEREAS, the owners of the property known as the Silver Bird Condominiums at Deer Valley, located at 7379 Silver Bird Drive, have petitioned the City Council for approval of the Silver Bird Condominiums at Deer Valley First Amendment condominium plat to convert existing limited common area deck space into private area for Units 25, 26, 27, 28, 29 & 30. The amendment also extends existing common area deck space to private on Units 27, 28, 29 & 30. This amendment also encloses and converts existing hallways from common area into private space for Units 25 & 29; 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 according to the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on August 13, 2014, to receive input on the proposed amended condominium plat;

WHEREAS, on August 13, 2014, the Planning Commission forwarded a positive recommendation to the City Council; and,

WHEREAS, on September 4, 2014, the City Council held a public hearing on the proposed amended condominium plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed Silver Bird Condominiums at Deer Valley First Amendment condominium plat to allow the owners to utilize covered patio space as living area, increase existing deck space, and enclose existing hallways without increasing the building footprint or parking requirements, consistent with provisions of the Deer Valley MPD, as amended (11th Amended MPD).

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Silver Bird Condominiums at Deer Valley First Amendment condominium plat, as shown in Exhibit A, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 7379 Silver Bird Drive within the Residential Development (RD) District and is subject to the Eleventh Amended Deer Valley MPD (DVMPD).
2. Within the DVMPD, a project can utilize either the City's Unit Equivalent (UE) formula of 2,000 square feet per UE or develop the allowed number of units without a stipulated unit size.
3. A total of 6 units were constructed with allowed number of units per the Eleventh Amended Deer Valley MPD. The Silver Bird Condominiums parcels are all included in the 11th Amended Deer Valley Master plan and are developed using allowed number of units without a stipulated unit size.
4. Silver Bird Condominiums record of survey plat was approved by City Council on October 7, 1982 and recorded at Summit County on October 22, 1982.
5. On April 22, 2014, the applicants submitted an application for a condominium plat amendment to convert limited common deck space to private area for Units 25, 26, 27, 28, 29 & 30, so that they can enclose a covered patio and convert it to living space. Units 27, 28, 29, & 30 request to convert common area deck space to private so that they can extend their deck. Units 25 & 29 request to enclose existing hallways and convert them from common area into private space.
6. The application was deemed complete on May 8, 2014.
7. The square footage of the six units being converted is as follows: Unit 25 private area: 3,310.2 sq. ft.; Unit 26 private area: 3,320.38 sq. ft.; Unit 27 private area: 3,663.39 sq. ft.; Unit 28 private area: 3,356.93 sq. ft.; Unit 29 private area: 3,453.13 sq. ft.; Unit 30 private area: 3,475.87 sq. ft.
8. The Silver Bird Condominiums parcels were developed using allowed number of units without a stipulated unit size. The amendment does not change the number of residential units.
9. The plat amendment does not increase the parking requirements for these units.
10. The HOA received 100% approval to convert these units.
11. The findings in the analysis section are incorporated herein.

Conclusions of Law:

1. There is good cause for this condominium plat amendment.
2. The amended condominium plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. The amended condominium plat is consistent with the 11th Amended and Restated Deer Valley Master Planned Development.
4. Neither the public nor any person will be materially injured by the proposed condominium plat amendment.
5. Approval of the condominium 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:

1. The City Attorney and City Engineer will review and approve the final form and content of the amended condominium plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the condominium plat.
2. The applicant will record the amended condominium plat 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 condominium plat will be void, unless a

complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. All conditions of approval of the Silver Bird Condominiums at Deer Valley condominium plat shall continue to apply.

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

PASSED AND ADOPTED this ___ day of _____, 2014.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

Marci Heil, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

EXHIBIT A

CONDOMINIUM PLAT
SILVER BIRD CONDOMINIUMS
AT DEER VALLEY
FIRST AMENDMENT
-A UTAH CONDOMINIUM PROJECT-

A PARCEL OF LAND LOCATED
IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

LEGAL DESCRIPTION OF SILVER BIRD CONDOMINIUMS AT DEER VALLEY

BEGINNING AT A POINT WHICH LIES EAST 566.74 FEET AND SOUTH 385.26 FEET FROM THE SOUTHWEST CORNER OF SECTION 22 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 55°00'00" WEST 208.11 FEET TO A POINT ON A 125.00 FOOT RADIUS CURVE TO THE LEFT; THEN ALONG THE ARC OF SAID 125.00 FOOT RADIUS CURVE TO THE LEFT 118.55 FEET (LONG CHORD BEARS NORTH 1°00'10" EAST 114.16 FEET); THENCE NORTH 26°10'00" WEST 157.00 FEET; THENCE NORTH 63°50'00" EAST 61.00 FEET; THENCE SOUTH 65°22'36" EAST 81.07 FEET; THENCE NORTH 70°30'00" EAST 60.00 FEET; THENCE SOUTH 19°30'00" EAST 157.89 FEET TO THE POINT OF BEGINNING, CONTAINING 0.807 ACRES, 8 UNITS.

SURVEYOR'S CERTIFICATE

I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE 145796 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED ABOVE, AND HAVE AMENDED SAID CONDO UNITS AS SHOWN HEREON. I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAT AMENDMENT IS A CORRECT REPRESENTATION OF THE PROPERTY SURVEYED, AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW AND AS SPECIFIED IN SECTION 57-B-13 OF CHAPTER 8 OF THE CONDOMINIUM OWNERSHIP ACT, UTAH CODE TITLE 57.

SURVEYOR'S SEAL

BING CHRISTENSEN
PROFESSIONAL LAND SURVEYOR

DATE

OWNER'S CONSENT TO RECORD - UNIT 26

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF UNIT 26 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, CERTIFY THAT I CAUSED THIS PLAT AMENDMENT TO BE PREPARED, AND DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

BY: _____
JOHN C. MURPHY, TRUSTEE
THE MURPHY FAMILY TRUST

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

ON THIS ____ DAY OF _____, 2014, PERSONALLY APPEARED BEFORE ME JOHN C. MURPHY, WHO BEING DULY SWORN, DID SAY THAT HE IS THE OWNER OF UNIT 26 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, AND DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

OWNER'S CONSENT TO RECORD - UNIT 29

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF UNIT 29 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, CERTIFY THAT WE CAUSED THIS PLAT AMENDMENT TO BE PREPARED, AND DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

BY: _____
DAVID C. OXMAN, TRUSTEE
THE SILVER BIRD 29 TRUST

BY: _____
PHYLLIS S. OXMAN, TRUSTEE
THE SILVER BIRD 29 TRUST

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

ON THIS ____ DAY OF _____, 2014, PERSONALLY APPEARED BEFORE ME DAVID C. OXMAN & PHYLLIS S. OXMAN, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE TRUSTEES OF THE SILVER BIRD 29 TRUST AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, AND DULY ACKNOWLEDGED TO ME THAT THEY EACH SIGNED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

PLAT NOTES

- THIS PLAT REPRESENTS AN AMENDMENT OF UNITS 25, 26, 27, 28, 29, & 30 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER (RECORDATION NUMBER 197341.) THIS AMENDMENT CONVERTS ALL EXISTING LIMITED COMMON AREA SPACE INTO PRIVATE AREA FOR UNITS 25, 26, 27, 28, 29, & 30. THE SPACE BEING CONVERTED IS LOCATED ON LEVEL 1 AND LEVEL 2 IN ALL UNITS (25, 26, 27, 28, 29, & 30 AS NOTED AND SHOWN HEREON).
- THIS PLAT ALSO REPRESENTS AN AMENDMENT OF UNITS 27, 28, 29, & 30 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER (RECORDATION NUMBER 197341.) THIS AMENDMENT EXTENDS EXISTING COMMON AREA DECK SPACE OF UNITS 27, 28, 29, & 30. THE EXTENDED DECK SPACE IS LOCATED ON LEVEL 1 AND LEVEL 2 FOR UNITS 27, 28, & 30 AND ON LEVEL 1 FOR UNIT 29 AS NOTED AND SHOWN HEREON.
- THIS PLAT ALSO REPRESENTS AN AMENDMENT OF UNITS 25 & 29 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER (RECORDATION NUMBER 197341.) THIS AMENDMENT ENCLOSES EXISTING HALLWAYS AND CONVERTS THEM FROM COMMON AREA INTO PRIVATE SPACE FOR UNITS 25 & 29. THE ENCLOSED HALLWAYS ARE ON LEVEL 1 FOR BOTH UNITS 25 & 29.
- COVENANTS, CONDITIONS, RESTRICTIONS, REQUIREMENTS, EASEMENTS, OR ITEMS PREVIOUSLY ASSOCIATED WITH THE PROPERTY DESCRIBED HEREON REMAIN IN EFFECT. ALL REQUIREMENTS SET FORTH TO THIS AMENDMENT ARE IN ADDITION TO PREVIOUSLY ASSOCIATED ITEMS.
- ALL CONDITIONS OF APPROVAL OF THE DEER VALLEY RESORT 10TH AMENDED AND RESTATED LARGE SCALE MPD AND THE SECOND AMENDED SILVER BIRD CONDOMINIUMS AT DEER VALLEY SHALL CONTINUE TO APPLY.
- THIS CONDOMINIUM PROJECT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN ORDINANCE 12-19.
- THE UNITS OF THIS CONDOMINIUM ARE SERVED BY A COMMON PRIVATE LATERAL WASTEWATER LINE. THE SILVER BIRD CONDOMINIUMS AT DEER VALLEY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR OWNERSHIP, OPERATION, AND MAINTENANCE OF ALL COMMON PRIVATE LATERAL WASTEWATER LINES.

OWNER'S CONSENT TO RECORD - H.O.A.

KNOW ALL MEN BY THESE PRESENT THAT SILVER BIRD CONDOMINIUM OWNERS ASSOCIATION (THE ASSOCIATION), THE AUTHORIZED REPRESENTATIVE OF ALL OF THE UNIT OWNERS HOLDING AT LEAST A TWO-THIRDS OWNERSHIP INTEREST IN THE COMMON AREA AND FACILITIES OF THE PROJECT PURSUANT TO THE PROVISIONS OF SECTION 27 OF THE DECLARATION OF CONDOMINIUM OF THE SILVER BIRD CONDOMINIUMS AT DEER VALLEY, CERTIFIES THAT IT HAS APPROVED THIS PLAT AMENDMENT TO BE PREPARED, AND ON BEHALF OF ALL OF THE UNIT OWNERS DOES HEREBY CONSENT TO THE RECORDATION OF THE PLAT.

SILVER BIRD CONDOMINIUM OWNERS ASSOCIATION
A UTAH NON-PROFIT CORPORATION

BY: _____
BRUCE S. MORRA, PRESIDENT

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

ON THIS ____ DAY OF _____, 2014, PERSONALLY APPEARED BEFORE ME BRUCE S. MORRA, WHO BEING DULY SWORN, DID SAY THAT HE IS PRESIDENT OF SILVER BIRD CONDOMINIUM OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION, AND DULY ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO SIGN THE FOREGOING INSTRUMENT ON BEHALF OF THE CORPORATION, AND FURTHER ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

OWNER'S CONSENT TO RECORD - UNIT 27

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF UNIT 27 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, CERTIFY THAT I DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

BY: _____
RONALD SCOTT MICHAL

BY: _____
ELEANOR MICHAL

BY: _____
WESLEY MILLICAN

BY: _____
KRISTIE MILLICAN

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

ON THIS ____ DAY OF _____, 2014, PERSONALLY APPEARED BEFORE ME RONALD SCOTT MICHAL, WHO BEING DULY SWORN, DID SAY THAT HE IS THE OWNER OF UNIT 27 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, AND DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

OWNER'S CONSENT TO RECORD - UNIT 30

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF UNIT 30 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, CERTIFY THAT I DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

BY: _____
ROBERT E. WARD

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF UNIT 30-A AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, CERTIFY THAT I DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

BY: _____
PHILIP A. SULLIVAN

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

ON THIS ____ DAY OF _____, 2014, PERSONALLY APPEARED BEFORE ME ROBERT E. WARD, WHO BEING DULY SWORN, DID SAY THAT HE IS THE OWNER OF UNIT 30 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, AND DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

ON THIS ____ DAY OF _____, 2014, PERSONALLY APPEARED BEFORE ME PHILIP A. SULLIVAN, WHO BEING DULY SWORN, DID SAY THAT HE IS THE OWNER OF UNIT 30-A AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, AND DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

RECORDING INFORMATION

PARK CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION THIS 4TH DAY OF APRIL, 2014.

CHAIR

PARK CITY ENGINEER

THIS PLAT IS IN CONFORMANCE WITH THE INFORMATION IN FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPT. ON THIS ____ DAY OF _____, 2014.

169

CITY ENGINEER

SNYDERVILLE BASIN
WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ____ DAY OF _____, 2014.

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

PARK CITY ATTORNEY

APPROVED AS TO FORM ON THIS ____ DAY OF _____, 2014.

CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL ON THE ____ DAY OF _____, 2014.

MAYOR

CERTIFICATE OF ATTEST

I CERTIFY THAT THIS PLAT AMENDMENT WAS APPROVED BY THE PARK CITY COUNCIL ON THE ____ DAY OF _____, 2014.

CITY RECORDER

RECORDER

ENTRY NO. ____ BOOK ____ PAGE ____

STATE OF UTAH, COUNTY OF SUMMIT

DATE: ____

RECORDED AT THE REQUEST OF ____

SUMMIT COUNTY RECORDER



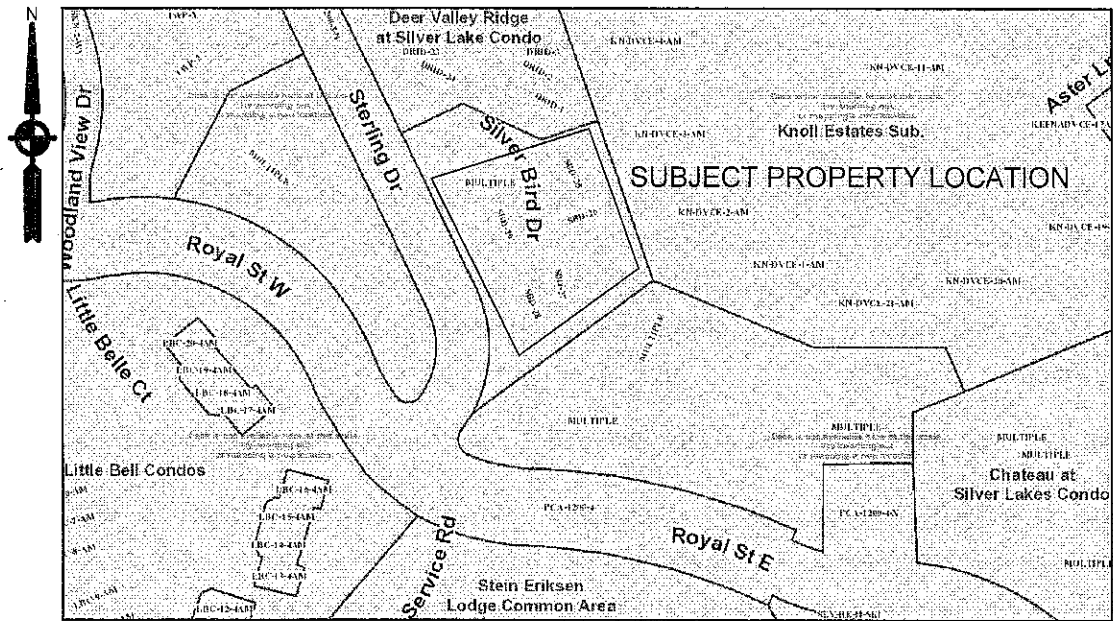
EXHIBIT B

CONDOMINIUM PLAT
SILVER BIRD CONDOMINIUMS
AT DEER VALLEY
FIRST AMENDMENT
-A UTAH CONDOMINIUM PROJECT-

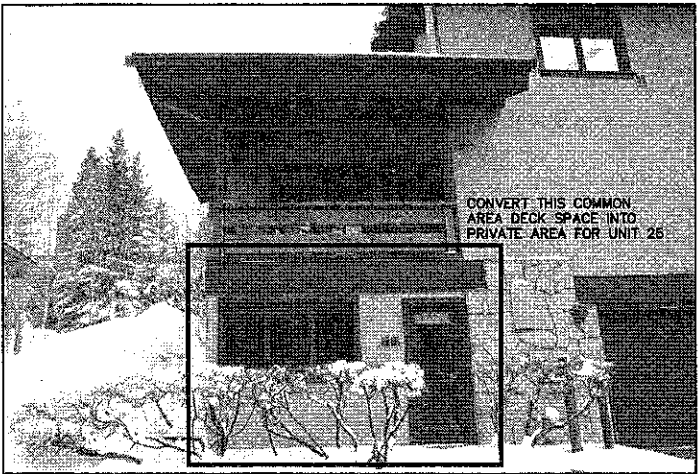
A PARCEL OF LAND LOCATED
IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH



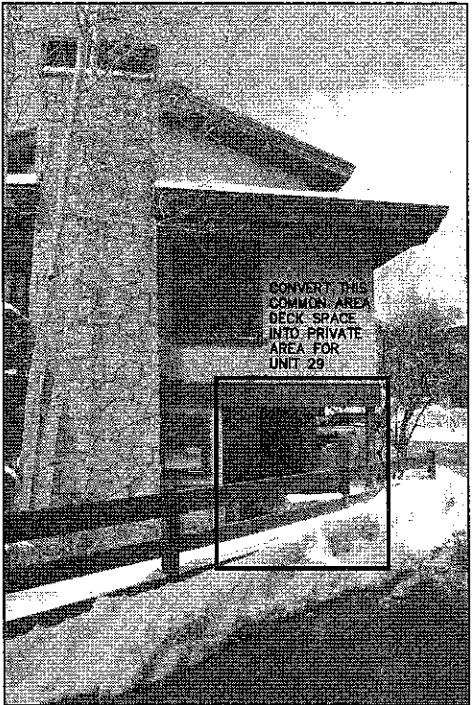
AERIAL PHOTO OF SUBJECT PROPERTY



SURROUNDING PROPERTIES MAP



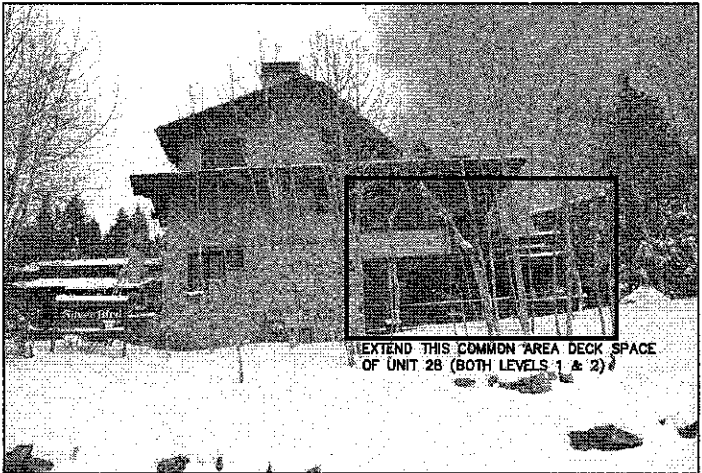
UNIT 25 WEST VIEW



UNIT 29 SOUTH VIEW

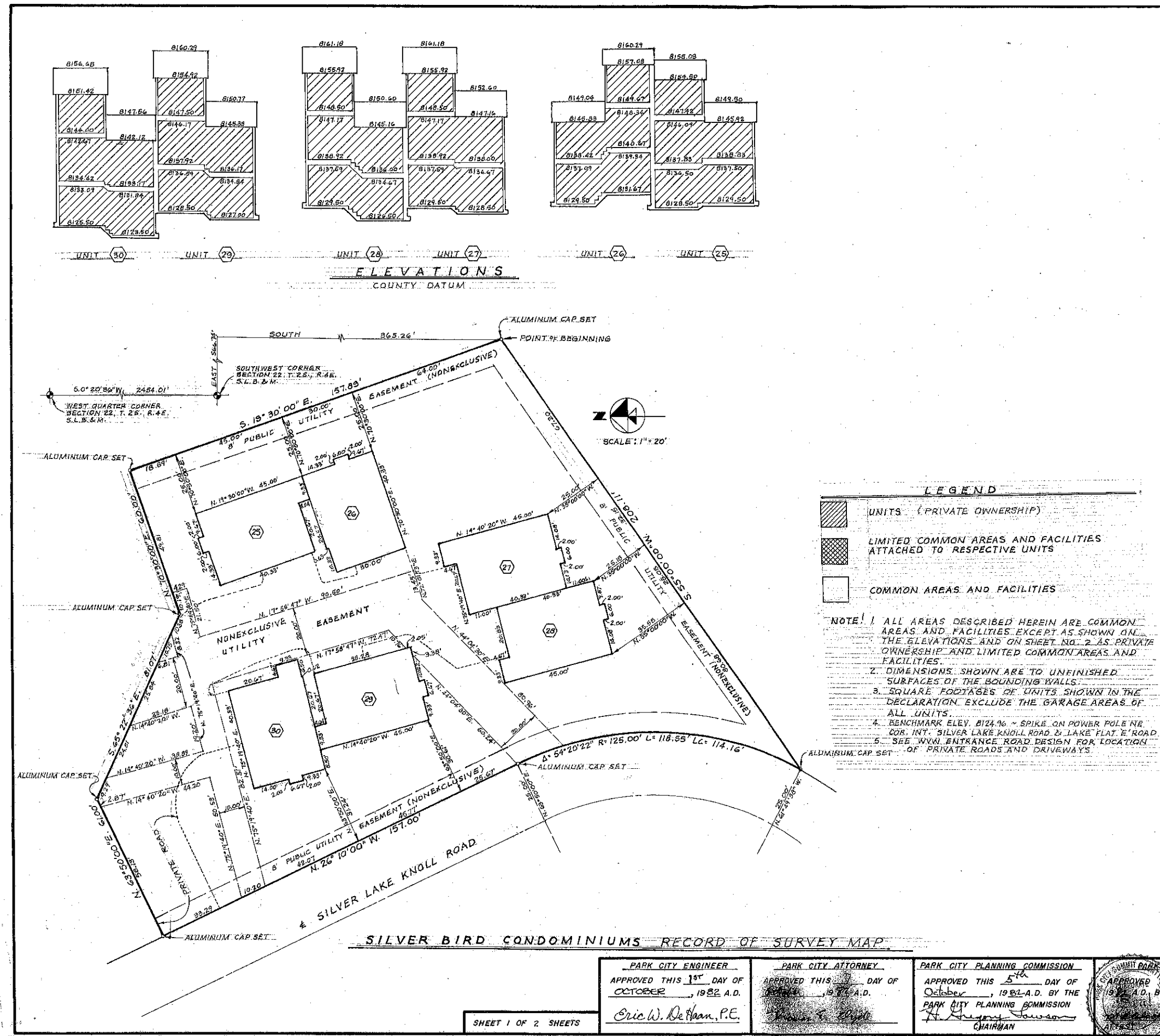


UNIT 30 NORTH VIEW



UNIT 28 WEST VIEW

EXHIBIT C - EXISTING PLAT



SURVEYOR'S CERTIFICATE

I, Patrick C. Alsop, do hereby certify that I am a registered Land Surveyor holding certificate No. 4609 as prescribed by the laws of the State of Utah. I further certify that by the authority of the Owners I have made a survey of the tract of land shown on this Record of Survey Map and described below, and that the description correctly describes the land surface upon which there has been constructed

SILVER BIRD CONDOMINIUMS

I further certify that this Record Of Survey Map is accurate and has been prepared in compliance with the provisions of the Utah Condominium Ownership Act, and that building specifications shown on this Map are true and correct.

COURSE		DIST.		DESCRIPTION
EAST		564.74		BEGINNING AT A POINT WHICH LIES
SOUTH		365.26		FEET AND
				FEET FROM THE SOUTHWEST CORNER OF SECTION 22
				T. 2 S., R. 4 E., SALT LAKE BASE AND MERIDIAN;
				AND RUNNING THENCE
S. 55° 00' 00" W.		208.11		FEET TO A POINT ON A 125.00 FOOT RADIUS CURVE
				TO THE LEFT; THENCE ALONG THE ARC OF SAID 125.00
				FOOT RADIUS CURVE TO THE LEFT, 118.85 FEET (LONG
				CHORD BEARS N. 1° 00' 10" E., 114.16 FEET); THENCE
N. 26° 10' 00" W.		157.00		FEET; THENCE
N. 63° 50' 00" E.		41.00		FEET; THENCE
S. 65° 22' 36" E.		.8107		FEET; THENCE
N. 70° 30' 00" E.		60.00		FEET; THENCE
S. 19° 30' 00" E.		157.89		FEET TO THE POINT OF BEGINNING
				CONTAINS 0.807 ACRES, 6 UNITS

OWNER'S CERTIFICATE OF CONSENT TO RECORD AND DEDICATION

Know all men by these presents that we the undersigned Owners of the above described tract of land have caused a survey to be made and this Record Of Survey Map to be prepared, do hereby consent to the recordation of this Map in accordance with the Utah Condominium Ownership Act, and do hereby dedicate the nonexclusive public utility easements shown thereon for the perpetual use of the public. In witness whereof we have hereunto set our hands this day of September, 1982 A.D.

SILVER BIRD CORPORATION, a Utah corporation
By Christopher J. Sumner, President
By Daniel N. Balin, Secretary

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH } S.S.
County of Summit }
On the 17th day of September, A.D., 1982, personally appeared before me Christopher J. Sumner and Daniel N. Balin who being by me duly sworn or affirmed, did say that they are the President and Secretary of Silver Bird Corporation and that the above Owner's Certificate of Consent to Record and Dedication was signed in behalf of said Corporation by authority of the Board of Directors and the said Christopher J. Sumner and Daniel N. Balin acknowledged to me that said Christopher J. Sumner and Daniel N. Balin executed the same.

my commission expires 9-19-85
Robert A. Owen
notary public residing in Salt Lake City, Utah

SILVER BIRD CONDOMINIUMS - A UTAH CONDOMINIUM PROJECT
PART OF THE NORTHWEST QUARTER OF SECTION 27, T. 2 S., R. 4 E.

PARK CITY ENGINEER
APPROVED THIS 15th DAY OF OCTOBER, 1982 A.D.
Eric W. DeHaan, P.E.

PARK CITY ATTORNEY
APPROVED THIS 17th DAY OF SEPTEMBER, 1982 A.D.
[Signature]

PARK CITY PLANNING COMMISSION
APPROVED THIS 5th DAY OF OCTOBER, 1982 A.D. BY THE PARK CITY COUNCIL
[Signature]
CHAIRMAN

RECORDED NO. 197341
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF Summit County Title Co.
DATE 10-22-82 TIME 12:15 BOOK PAGE
\$23.00
FEE
Hilda Springer
SUMMIT COUNTY RECORDER

EXHIBIT C - EXISTING PLAT



PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
AUGUST 13, 2014

COMMISSIONERS IN ATTENDANCE:

Chair Nann Worel, Preston Campbell, Stewart Gross, John Phillips, Clay Stuard

EX OFFICIO:

Planning Manager Kayla Sintz; Francisco Astorga, Planner; Christy Alexander, Planner;
Kirsten Whetstone Polly Samuels McLean, Assistant City Attorney

=====

REGULAR MEETING

ROLL CALL

Chair Worel called the meeting to order at 5:35 p.m. and noted that all Commissioners were present except for Commissioners Strachan and Joyce who were excused.

ADOPTION OF MINUTES

July 23, 2014

MOTION: Commissioner Stuard moved to APPROVE the minutes of July 23, 2014 as written. Commissioner Gross seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC INPUT

There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Planning Manager Sintz asked the Planning Commission to consider canceling the September 10, 2014 Planning Commission meeting, since several of the Staff would be leaving for City Tour on September 11th. Chair Worel stated that she was unable to attend on September 10th and would have to miss the meeting regardless. The Planning Commission concurred with canceling the meeting. Planning Manager Sintz clarified that the Planning Commission would only have one meeting in September.

Commissioner Stuard noted from the Staff report that the Silver Bird application was being represented by Mike Johnston with Summit Engineering. He disclosed that he has

4. Approval of the condominium 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 – 333 Main Street

1. The City Attorney and City Engineer will review and approve the final form and content of the condominium plat for compliance with State law, the Land Management Code, the recorded subdivision plat, and any conditions of approval, prior to recordation of the plat.
 2. The applicant will record the condominium plat 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, unless an extension request is made in writing prior to the expiration date and the extension is granted by the City Council.
 3. All conditions of approval of the 333 Main Street Subdivision plat and approved Historic District Design Review shall continue to apply.
 4. All new construction at this property shall comply with applicable building and fire codes and any current non-compliance issues for tenant spaces, such as ADA access and bathrooms, emergency access, etc. shall be addressed prior to building permit issuance.
 5. Access easements for all required access to the south tunnel for commercial units and access from the Main Street level to Commercial Unit C-1, shall be recorded prior to plat recordation in order to provide perpetual ADA access to Commercial Unit C-1 from Main Street and to provide required access to the south tunnel. Recording information shall be provided on the plat prior to recordation.
 6. Easement agreements between the City and the Property Owner regarding the south and north tunnels shall be reviewed and any required revisions to address tunnel access, utilities, maintenance, etc. shall be made. The amended agreements shall be recorded prior to or concurrent with the Commercial plat and recording information shall be provided on the plat.
3. **7379 Silver Bird Drive, Silver Bird Condominiums at Deer Valley First Amendment - Condominium Plat Amendment** (Application PL-14-02322)

Planner Alexander reviewed the request to amend the existing Silver Bird Condominiums Plat. The purpose of the plat amendment is to convert the existing limited common area deck space into private area in order to enclose a covered patio and convert it to living

space for Units 25, 26, 27, 28, 29 and 30; and also to extend existing common area deck space into private to extend the decks on Units 27, 28, 29 and 30, as well as enclosing existing hallways and converting them from common area into private space for Units 25 and 29. The plat is subject to the 11th Amended Deer Valley Master Plan Development, which allows six units for the Silver Bird Condominiums without stipulating the unit size.

Planner Alexander noted that this same conversion of space has been done in other condominium plat amendments. The Staff found no issues with this request and recommended that Planning Commission conduct a public hearing and forward a positive recommendation to the City Council.

Michael Johnston, an engineer, stated that he was representing the HOA and all six of the owners in this condominium plat. Mr. Johnston noted that this plat amendment would clean up a number of issues that were overlooked in the past, since many of the spaces have already been filled in with private ownership and made into interior living space.

Commissioner Stuard stated that most of the condominium plat amendments that came before the Planning Commission dealt with the removal of interior walls. Since his time on the Planning Commission, this was the first time they were being asked to approve a plat amendment to convert exterior deck space and patios into living space. Commissioner Stuard asked Mr. Johnston to elaborate on the types of improvements being considered and what affect it would have on the building mass and appearance.

Mr. Johnston stated that he was called to look at a unit where the owner wanted to infill their patio. He thought it would be easy until he looked at the plat and found that the patio was limited common space. He informed the owner that if they infill the patio they would still not own it. The owner pointed to another unit and indicated that the owner of that unit had already filled in their patio. Mr. Johnston also noted on the plat that this owner, as well as other owners, had already filled in hallways that were considered common space on the original plat. The problem is that the owners do not technically own the spaces they have infilled. He noted that there are only six units in the condominium association and the six owners met to talk about this issue. Mr. Johnson stated that two other condo owners want to rebuild their decks. The decks are failing and one owner wants to add a hot tub. The decks are also considered limited common area.

Mr. Johnston explained that the six owners decided to apply for one plat amendment to clean up all the issues at one time. He remarked that numerous inconsistencies are part of this plat amendment, as well as the decks. The owners would like to make all of their decks private. It would not mean that the decks would be enclosed, and no one at this point was proposing to enclose open air decks. The owners were only enclosing the decks that are covered by other portions of the building. The Condominium Association no

longer wants the ownership or maintenance of individual decks, which is why the decks were included in this plat amendment request. Mr. Johnston reiterated that two owners want to rebuild their decks, and one of the decks already extends outside of the space delineated for the deck. The other unit has a 45 degree rounded deck and the owner wants to square it off and extend it out four feet. All the other owners agreed that it was a good idea and encouraged the owner to carry out his plans. Mr. Johnston pointed out that those types of improvements would technically not be allowed because it is considered limited common space.

Mr. Johnston emphasized that none of the owners anticipate enclosing the decks. If they wanted to enclose them in the future, they would have to submit building plans for Planning and Building Department review, and the architectural aesthetics would have to be approved by the HOA for compliance with the HOA architectural guidelines.

Commissioner Stuard appreciated the clean-up items. His concern was more with the deck enclosures and who would oversee the compatibility of the construction. Planner Alexander stated that the plan would be reviewed by the Planning and Building Departments when the owner applies for a building permit. Commissioner Stuard noted that some of the decks extend beyond the bearing line of the roof above them. If those were to be enclosed, there would still be a piece of deck sticking out into nowhere. He understood that would be addressed during the construction plans process, but he thought it should be addressed in the plat amendment.

Mr. Johnston stated that the decks are minor; however, if someone wanted to enclose a deck and it was approved through the HOA architectural review, the roof would be extended. Mr. Johnston believed that enclosing the deck would not make a difference in the massing of the building. Mr. Stuard remarked that the open decks provide articulation to the building that would be lost if the decks are enclosed. Mr. Johnston agreed.

Chair Worel opened the public hearing.

There were no comments.

Chair Worel closed the public hearing.

MOTION: Commissioner Phillips moved to forward a POSITIVE recommendation to the City Council for the Silver Bird Condominiums at Deer Valley First Amendment Condominium Plat for Units 25, 26, 27, 28, 29 and 30, based on the Findings of Fact, Conclusions of Law and Conditions of Approval as stated in the draft ordinance. Commissioner Gross seconded the motion.

Commissioner Stuard asked Mr. Johnston if his clients would be opposed to a condition of approval that addressed his concern about the design if the exterior decks are enclosed. Mr. Johnston did not believe his clients would be opposed, depending on the wording of the condition. He asked if Commissioner Stuard could suggest language. Mr. Johnston stated that based on his experience with past projects, the owners are particular in making sure that any construction or improvements meet the HOA architectural guidelines in terms of form, materials and color. Mr. Stuard asked if some of the decks have already been enclosed with stucco exterior walls. Mr. Johnston answered yes. He was unsure when that occurred because he had not noticed it until it was pointed out.

Commissioner Stuard asked if the Staff knew whether the decks that were enclosed were legally permitted improvements. Planner Alexander did not have that information. Mr. Johnston believed that some of enclosures were done ten or 15 years ago.

Commissioner Stuard was aware that none of the other Commissioners appeared to share his concern or interest in adding a condition of approval.

VOTE: The motion passed 3-1. Commissioner Stuard voted against the motion.

Findings of Fact – 7379 Silver Bird Drive

1. The property is located at 7379 Silver Bird Drive within the Residential Development (RD) District and is subject to the Eleventh Amended Deer Valley MPD (DVMPD).
2. Within the DVMPD, a project can utilize either the City's Unit Equivalent (UE) formula of 2,000 square feet per UE or develop the allowed number of units without a stipulated unit size.
3. A total of 6 units were constructed with allowed number of units per the Eleventh Amended Deer Valley MPD. The Silver Bird Condominiums parcels are all included in the 11th Amended Deer Valley Master plan and are developed using allowed number of units without a stipulated unit size.
4. Silver Bird Condominiums record of survey plat was approved by City Council on October 7, 1982 and recorded at Summit County on October 22, 1982.
5. On April 22, 2014, the applicants submitted an application for a condominium plat amendment to convert limited common deck space to private area for Units 25, 26, 27, 28, 29 & 30, so that they can enclose a covered patio and convert it to living space. Units 27, 28, 29, & 30 request to convert common area deck space to private so that they can extend their deck. Units 25 & 29 request to enclose existing

hallways and convert them from common area into private space.

6. The application was deemed complete on May 8, 2014.

7. The square footage of the six units being converted is as follows: Unit 25 private area: 3,310.2 sq. ft.; Unit 26 private area: 3,320.38 sq. ft.; Unit 27 private area: 3,663.39 sq. ft.; Unit 28 private area: 3,356.93 sq. ft.; Unit 29 private area: 3,453.13 sq. ft.; Unit 30 private area: 3,475.87 sq. ft.

8. The Silver Bird Condominiums parcels were developed using allowed number of units without a stipulated unit size. The amendment does not change the number of residential units.

9. The plat amendment does not increase the parking requirements for these units.

10. The HOA received 100% approval to convert these units.

11. The findings in the analysis section are incorporated herein.

Conclusions of Law – 7379 Silver Bird Drive

1. There is good cause for this condominium plat amendment.

2. The amended condominium plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.

3. The amended condominium plat is consistent with the 11th Amended and Restated Deer Valley Master Planned Development.

4. Neither the public nor any person will be materially injured by the proposed condominium plat amendment.

5. Approval of the condominium 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 – 7379 Silver Bird Drive

1. The City Attorney and City Engineer will review and approve the final form and content of the amended condominium plat for compliance with State law, the Land

Management Code, and the conditions of approval, prior to recordation of the condominium plat.

2. The applicant will record the amended condominium plat 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 condominium plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. All conditions of approval of the Silver Bird Condominiums at Deer Valley condominium plat shall continue to apply.

**4. 692 Main Street, 692 Main Street Condominiums – Condominium Plat
(Application PL-14-02320)**

Planner Alexander reviewed the application for a condominium plat at 692 Main Street. She noted that the application was primarily to memorialize what was previously approved and built. The intent of the project was to renovate the existing non-historic structure located at 692 Main Street. The project is nearly complete and the applicant was requesting to convert the units to condominiums, along with the underground parking garage.

The building originally had two floors and it was approved for two additional floors. The new construction provides for commercial leased space on the ground floor and the basement level, and condominium residential uses for floor levels two, three, and four.

The Staff found no issues with the condominium plat and recommended that the Planning Commission conduct a public hearing and forward a positive recommendation to the City Council.

Steve Bruemmer, representing the applicant, was available to answer any questions.

Chair Worel opened the public hearing.

There were no comments.

Chair Worel closed the public hearing.

MOTION: Commissioner Phillips moved to forward a POSITIVE recommendation to the City Council for the 692 Main Street Condominiums Plat based on the Findings of Fact,

City Council Staff Report



PLANNING DEPARTMENT

Subject: 692 Main Street Condominiums Plat
Author: Christy J. Alexander, AICP, Planner II
Project Number: PL-14-02320
Date: September 4, 2014
Type of Item: Administrative – Condominium Plat

Summary Recommendations

Staff recommends the City Council hold a public hearing and consider approving the 692 Main Street Condominiums plat, based on the findings of fact, conclusions of law and conditions of approval as stated in the draft ordinance.

Description

Applicant: 692 Main Street Investors, LLC, owners, as represented by Steve Bruemmer, Elliott Workgroup
Location: 692 Main Street
Zoning: Historic Residential Commercial (HRC) (with HBC 1982 Agreement rights)
Adjacent Land Uses: Mixed-use developments consisting of restaurant, retail, hotel, residential, etc.
Reason for Review: Record of Survey plats require Planning Commission review and City Council action

Proposal

The applicant is requesting to amend the existing Town Lift Site, Phase A First Amended Subdivision plat and convert Lot A-1 and Lot A-2 to a condominium plat (Exhibit A). This application is to memorialize what has previously been approved and had been built. The intent of the project was to renovate the existing non-historic building located at 692 Main Street, which is now almost complete and convert the units to condominiums along with the underground parking garage. The building was already approved for two additional floors. The new interior construction will provide for commercial lease space on the ground floor and basement level, with condominium residential uses for floor levels 2, 3, & 4. All systems have been upgraded to accommodate current building code requirements.

Background

On April 21, 2014, the applicant submitted an application for the 692 Main Street Condominiums plat. The property is located at 692 Main Street in the Historic Residential Commercial (HRC) District (with Historic Business Commercial (HBC) District 1982 Agreement rights) and the "Town Lift Project Phase 1" Master Planned Development (MPD) overlay.

The Planning Department staff approved a Historic District Design Review application

for this site on July 15, 2010. The application was for an interior remodel of the existing contemporary building that was built in 1993 with an addition of a third and fourth story, in the same style, above Main Street level. There is also a basement to the building. The use had been as a Sales Gallery for the Marriott Summit Watch. What was proposed was a mixed-use development with five residential units total, two on the second level, two on the third level, and a fourth floor penthouse and commercial, retail and sales office space on the Main Street and existing mechanical and restroom spaces on the basement level. The addition to the building matches the existing building in materials, form and dimensions. The additional floors were within the allowed Floor Area Ratios, Maximum Building Volume and Height of the overlying HCB District and Amended Master Planned Development approved by the Planning Commission on July 14, 2010, that allowed Building A-1 to be increased from two stories to four stories (See Exhibit E- Action Letter). This required the applicant to apply for a modification of the November 23, 1994 MPD to convert the Commercial Unit Equivalents (UE's) to a combination of Commercial UE's and Residential UE's in Building A1, Phase 1. The UEs are calculated at 2,000 square feet per residential unit and 1,000 square feet per commercial unit. With the renovation the UEs total 7.16 for the building.

The Town Lift Site, Phase A Subdivision plat was approved by City Council on October 1, 1992 and recorded at Summit County on June 1, 1993. The Town Lift Site, Phase A First Amended Subdivision plat was approved by City Council on November 30, 1995 and recorded at Summit County on March 19, 2007.

The proposed condominium plat creates five new residential condo units. It also condominiumizes the Commercial units which encompass two floors. They did not previously maximize the entire allowance of UEs. Exterior changes have been made to accommodate a two story addition. No additional parking is required. The Planning Commission voted unanimously on August 13, 2014 to forward a positive recommendation to the City Council.

Analysis

The zoning for the 692 Main Street Condominiums is Historic Residential Commercial (HRC) (with HCB 1982 Agreement rights, meaning the heights and regulations found within the HCB zone were allowed for this property-which is Findings of Fact #1 from the 2010 MPD Amendment). The Condominium Plat is consistent with the purpose statements of the HCB District. A change in the building square footage is proposed to be Commercial: 3,448 square feet; Residential Unit A: 1,892 square feet; Unit B: 774 square feet; Unit C: 1,892 square feet; Unit D: 774 square feet; and the Penthouse: 2,099 square feet; which add up to 7.16 UEs. UEs are calculated as per the 1992 MPD for Commercial: 1 UE per 1,000 sf of net leasable floor area, exclusive of common corridors; Residential: 1 UE per 2,000 sf of net interior square footage of units, exterior hallways, lobbies, elevators, storage are not included. The footprint of the building will remain the same except for (1) the addition to the balcony and (2) the enclosure under the deck facing Main Street, as was proposed as part of the MPD Amendment and approved under the HDDR application. The 692 Main Street Condominiums meet all zoning and code requirements. The property is subject to the following criteria:

	Permitted through MPD	Proposed
Height	45' angling back from the	Meets current code and

	front and rear property lines.	MPD requirements.
Setbacks	Per subdivision plat building envelopes identified.	No changes are proposed. The addition does not change existing setbacks.
Units/ UE	7.2 UEs.	3.448 UEs of Commercial and 3.715 UEs of Residential which combined equals 7.163 UEs and is less than the allowed 7.2 UEs
Parking	23 spaces recorded as an easement within the greater Summit Watch project.	No changes are proposed and parking is sufficient to meet the size of each of the proposed uses taking into account that only 7 spaces are required for residential as per the LMC and the property paid into the 1984 Special Improvement District (SID) which waives the parking requirement of 1.5 FAR. 16 spaces are sufficient for the required commercial parking requirement of 2.5 FAR. Thus the 23 existing spaces suffice.

Good Cause

Planning Staff finds there is good cause for this condominium plat to reflect the as-built conditions and convert the existing commercial area into units and the newly constructed residential units to condominiums without increasing the building footprint or parking requirements, consistent with provisions of the Amended 1994 Town Lift MPD. Staff finds that the plat will not cause undo harm to adjacent property owners and all future development will be reviewed for compliance with requisite Building and Land Management Code.

Department Review

This project has gone through an interdepartmental review. There were no issues raised by any of the departments or service providers regarding this proposal that have not been addressed by the conditions of approval.

Notice

The property was posted and notice was mailed to property owners within 300 feet on June 25, 2014 in accordance with the requirements in the LMC. Legal notice was also published in the Park Record and on the public notice website in accordance with the requirements of the LMC.

Public Input

Staff has not received public input on this application at the time of this report. Public input may be taken at the regularly scheduled City Council meeting scheduled for September 4, 2014.

Process

Approval of this application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18. A Building Permit is publicly noticed by posting of the permit.

Alternatives

- The City Council may approve the 692 Main Street Condominiums plat as conditioned or amended; or
- The City Council may deny the condominium plat and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the condominium plat to a date certain and provide direction to the applicant and/or staff to provide additional information necessary to make a decision on this item.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation

The proposed condominium plat amendment would not be recorded and all units will not be identified as condominiums and will remain as leasable space by the existing property owner. These units will not be considered to be part of an HOA nor will be owned by the HOA as saleable or leasable commercial and residential spaces.

Recommendation

Staff recommends the City Council hold a public hearing and consider approving the 692 Main Street Condominiums plat, based on the findings of fact, conclusions of law and conditions of approval as stated in the draft ordinance.

Exhibits

- Exhibit A – Draft Ordinance with Proposed Plat
- Exhibit B – Existing Conditions Survey
- Exhibit C – Vicinity Map/Aerial Photograph/Streetscape Images
- Exhibit D – Existing Plat
- Exhibit E – Action letter from MPD Amendment July 14, 2010
- Exhibit F – Minutes from MPD Amendment July 14, 2010
- Exhibit G – Action letter from HDDR approval September 9, 2011

Exhibit A – Draft Ordinance with Proposed Plat

Ordinance 14-

AN ORDINANCE APPROVING THE 692 MAIN STREET CONDOMINIUMS PLAT LOCATED AT 692 MAIN STREET, PARK CITY, UTAH.

WHEREAS, the owners of the property known as the 692 Main Street Condominiums, located at 692 Main Street, have petitioned the City Council for approval of the 692 Main Street Condominiums plat; a Utah Condominium project; 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 according to the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on August 13, 2014, to receive input on the proposed amended condominium plat;

WHEREAS, on August 13, 2014, the Planning Commission forwarded a positive recommendation to the City Council; and,

WHEREAS, on September 4, 2014, the City Council held a public hearing on the proposed amended condominium plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed 692 Main Street Condominiums plat; a Utah Condominium project.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The 692 Main Street Condominiums plat, as shown in Exhibit A, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 692 Main Street within the Historic Residential Commercial (HRC) District and is subject to the 1994 Amended Marriott Summit Watch/Town Lift Master Planned Development (MPD), as amended on July 14, 2010.
2. The Town Lift Site, Phase A Subdivision plat was approved by City Council on October 1, 1992 and recorded at Summit County on June 1, 1993. Town Lift Site, Phase A first amended plat was approved on November 30, 1995 and recorded at the County on March 19, 1997.
3. On April 21, 2014, the applicants submitted an application for a condominium plat amendment. The application was deemed complete on May 8, 2014.

4. The total square footage of the new units is proposed to be Commercial: 3,942 square feet; Unit A: 1,892 square feet; Unit B: 774 square feet; Unit C: 1,892 square feet; Unit D: 774 square feet; and the Penthouse: 2,099 square feet.
5. The existing commercial units and additional residential units are located within the existing building footprint and there is no increase in the footprint for this building except for the addition to the balcony and the enclosure under the deck facing Main Street, which were both proposed as part of the MPD Amendment and approved under the HDDR application.
6. 3.448 UEs of Commercial and 3.715 UEs of Residential are proposed which combined totals 7.163 UEs and is less than the allowed 7.2 UEs as per the Amended MPD. The UEs are calculated at 2,000 square feet per residential unit and 1,000 square feet per commercial unit.
7. The plat amendment does not increase the parking requirements for these units, 23 spaces were recorded as an easement within the greater Summit Watch project.
8. As conditioned, this condominium plat is consistent with the conditions of approval of the Town Lift Site, Phase A First Amended Subdivision plat as per the findings in the Analysis section.
9. The findings in the Analysis section are incorporated herein.

Conclusions of Law:

1. There is good cause for this condominium plat amendment.
2. The amended condominium plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. The amended condominium plat is consistent with the 1994 Amended Marriott Summit Watch/Town Lift Master Planned Development (MPD) as amended by the Planning Commission on July 14, 2010.
4. Neither the public nor any person will be materially injured by the proposed condominium plat amendment.
5. Approval of the condominium 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:

1. The City Attorney and City Engineer will review and approve the final form and content of the amended condominium plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the condominium plat.
2. The applicant will record the amended condominium plat 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 condominium plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. All conditions of approval of the July 14, 2010 Amended Marriott Summit Watch/Town Lift MPD continue to apply.
4. A timeshare instrument shall be recorded prior to sale of any units as a timeshare.

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

PASSED AND ADOPTED this __ day of _____, 2014.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

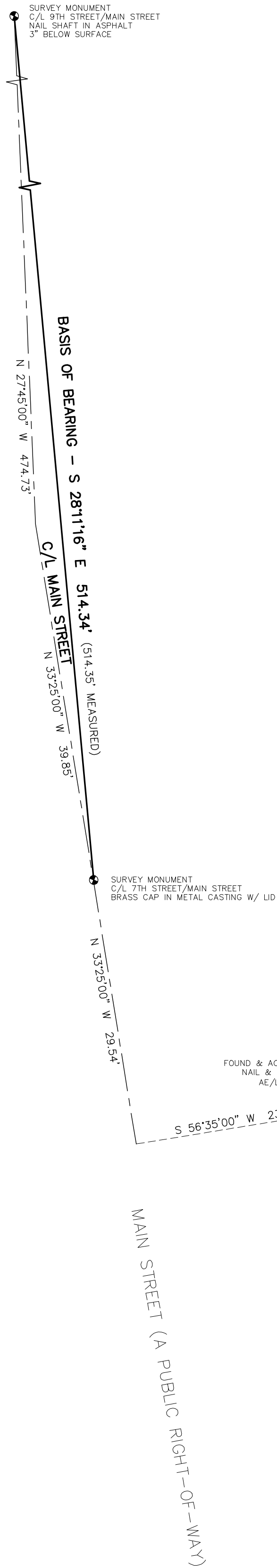
ATTEST:

Marci Heil, City Recorder

APPROVED AS TO FORM:

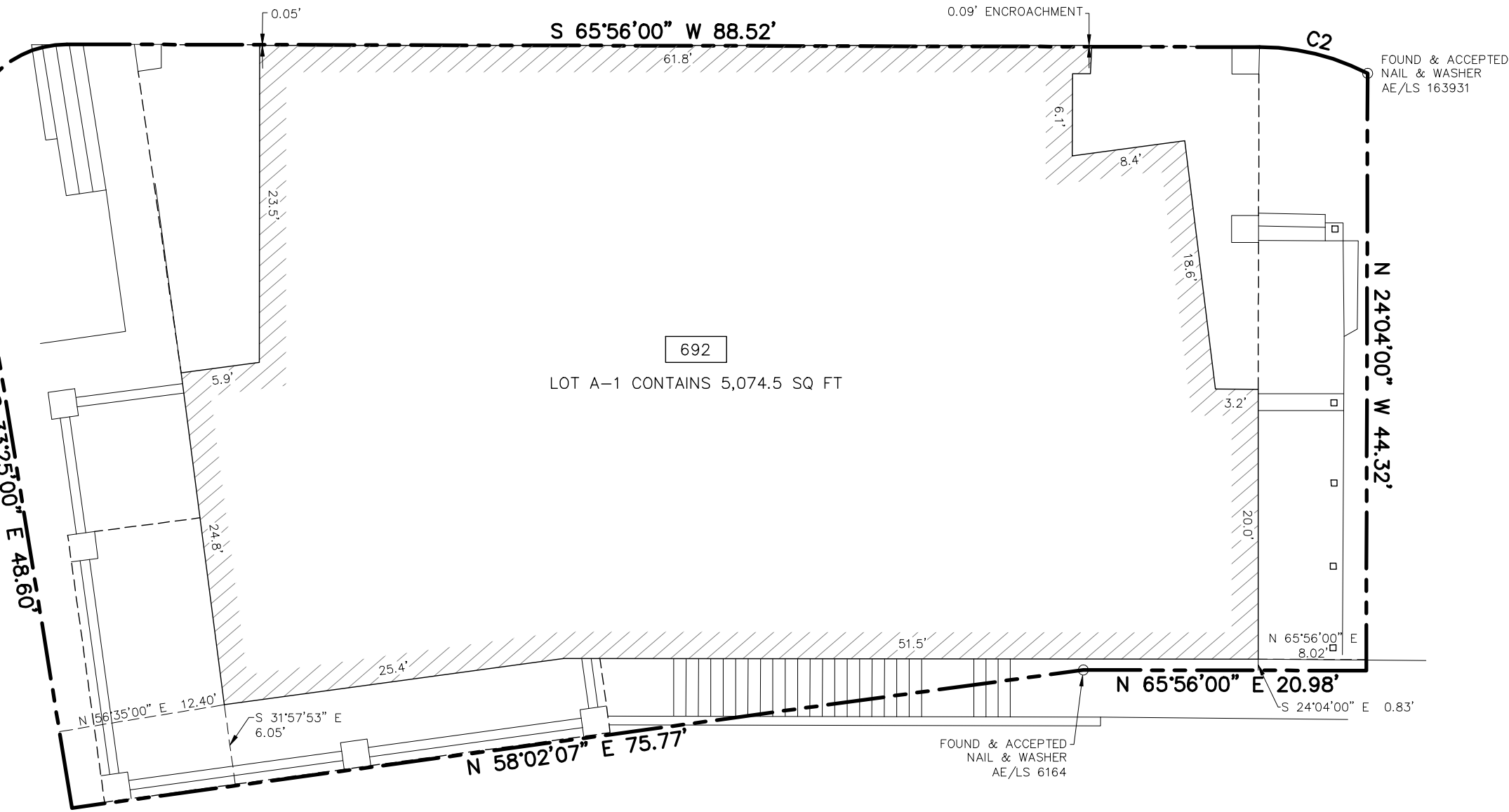
Mark Harrington, City Attorney

EXHIBIT A



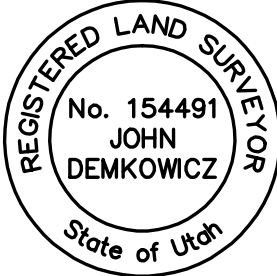
FOUND & ACCEPTED
NAIL & WASHER
AE/LS 0164

MAIN STREET (A PUBLIC RIGHT-OF-WAY)



CONDOMINIUM PLAT OF
692 MAIN STREET CONDOMINIUMS

LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, as prescribed by the laws of the State of Utah, and that by authority of the owner, I have prepared this Record of Survey map of the 692 MAIN STREET CONDOMINIUMS and that the same has been monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

PARCEL 1

All of Lot A-1, the Town Lift Site First Amended, Phase A, according to the official plat thereof on file and of record in the office of the Summit County Recorder.

EASEMENT 1

Together with a non-exclusive surface right-of-way as reserved in the Quit Claim Deed recorded April 16, 1997, as Entry No. 476917 in Book 1039 at Page 766 over the southerly half of the vacated 7th Street abutting said Lot A-1, subject to the recitals as found in said Quit Claim Deed.

EASEMENT 2

Together with a non-exclusive sidewalk and fire exit easement and fire lane easement over the following described land as granted in the Grant Of Easement recorded April 22, 1993, as Entry No. 377986 in Book 721 at Page 484 and subject to the recitals in said easement:

SIDEWALK AND FIRE EASEMENT

Beginning at a point that is North 151.66 feet and West 130.48 feet from the southwest corner of the southeast quarter of the northeast quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 31°58'04\"/>

FIRE LANE EASEMENT

Beginning at a point North 147.92 feet and West 128.21 feet from the southwest corner of the southeast quarter of the northeast quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence South 31°58'04\"/>

EASEMENT 3

Together with a non-exclusive easement for the sole purpose of constructing, using, and maintaining a stairway and sidewalk over and across the following described property as created in the grant of easement recorded September 8, 1998, as Entry no. 517126, in Book 1180, at Page 426 subject to the recitals in said easement.

Beginning at a point that is North 151.56 feet and West 130.48 feet from the southwest corner of the southeast quarter of the northeast quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 31°58'04\"/>

Beginning at a point that is North 151.56 feet and West 130.48 feet from the southwest corner of the southeast quarter of the northeast quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 65°56'00\"/>

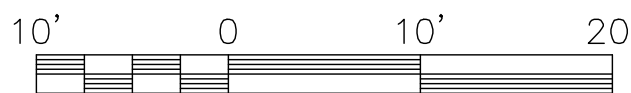
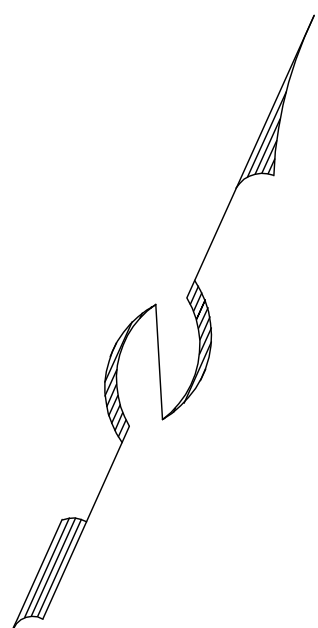
EASEMENT 4

Together with and subject to the easements as shown in that certain parking easement between McIntosh Mill LTD. and GKM LTD, recorded August 5, 1993, as Entry No. 384600, in Book 743, at Page 166, and First Amendment by and between McIntosh Mill LTD. and GKM LTD., recorded March 21, 2006, as Entry No. 772151, in Book 1778, at Page 1225, Summit County Recorder's Office.

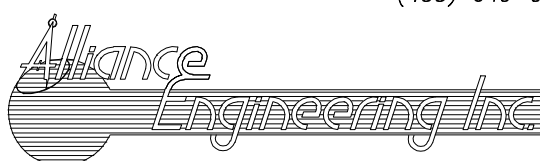
CURVE	RADIUS	ARC LENGTH	DELTA
C1	7.50'	13.00'	99°21'00"
C2	17.50'	8.31'	27°12'10"

NOTES

- The building was under construction at the time of the survey. As a result, concrete has been removed from some locations around the exterior of the building. Property corners not shown were removed during construction.
- The dimensions of the interior spaces were taken from drawings supplied by the architect.
- The units of the 692 Main Street Condominiums are served by Common Private Lateral Wastewater Lines. The 692 Main Street Condominium Association shall be responsible for ownership, operation and maintenance of all Common Private Lateral Wastewater Lines.



SHEET 1 OF 4



(435) 649-9467

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____

DAY OF _____, 2014 A.D.

BY _____
S.B.W.R.D.

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2014 A.D.

BY _____
CHAIR

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2014 A.D.

BY _____
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2014 A.D.

BY _____
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2014 A.D.

BY _____
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2014 A.D.

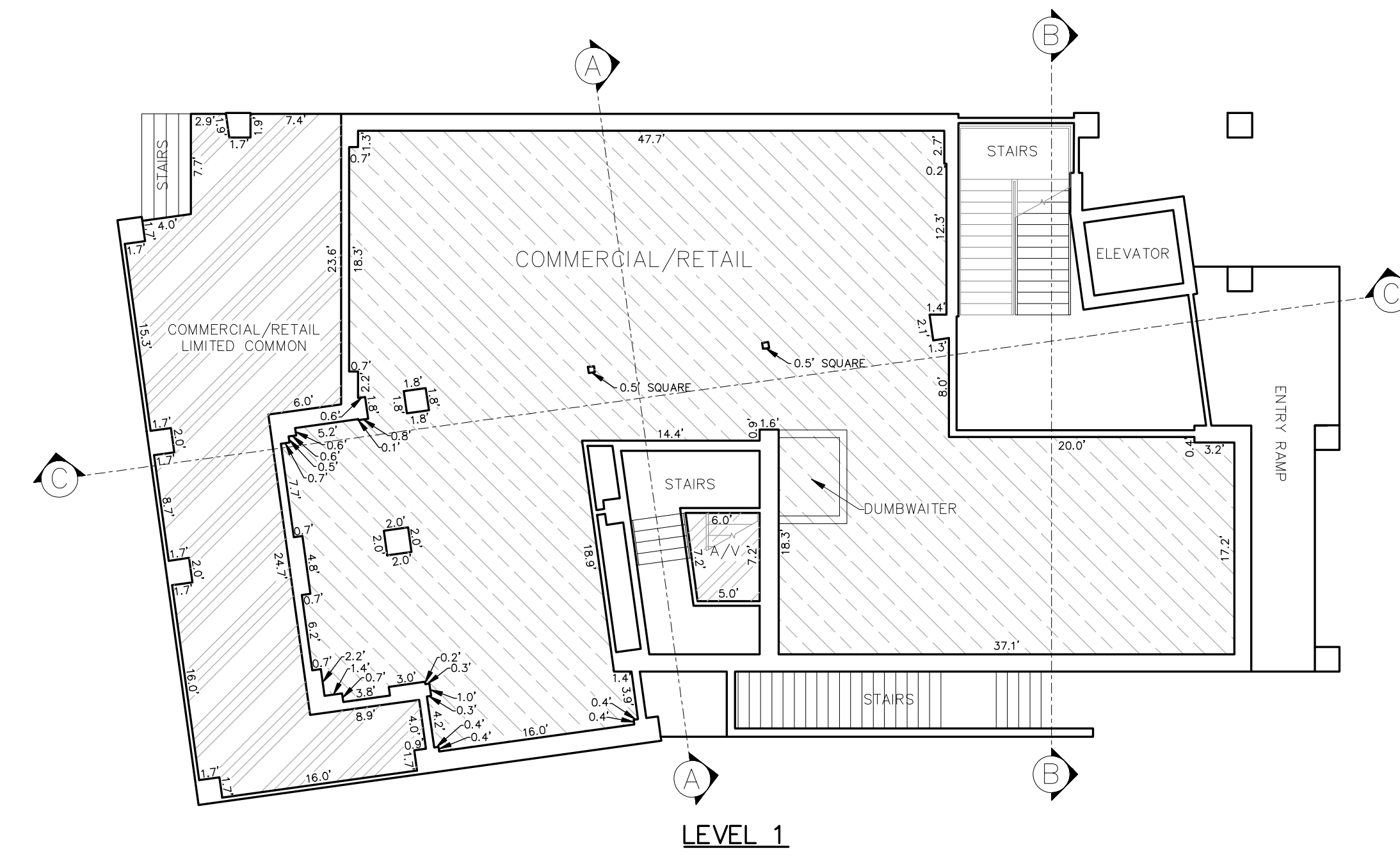
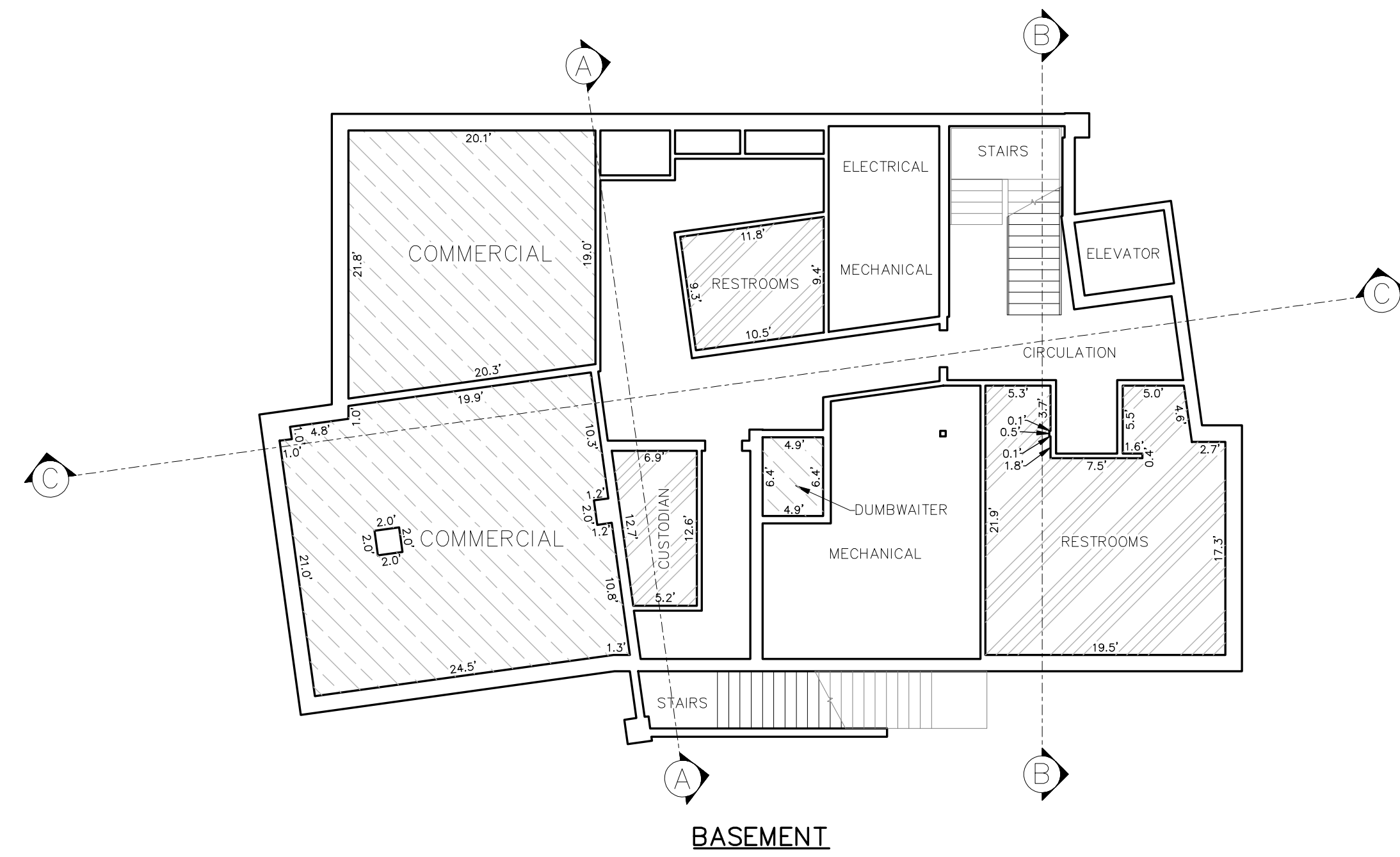
BY _____
MAYOR

RECORDED

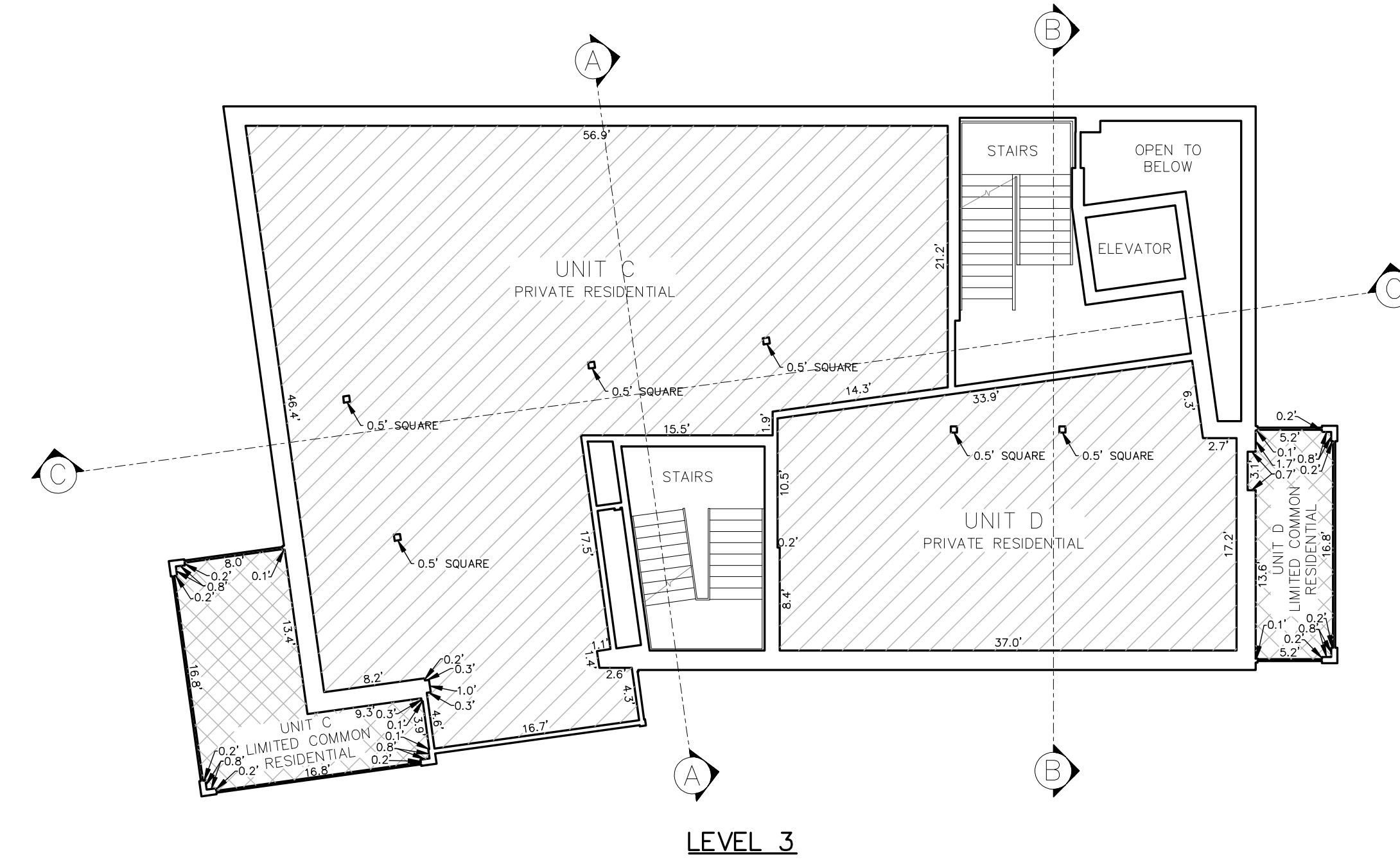
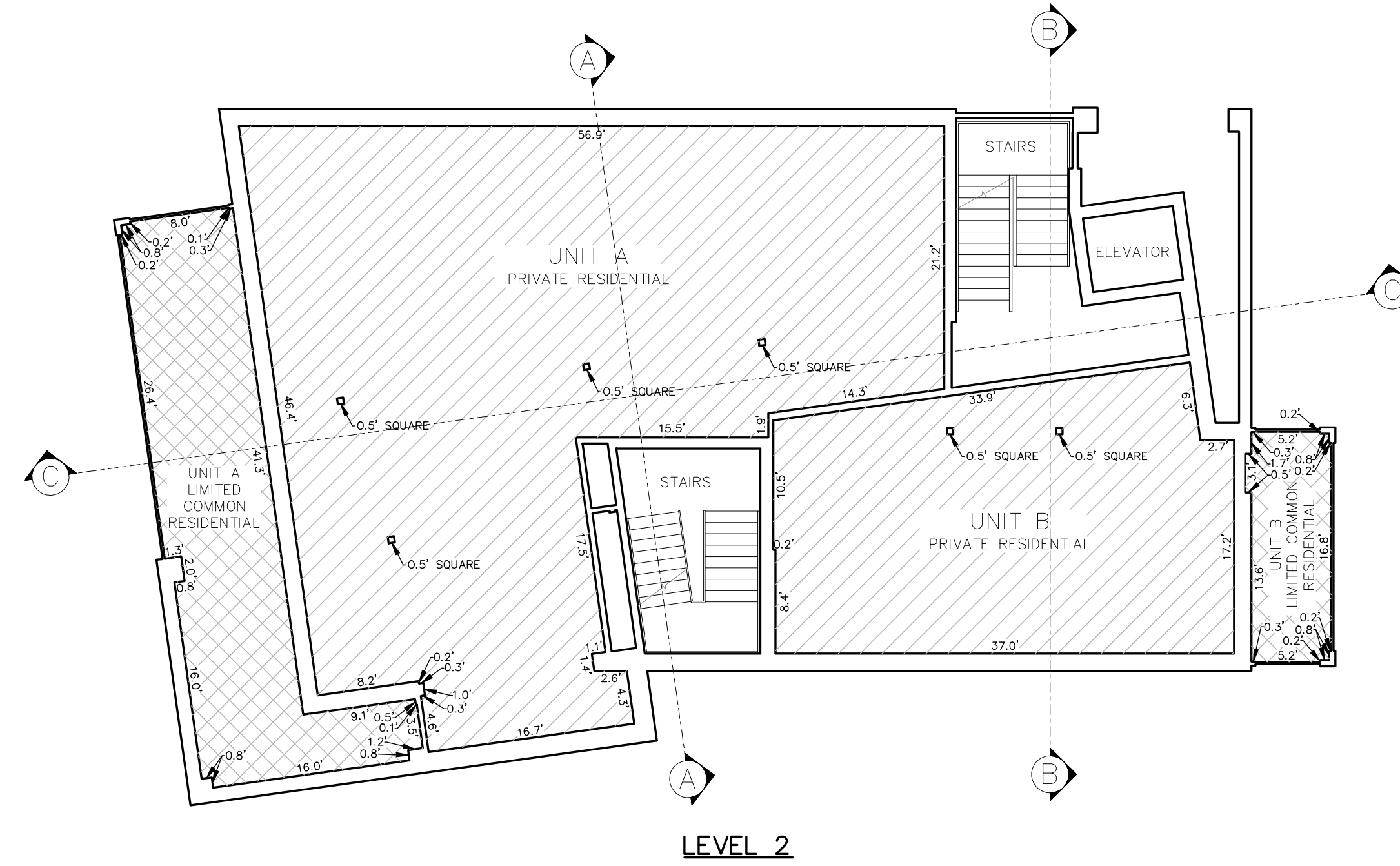
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____

ENTRY NO. _____ FEE _____ RECORDER _____

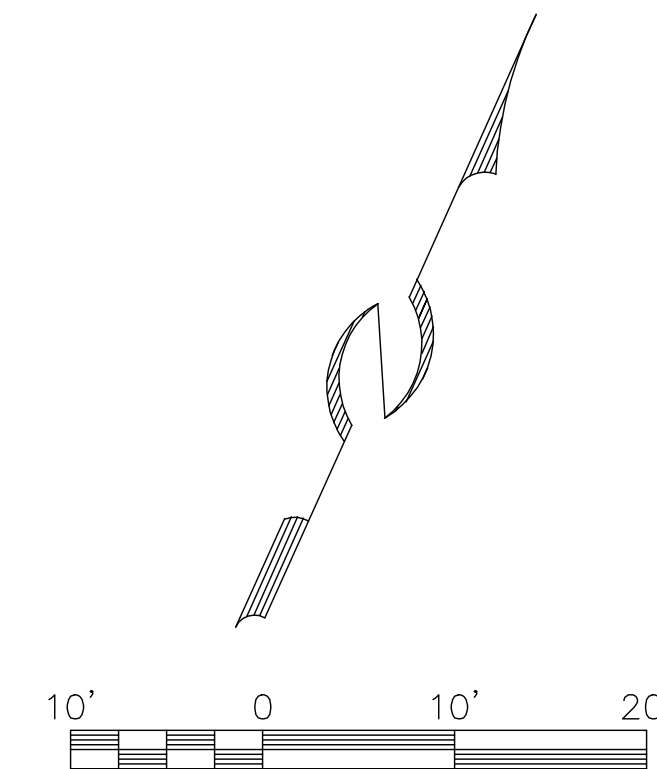


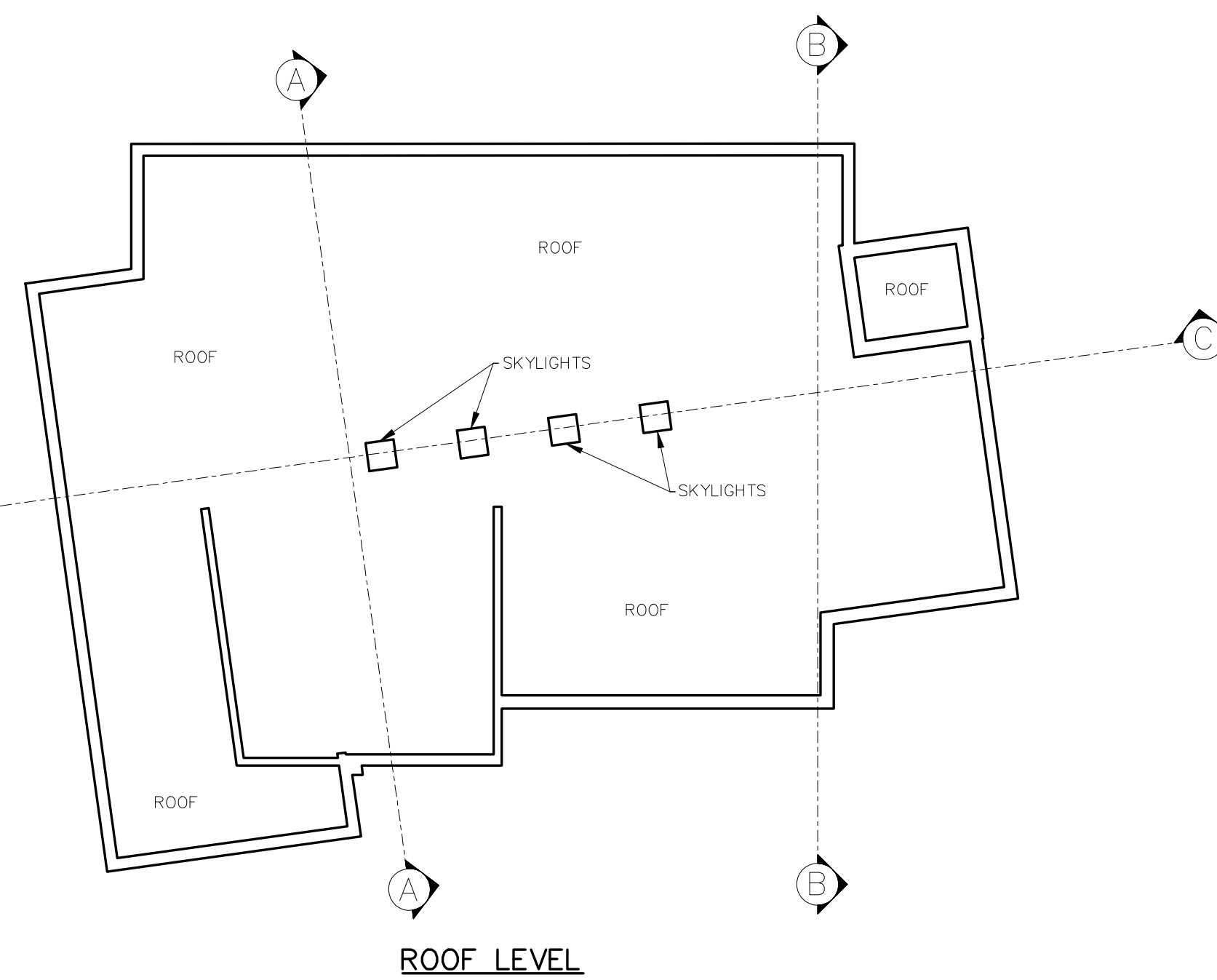
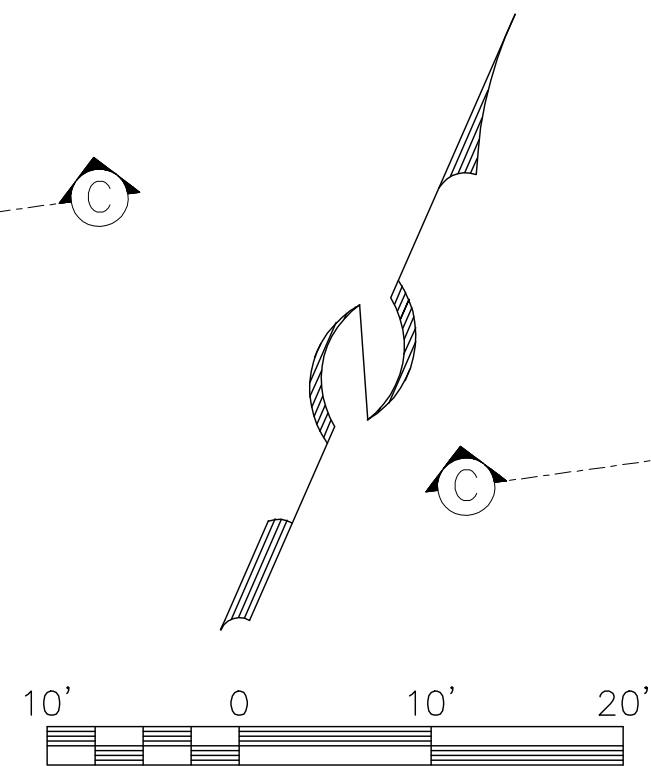
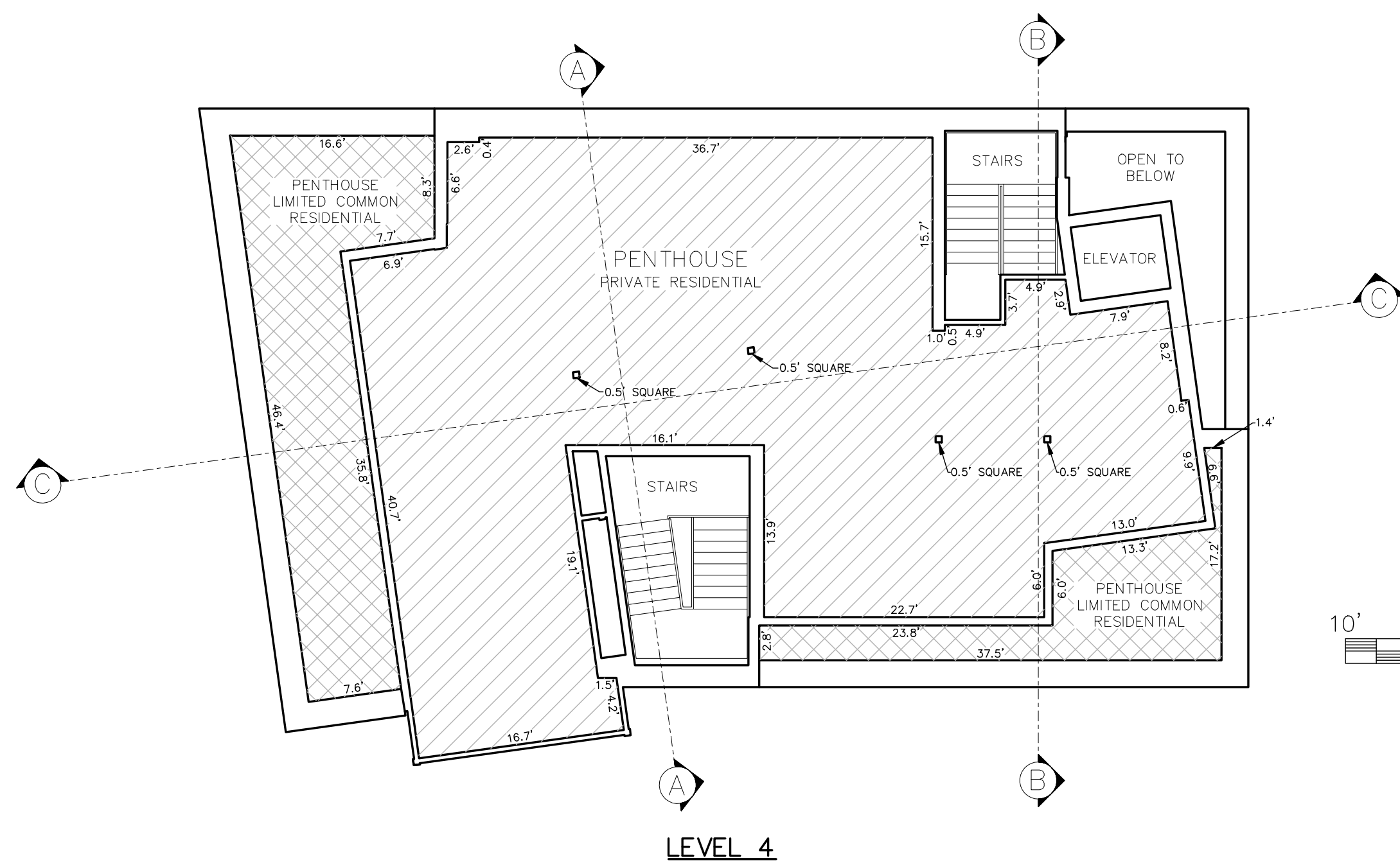
UNIT AREA TABLE	
UNIT	PRIVATE OWNERSHIP AREA
COMMERCIAL	3448 SQ FT
UNIT A	1892 SQ FT
UNIT B	774 SQ FT
UNIT C	1892 SQ FT
UNIT D	774 SQ FT
PENTHOUSE	2099 SQ FT



OWNERSHIP DESIGNATIONS	
	COMMON AREA
	PRIVATE RESIDENTIAL
	LIMITED COMMON RESIDENTIAL
	PRIVATE COMMERCIAL
	LIMITED COMMON COMMERCIAL

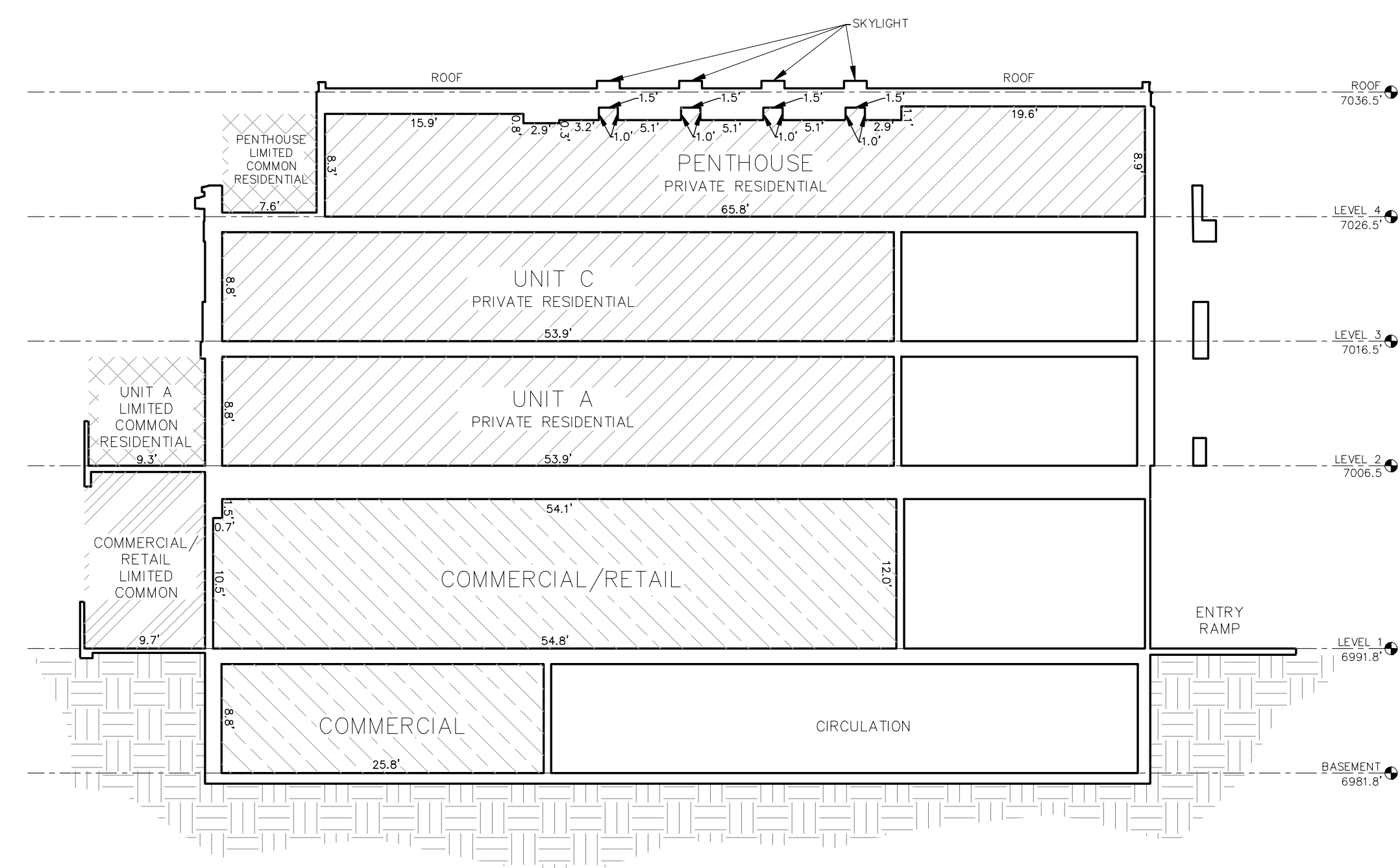
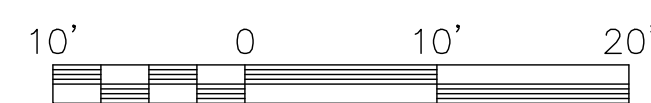
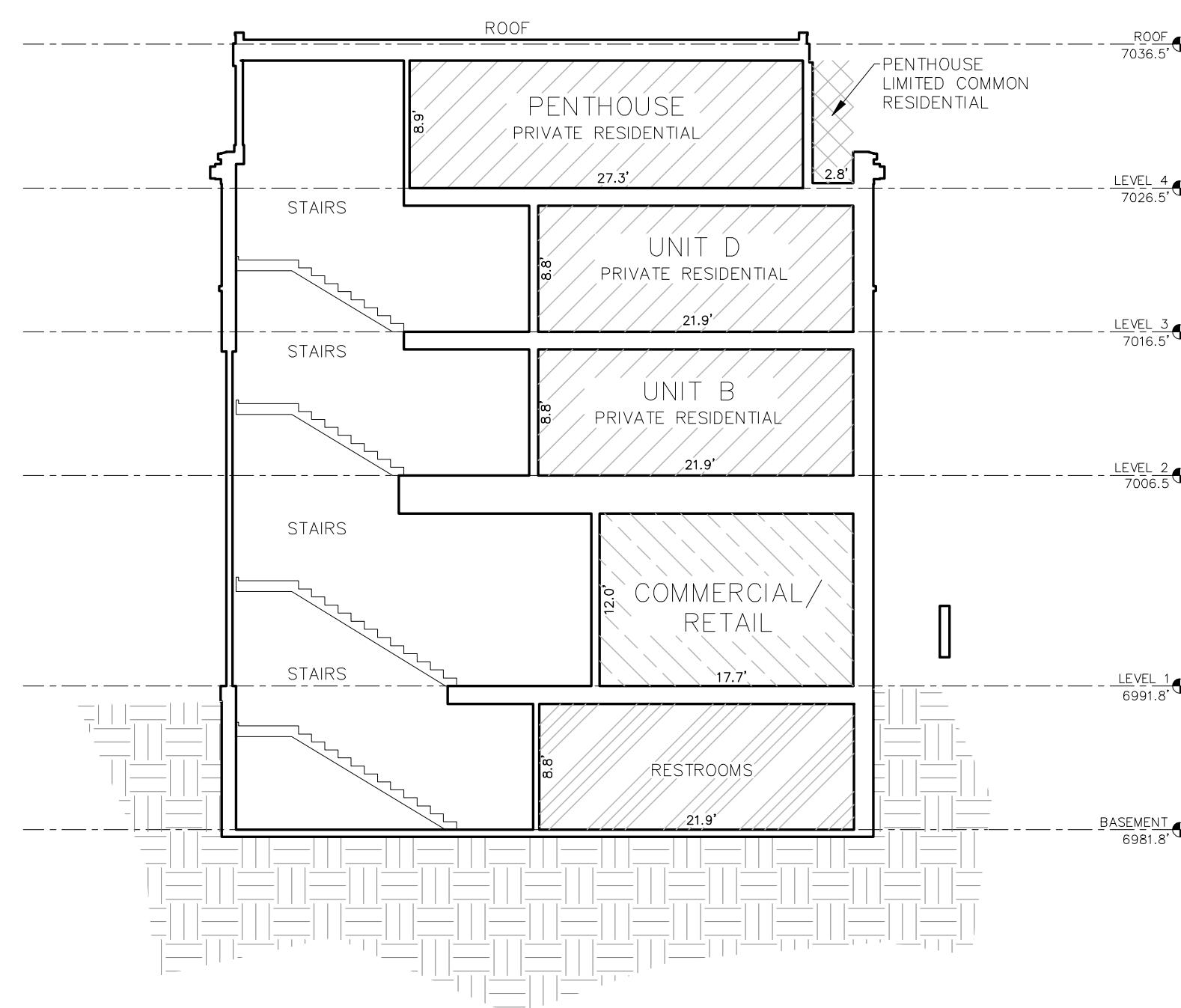
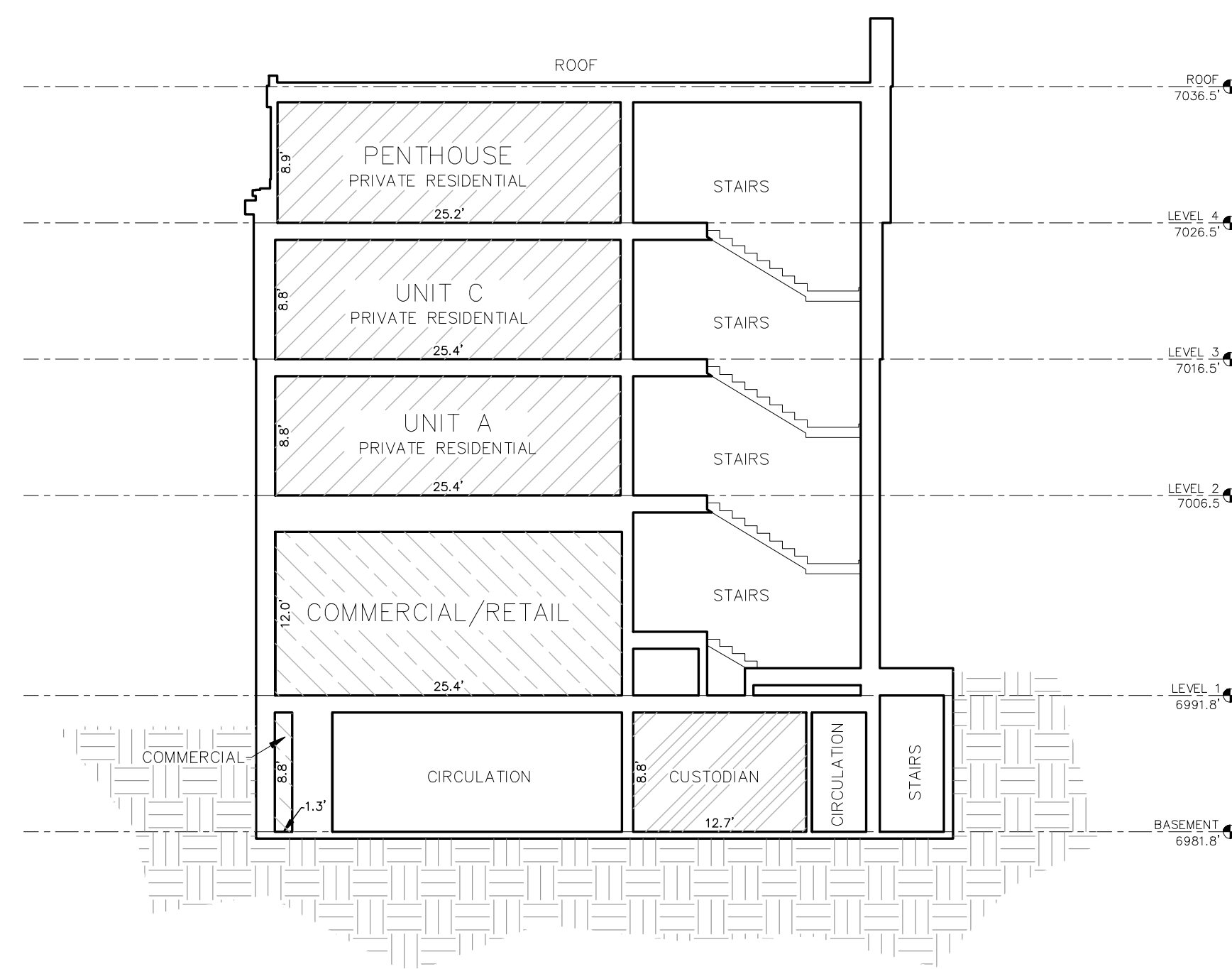
692 MAIN STREET CONDOMINIUMS





UNIT AREA TABLE

UNIT	PRIVATE OWNERSHIP AREA
COMMERCIAL	3448 SQ FT
UNIT A	1892 SQ FT
UNIT B	774 SQ FT
UNIT C	1892 SQ FT
UNIT D	774 SQ FT
PENTHOUSE	2099 SQ FT



OWNERSHIP DESIGNATIONS

	COMMON AREA
	PRIVATE RESIDENTIAL
	LIMITED COMMON RESIDENTIAL
	PRIVATE COMMERCIAL
	LIMITED COMMON COMMERCIAL

692 MAIN STREET CONDOMINIUMS

SHEET 3 OF 4

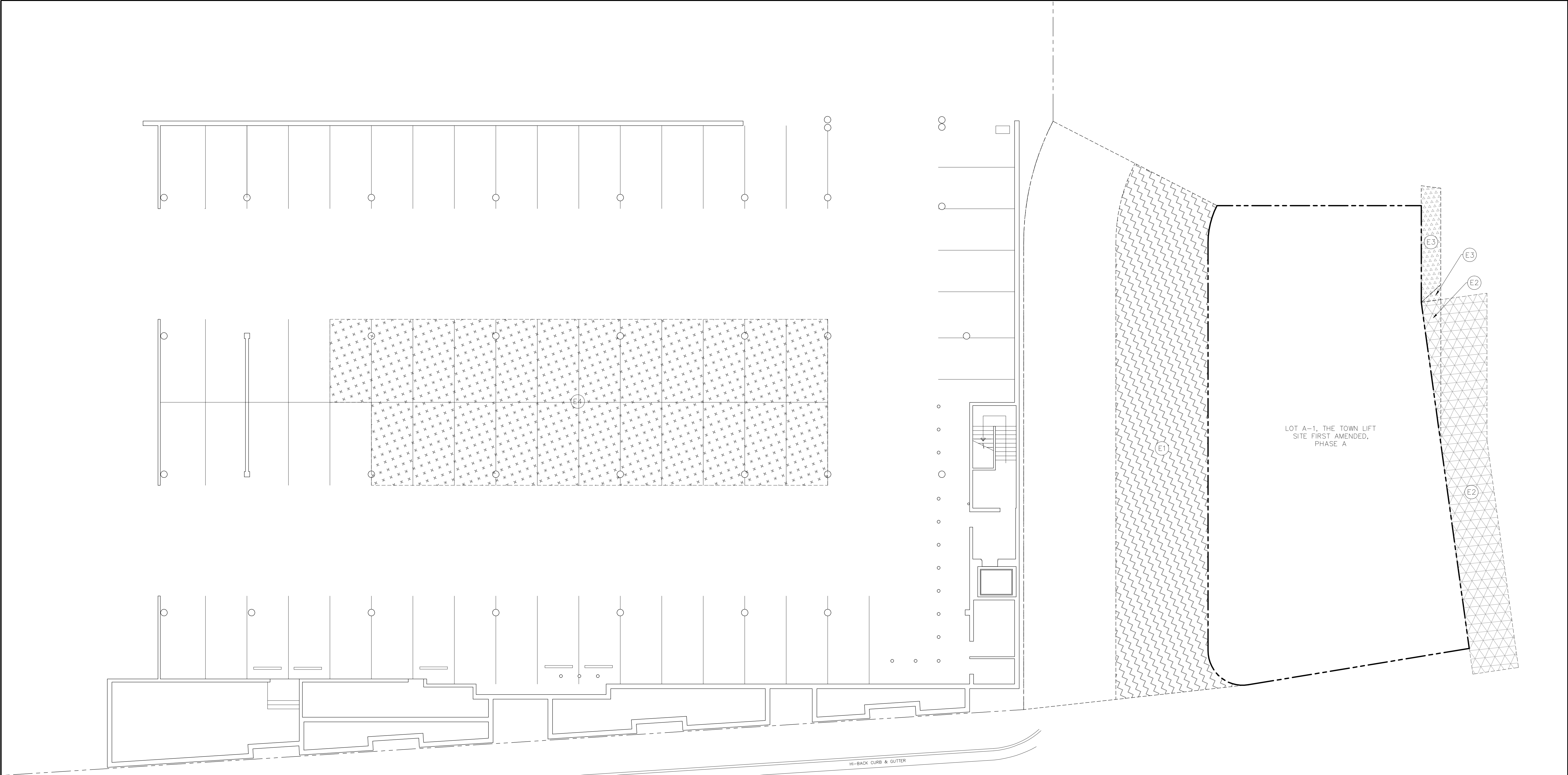
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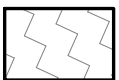
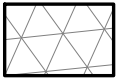
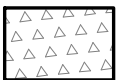
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____

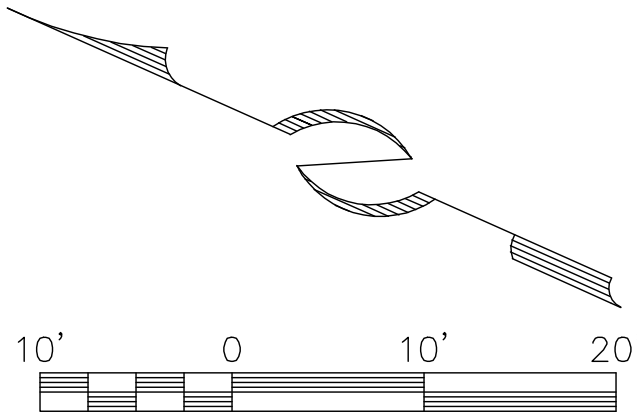
DATE _____ TIME _____

ENTRY NO. _____ FEE _____ RECORDER _____



LEGEND

-  **E1** RIGHT OF WAY
GRANTOR: GRM, LTD.
GRANTEE: SUMMIT WATCH CONDOMINIUM OWNERS ASSOCIATION
RECORDED: APRIL 6, 1997
ENTRY NO.: 476917
BOOK 1039, PAGE 766
-  **E2** SIDEWALK & FIRE EXIT EASEMENT
GRANTOR: PHILIP M. SMITH, JR.
GRANTEE: MONTOSH MILL, LTD.
RECORDED: APRIL 22, 1993
ENTRY NO.: 577986
BOOK 721, PAGE 484
-  **E3** GRANT OF EASEMENT
GRANTOR: MONTOSH MILL, LTD.
GRANTEE: GRM, LTD.
RECORDED: SEPTEMBER 8, 1998
ENTRY NO.: 517126
BOOK 1180, PAGE 426
-  **E4** PARKING EASEMENT
MONTOSH MILL, LTD.
GRM, LTD.
RECORDED: AUGUST 5, 1993
ENTRY NO.: 772101
BOOK 1778, PAGE 1225



OFFSITE EASEMENTS APPURTENANT TO
692 MAIN STREET
CONDOMINIUMS

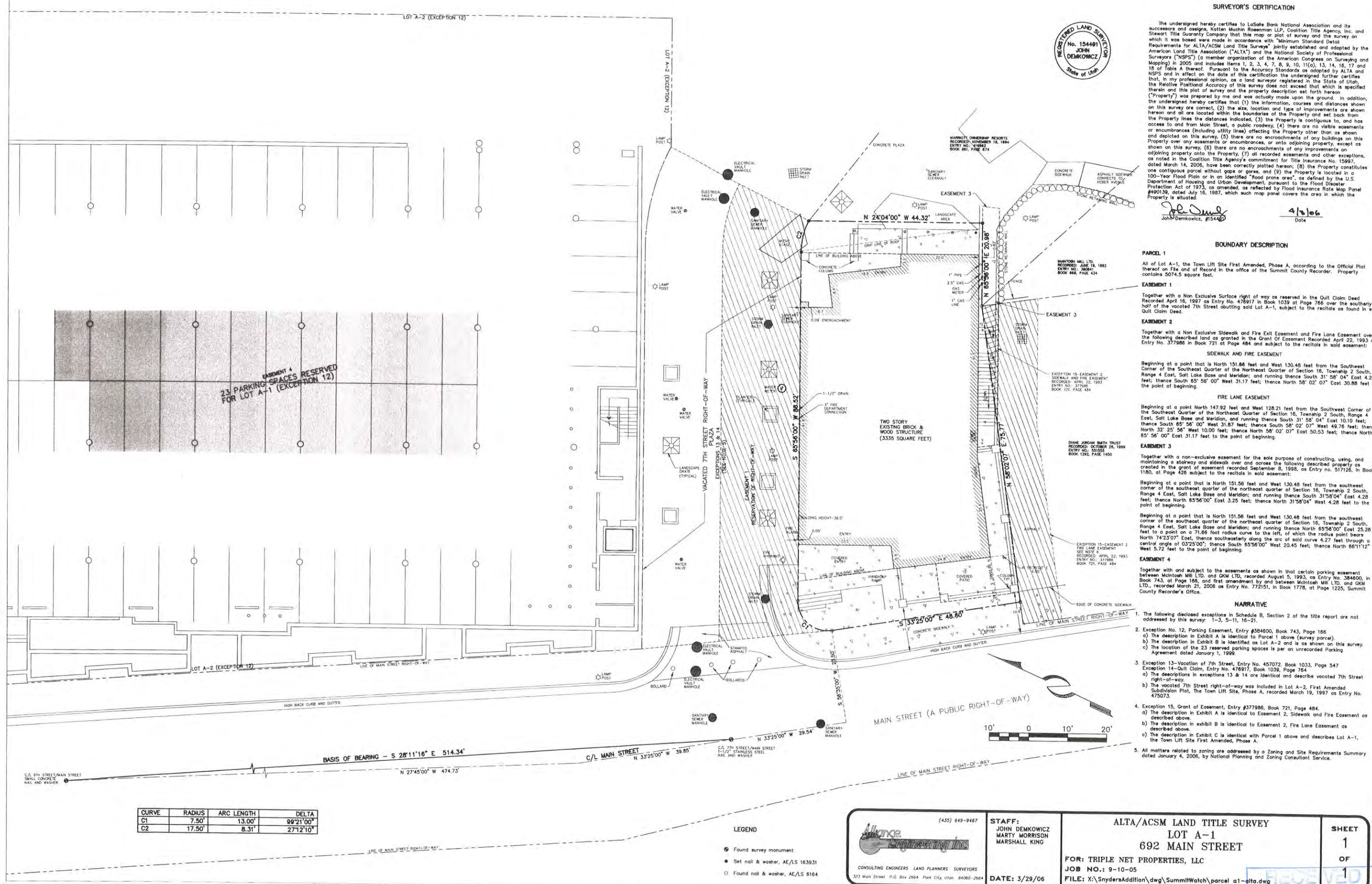
(435) 649-9467



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

JOB NO.: 3-2-14		FILE: X:\SnydersAddition\dwg\sr\plat2014\030214.dwg	
7/10/14			
RECORDED			
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED			
AT THE REQUEST OF _____			
DATE _____ TIME _____			
ENTRY NO.	FEE	RECORDER	

EXHIBIT B



SURVEYOR'S CERTIFICATION

The undersigned hereby certifies to the State of Utah, the National Association of Public Surveyors and its successors and assigns, Katten Muchin Rosenman LLP, Coalition Title Agency, Inc. and Stewart Title Guaranty Company that this map or plot of survey and the survey on which it was based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association ("ALTA") and the National Society of Professional Surveyors ("NSPS") (a member organization of the American Congress on Surveying and Mapping) in 2005 and includes items 1, 2, 3, 4, 7, 8, 9, 10, 11(a), 13, 14, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification the undersigned further certifies that, in my professional opinion, as a land surveyor registered in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein and this plot of survey and the property description set forth herein ("Property") was prepared by me and was actually made upon the ground. In addition, the undersigned hereby certifies that (1) the information, courses and distances shown on this survey are correct, (2) the area, location and type of improvements are shown hereon and are located within the boundaries of the Property and set back from the Property lines the distances indicated, (3) the Property is contiguous to, and has access to and from Main Street, a public roadway, (4) there are no viable easements or encumbrances (including utility lines) affecting the Property other than as shown and depicted on this survey, (5) there are no encroachments of any buildings on this Property over any easements or encumbrances, or onto adjoining property, except as shown on this survey, (6) there are no encroachments of any improvements on adjoining property onto the Property, (7) all recorded easements and other exceptions, as noted in the Coalition Title Agency's commitment for Title Insurance No. 15997, dated March 14, 2006, have been correctly plotted hereon; (8) the Property constitutes one contiguous parcel without gaps or gores, and (9) the Property is located in a 100-Year Flood Plain or in an identified "flood prone area," as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel #400136, dated July 16, 1987, which such map panel covers the area in which the Property is situated.

John Demkowicz, #154491
Date: 4/1/06

BOUNDARY DESCRIPTION

PARCEL 1
All of Lot A-1, the Town Lift Site First Amended, Phase A, according to the Official Plat thereof on File and of Record in the office of the Summit County Recorder. Property contains 5074.5 square feet.

EASEMENT 1
Together with a Non Exclusive Surface right of way as reserved in the Quit Claim Deed Recorded April 16, 1997 as Entry No. 476917 in Book 1039 at Page 766 over the southerly half of the vacated 7th Street abutting said Lot A-1, subject to the recitals as found in said Quit Claim Deed.

EASEMENT 2
Together with a Non Exclusive Sidewalk and Fire Lane Easement and Fire Lane Easement over the following described land as granted in the Grant of Easement Recorded April 22, 1993 as Entry No. 377986 in Book 721 at Page 484 and subject to the recitals in said easement:

SIDEWALK AND FIRE EASEMENT
Beginning at a point that is North 151.86 feet and West 130.48 feet from the Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 31° 58' 04" East 4.28 feet; thence South 65° 56' 00" West 31.17 feet; thence North 58° 02' 07" East 30.88 feet to the point of beginning.

FIRE LANE EASEMENT
Beginning at a point North 147.92 feet and West 128.21 feet from the Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 31° 58' 04" East 10.10 feet; thence South 65° 56' 00" West 31.87 feet; thence South 58° 02' 07" East 49.76 feet; thence North 32° 25' 56" West 10.00 feet; thence North 58° 02' 07" East 50.53 feet; thence North 65° 56' 00" East 31.17 feet to the point of beginning.

EASEMENT 3
Together with a non-exclusive easement for the sole purpose of constructing, using, and maintaining a stairway and sidewalk over and across the following described property as created in the grant of easement recorded September 8, 1988, as Entry no. 317126, in Book 1180, at Page 426 subject to the recitals in said easement:

Beginning at a point that is North 151.56 feet and West 130.48 feet from the southwest corner of the southeast quarter of the northeast quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 31° 58' 04" East 4.28 feet; thence North 65° 56' 00" East 3.25 feet; thence North 31° 58' 04" West 4.28 feet to the point of beginning.

Beginning at a point that is North 151.56 feet and West 130.48 feet from the southwest corner of the southeast quarter of the northeast quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 65° 56' 00" East 25.26 feet to a point on a 71.66 foot radius curve to the left, of which the radius point bears North 74° 23' 07" East, thence southeasterly along the arc of said curve 4.27 feet through a central angle of 03° 25' 00"; thence South 65° 56' 00" West 20.45 feet; thence North 66° 11' 12" West 5.72 feet to the point of beginning.

EASEMENT 4
Together with and subject to the easements as shown in that certain parking easement between McIntosh Mill LTD. and GRM LTD. recorded August 5, 1993, as Entry No. 384600, in Book 743, at Page 166, and first amended by and between McIntosh Mill LTD. and GRM LTD., recorded March 21, 2006 as Entry No. 772151, in Book 1778, at Page 1225, Summit County Recorder's Office.

NARRATIVE

- The following disclosed exceptions in Schedule B, Section 2 of the title report are not addressed by this survey: 1-3, 5-11, 16-21.
- Exception No. 12, Parking Easement, Entry #384600, Book 743, Page 166
a) The description in Exhibit A is identical to Parcel 1 above (survey parcel).
b) The description in Exhibit B is identified as Lot A-2 and is as shown on this survey.
c) The location of the 23 reserved parking spaces is per an unrecorded Parking Agreement dated January 1, 1999.
- Exception 13-Vacation of 7th Street, Entry No. 457072, Book 1033, Page 547
Exception 14-Quit Claim, Entry No. 476917, Book 1039, Page 764
a) The descriptions in exceptions 13 & 14 are identical and describe vacated 7th Street right-of-way.
b) The vacated 7th Street right-of-way was included in Lot A-2, First Amended Subdivision Plat, The Town Lift Site, Phase A, recorded March 19, 1997 as Entry No. 475073.
- Exception 15, Grant of Easement, Entry #377986, Book 721, Page 484.
a) The description in Exhibit A is identical to Easement 2, Sidewalk and Fire Easement as described above.
b) The description in exhibit B is identical to Easement 2, Fire Lane Easement as described above.
c) The description in Exhibit C is identical with Parcel 1 above and describes Lot A-1, the Town Lift Site First Amended, Phase A.
- All matters related to zoning are addressed by a Zoning and Site Requirements Summary dated January 4, 2006, by National Planning and Zoning Consultant Service.

ALTA/ACSM LAND TITLE SURVEY
LOT A-1
692 MAIN STREET

FOR: TRIPLE NET PROPERTIES, LLC
JOB NO.: 9-10-05
FILE: X:\Snyder\Addition\dwg\SummitWatch\parcel a1-alta.dwg

STAFF:
JOHN DEMKOWICZ
MARTY MORRISON
MARSHALL KING

DATE: 3/29/06

SHEET
1
OF
1

EXHIBIT C

692 Main Street



692 Main Street Aerial Photo
SCALE: 1" = 80'-0"



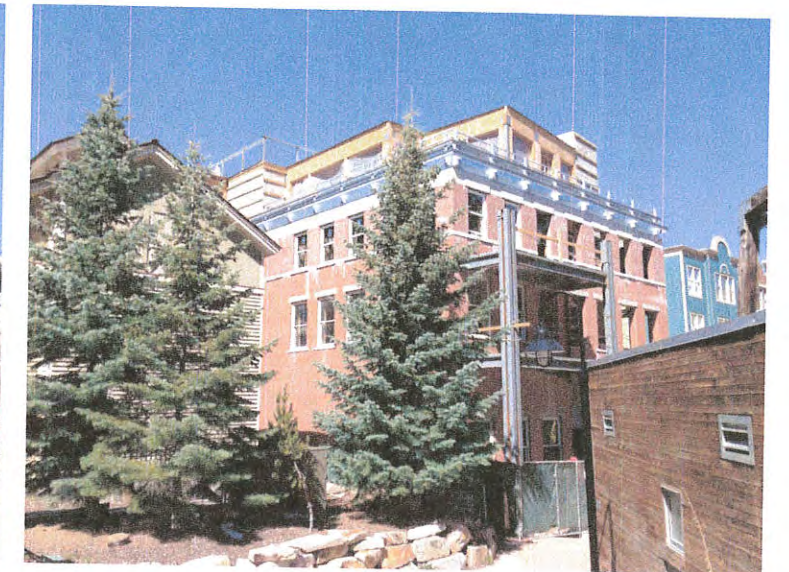
1: Northwest View



2: Southwest View



3: Northeast View



4: Southeast View

RECEIVED
APR 21 2014
PARK CITY
PLANNING DEPT.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT: That the undersigned is the owner of the herein described tract of land, having caused the same to be subdivided into lots, public right-of-ways, together with easements as set forth on this Record of Survey Plat to be known hereafter as THE TOWN LIFT SITE, PHASE A, does hereby dedicate for the perpetual use of the public use all parcels of land shown on this plat as intended for public use and further consent to the recordation of this Record of Survey Plat in accordance with Utah Law.

ALSO, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, maintenance use and eventual replacement.

IN WITNESS WHEREOF, the undersigned set his hand this 2nd day of April, 1993.

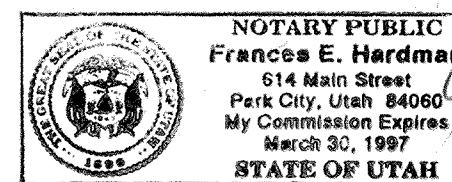
McINTOSH MILL
A Utah Limited Partnership

Harry F. Reed
Harry F. Reed
Its General Partner

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SUMMIT) ss

On the 2nd day of April, 1993, Harry F. Reed, appeared before me and acknowledged that he is the general partner in McIntosh Mill, A Utah Limited Partnership, and that he executed the same on behalf of the partnership with proper authority.



Notary Public

Residing at :

Commission Expires:

March 30, 1997

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 58°45'00" W	49.31'
L2	S 13°18'00" E	10.51'
L3	S 54°01'00" W	9.98'
L4	N 23°29'13" W	15.36'
L5	S 59°41'36" E	11.10'
L6	S 65°56'00" W	32.71'
L7	S 03°08'10" W	40.00'
L8	S 24°04'00" E	44.32'
L9	S 65°56'00" W	20.98'

NOTE:
ALL PROPERTY LIES WITHIN A DEFINED FLOOD ZONE.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	25.00'	40.80'	93°30'00"
C2	15.00'	14.30'	54°36'10"
C3	15.00'	22.34'	85°20'49"
C4	15.00'	20.21'	77°11'14"
C5	97.00'	71.64'	42°18'54"
C6	17.50'	8.31'	27°12'10"
C7	37.50'	17.80'	27°12'10"
C8	57.50'	27.30'	27°12'10"
C9	221.00'	12.20'	03°09'47"
C10	221.00'	25.30'	06°33'29"
C11	7.50'	13.00'	99°21'00"

BOUNDARY DESCRIPTION

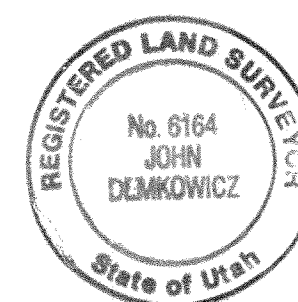
Beginning at a point West 130.63 feet from the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian; and running thence along the north line of existing Main Street right-of-way line West 37.92 feet; thence N 33°25'00" W 158.03 feet; thence N 38°10'39" W 59.30 feet; thence N 27°45'00" W 442.23 feet to a point on a 25.00 foot radius curve to the left, whose radius point bears S 62°15'00" W; thence along the arc of said curve 40.80 feet thru a central angle of 93°30'00"; thence S 58°45'00" W 49.31 feet; thence S 13°18'00" E 10.51 feet; thence S 58°45'00" W 64.00 feet to a point on a 15.00 foot radius curve to the left, whose radius point bears S 31°15'00" E; thence along the arc of said curve 14.30 feet thru a central angle of 54°36'10"; thence S 54°01'00" W 9.98 feet; thence along the east right-of-way line of Park Avenue N 28°50'00" W 65.52 feet; thence along the east right-of-way line of Park Avenue N 23°29'13" W 15.36 feet; thence S 59°41'36" E 11.10 feet to a point on a 15.00 foot radius curve to the left, whose radius point bears N 54°05'49" E; thence along the arc of said curve 22.34 feet thru a central angle of 85°20'49"; thence N 58°45'00" E 120.77 feet to a point on a 15.00 foot radius curve to the left, whose radius point bears N 31°15'00" W; thence along the arc of said curve 20.21 feet thru a central angle of 77°11'14" to a point on a 155.00 feet radius curve to the right, whose radius point bears N 71°33'45" E; thence along the arc of said curve 89.28 feet thru a central angle of 33°00'09"; thence S 75°26'06" E 58.00 feet to a point on a 97.00 foot radius curve to the left, whose radius point bears S 75°26'06" E; thence along the arc of said curve 71.64 feet thru a central angle of 42°18'54"; thence S 27°45'00" E 233.89 feet; thence N 65°56'00" E 177.55 feet; thence S 24°04'00" E 274.36 feet; thence S 65°56'00" W 32.71 feet; thence S 03°08'10" W 40.00 feet; thence S 24°04'00" E 44.32 feet; thence S 65°56'00" W 20.98 feet; thence S 58°02'07" W 81.41 feet; thence S 32°25'56" E 128.50 feet to the point of beginning. Description contains 2.32 acres. The basis of bearing for the above description is N 35°59'00" W between the survey monuments located on Park Avenue between 9th and 11th Street. Description contains 2.31 Acres.

SURVEYOR'S CERTIFICATE

I, John Demkowicz, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 6164 as prescribed by the laws of the State of Utah. I further certify that by authority of the owner I have made a survey of the tract of land shown on this plat and described herein and subdivided said tract of land into lots, public easements, and public right-of-ways to be hereafter known as THE TOWN LIFT SITE, PHASE A and that same has been correctly surveyed and staked on the ground as shown on this plat.

John Demkowicz
John Demkowicz I.S. No. 6164

5-4-93
Date



THE TOWN LIFT SITE, PHASE A

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

PAGE 1 OF 1

ALLIANCE ENGINEERING INC.

P.O. BOX 2664
323 MAIN STREET
PARK CITY, UTAH 84060
(801) 649-9467

PLANNING COMMISSION

APPROVED BY THE PARK CITY
PLANNING COMMISSION THIS 12th
DAY OF MAY, 1993 A.D.

BY Ron M. Smith
CHAIRMAN

ENGINEERS CERTIFICATE

I FIND THIS PLAT TO BE IN
ACCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS 14th
DAY OF MAY, 1993 A.D.

BY Quic W. Ockman, P.E.
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 18th
DAY OF MAY, 1993 A.D.

BY John Demkowicz
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY
MAP WAS APPROVED BY PARK CITY
COUNCIL THIS 1ST DAY
OF OCTOBER, 1992 A.D.

BY Anita L. Sheldon
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS 1ST DAY OF OCTOBER,
1992 A.D.

BY Brenda A. Oles
MAYOR

380364

STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF Coalition Title
DATE 06-01-93 TIME 01:29 PM BOOK --- PAGE ---

32 FEE
BY Deanne M. Danner
RECORDER



JOB NO. 5-2-90 Y:\TL\D\PAR3

OWNERS' CONSENT TO RECORD

The undersigned, being the owners of the property described on the First Amended Subdivision Plat for the Town Lift Site, Phase A consent to its being recorded in the office of the Summit County Recorder.

McIntosh Mill, Ltd.,
A Utah limited partnership

Summit Watch Condominium
Owners Association, a Utah
corporation,

Harry Read
Harry Read, General Partner

Carol M. Simmons
President

GKM, LTD, a Utah limited
partnership

Marriott Ownership Resorts,
a Delaware corporation

James R. Gaddis
James R. Gaddis, General Partner

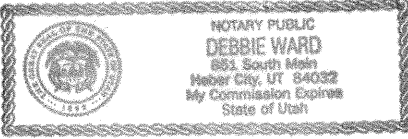
Robert L. Miller
Its: Vice President

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF Summit)SS

The foregoing instrument was acknowledged before me this 16 day of June, 1996, by Harry Read, who is the general partner of GKM LTD, a Utah limited partnership, who executed the foregoing on behalf of that partnership with proper authority.

Debbie Ward
Notary Public
Commission Expires:
May 31, 1999

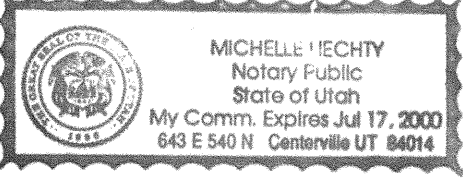


ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF Salt Lake)SS

The foregoing instrument was acknowledged before me this 29th day of August, 1996, by James R. Gaddis, who is the general partner of GKM LTD, a Utah limited partnership, who executed the foregoing on behalf of that partnership with proper authority.

Michelle Riebel
Notary Public
Commission Expires:
07-17-2000

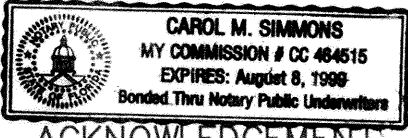


ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF)SS

The foregoing instrument was acknowledged before me this 27th day of September, 1996, by Carol M. Simmons who stated that he is a duly authorized officer of Summit Watch Condominium Owners Association, a Utah corporation, who executed the foregoing on behalf of that corporation with proper authority.

Carol M. Simmons
Notary Public
Commission Expires:
8/8/99

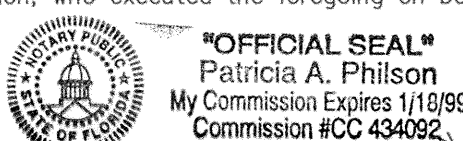


ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF Polk)SS

The foregoing instrument was acknowledged before me this 14 day of June, 1996, by Robert L. Miller who stated that he is a duly authorized officer of Marriott Ownership Resorts, Inc., a Delaware corporation, who executed the foregoing on behalf of that corporation with proper authority.

Patricia A. Philson
Notary Public
Commission Expires:
January 18, 1999



NOTE:
ALL PROPERTY LIES WITHIN A DEFINED FLOOD ZONE.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 58°45'00" W	49.31'
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L3	S 54°01'00" W	9.98'
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C9	221.00'	12.20'	03°09'47"
C10	221.00'	25.30'	06°33'29"
C11	7.50'	13.00'	99°21'00"

EASEMENT NOTE:

THE CROSS HATCHED AREA DEPICTS PUBLIC AND PRIVATE EASEMENTS CREATED BY DEED THAT AFFECTS ALL OR PARTS OF THE CROSS HATCHED AREA, AS FOLLOWS:

- That Easement for Ingress and Egress to and from the Marriott Aquacade Parcel Described in That Special Warranty Deed from McIntosh Mill, Ltd. Marriott Ownership Resorts, Inc. Recorded in the Office of the Summit County Recorder in Book 851 Beginning at Page 674;
- That Easement for Pedestrian Access, Underground Utilities, Emergency Vehicle Access, and Other Purposes Granted by Marriott Ownership Resorts, Inc., and Summit Watch Condominium Owners Association to Park City Municipal Corporation, as it Appears of Record in the Office of the Summit County Recorder in Book 922, Beginning at Page 44;
- That Easement Granted by Summit Watch Condominium Owners Association in Favor of Snyderville Basin Sewer Improvement District, Recorded in the Office of the Summit County Recorder in Book _____, Beginning at Page _____;
- That Easement Granted by Summit Watch Condominium Owners Association in Favor of GKM, Ltd. For Ingress and Egress to Lot A-1, as Recorded in the Office of the Summit County Recorder in Book _____, Beginning at Page _____;
- Seventh Street was vacated by Park City Ordinance 95-64, adopted November 30, 1995, and recorded in the office of the Summit County Recorder in Book _____ at Page _____.



40 0 40 80 FEET

SURVEYOR'S CERTIFICATE

I, John Demkowicz, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 163931 as prescribed by the laws of the State of Utah. I further certify that by authority of the owner I have made a survey of the tract of land shown on this plat and described herein and subdivided said tract of land into lots, public easements, and public right-of-ways to be hereafter known as FIRST AMENDED, THE TOWN LIFT SITE, PHASE A and that same has been correctly surveyed and staked on the ground as shown on this plat.

John Demkowicz
John Demkowicz L.S. No. 163931

11-12-96
Date

BOUNDARY DESCRIPTION

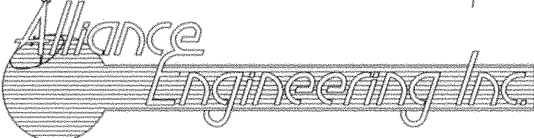
Beginning at a point West 130.63 feet from the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian; and running thence along the north line of existing Main Street right-of-way line West 37.92 feet; thence N 33° 25' 00" W 158.03 feet; thence N 38° 10' 39" W 59.30 feet; thence N 27° 45' 00" W 442.23 feet to a point on a 25.00 foot radius curve to the left, whose radius point bears S 62° 15' 00" W; thence along the arc of said curve 40.80 feet thru a central angle of 93°30'00"; thence S 58° 45' 00" W 49.31 feet; thence S 13° 18' 00" E 10.51 feet; thence S 58° 45' 00" W 64.00 feet to a point on a 15.00 foot radius curve to the left, whose radius point bears S 31° 15' 00" E; thence along the arc of said curve 14.30 feet thru a central angle of 54° 36' 10"; thence S 54° 01' 00" W 9.98 feet; thence along the east right-of-way line of Park Avenue N 28° 50' 00" W 65.52 feet; thence along the east right-of-way line of Park Avenue N 23° 29' 13" W 15.36 feet; thence S 59° 41' 36" E 11.10 feet to a point on a 15.00 foot radius curve to the left, whose radius point bears N 54° 05' 49" E; thence along the arc of said curve 22.34 feet thru a central angle of 85° 20' 49"; thence N 58° 45' 00" E 120.77 feet to a point on a 15.00 foot radius curve to the left, whose radius point bears N 31° 15' 00" W; thence along the arc of said curve 20.21 feet thru a central angle of 77° 11' 14" to a point on a 155.00 feet radius curve to the right, whose radius point bears N 71° 33' 45" E; thence along the arc of said curve 89.28 feet thru a central angle of 33° 00' 09"; thence S 75° 26' 06" E 58.00 feet to a point on a 97.00 foot radius curve to the left, whose radius point bears S 75° 26' 06" E; thence along the arc of said curve 71.64 feet thru a central angle of 42° 18' 54"; thence S 24° 04' 00" E 274.36 feet; thence S 65° 56' 00" W 32.71 feet; thence S 3° 08' 10" W 40.00 feet; thence S 24° 04' 00" E 44.32 feet; thence S 65° 56' 00" W 20.98 feet; thence S 58° 02' 07" W 81.41 feet; thence S 32° 25' 56" E 128.50 feet to the point of beginning. Description contains 2.31 acres. The basis of bearing for the above description is N 35° 59' 00" W between the survey monuments located on Park Avenue between 9th and 11th Street.

FIRST AMENDED SUBDIVISION PLAT

THE TOWN LIFT SITE, PHASE A

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

SNYDERVILLE BASIN SEWER
IMPROVEMENT DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE
BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON
THIS 13th DAY OF November, 1996 A.D.
BY *Paul Zimmerman*
S.B.S.I.D.



JOB NO. 5-2-90 Y:\TL\D\PAR3A

ALLIANCE ENGINEERING INC.

P.O. BOX 2664
323 MAIN STREET
PARK CITY, UTAH 84060
(801) 649-9467

PLANNING COMMISSION

APPROVED BY THE PARK CITY
PLANNING COMMISSION THIS 18th
DAY OF February, 1996 A.D.
BY *Frederick J. [Signature]*
CHAIRMAN

ENGINEERS CERTIFICATE

I FIND THIS PLAT TO BE IN
ACCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS 12th
DAY OF FEBRUARY, 1996 A.D.
BY *Eric W. DeHaan*, PE
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 5th
DAY OF MARCH, 1996 A.D.
BY *Mald D. Hay*
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY
MAP WAS APPROVED BY PARK CITY
COUNCIL THIS 30th DAY
OF November, 1996 A.D.
BY *Janet M. Scott*
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS 30th DAY OF November,
1996 A.D.
BY *Bruce J. [Signature]*
FOR

#475073

RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF COALITION TITLE
DATE 3/19/97 TIME 11:46 am BOOK _____ PAGE _____
FEE \$32.00 *Charlotte Willoughby* deputy
RECORDER



July 15, 2010

David Luber
LCC Properties Group, L.C.

Via EMAIL: David@lccproperties.com

NOTICE OF PLANNING COMMISSION ACTION

<u>Application #</u>	PL-10-00961
<u>Subject</u>	MPD Amendment
<u>Address</u>	962 Main Street
<u>Action Taken</u>	Approved 3-2 (Luskin/Peek/Savage)-(Strachan/Hontz) Recused (Petitt)
<u>Date of Action</u>	July 14, 2010

On July 14, 2010, the Planning Commission called a meeting to order, a quorum was established, a public meeting was held, and the Planning Commission Approved your application based on the following:

Findings of Fact

1. The property is located at 692 Main Street in the Historic Residential Commercial (HRC) zoning district. Historic Commercial Business (HCB) heights and regulations are allowed by the 1982 Agreement.
2. In September 1991, the City Council approved a Concept Plan of the Town Lift Project.
3. The building at 692 Main Street has been used as the Sales Gallery for the Marriott Summit Watch project since its construction in 1992. The Summit Watch project was originally part of the Town Lift development that included the Sweeney properties to the west but was subsequently bifurcated.
4. The September 1991 Concept Plan of the Town Lift Project laid out maximum square footages for the project as well as anticipating the project would be developed in Phases. In that approval the Council required the Historic District Commission (HDC) to review and approve the volumetrics for Phase I (p.4). The HDC was required to approve specific building design for the proposed structures prior to construction.
5. In April 1992, Planning Commission approved a small scale MPD for Town Lift

Phase I. Phase I included buildings A1-A3. The building at 692 Main Street was called A1. In the MPD, Building A1 was proposed to have 6 residential units comprising 4.5 Unit Equivalents (UEs) and 1,832 square feet of commercial space (1.8 UEs) for a total of 6.3 UEs.

6. In November 1994, the City approved the Summit Watch Revised Concept Plan. The revised plan superseded the action taken to approve the original concept plan in 1991. Condition of approval 2 stated that the Town Lift Design Review Task Force shall review and approve plans for each building prior to construction commencing. At that time Building A1 was constructed and the unit configuration for that building was referenced as 7,200 square feet of commercial, or 7.2 Unit Equivalents.
7. The project will be a Timeshare as declared in the original approval of the Summit Watch project.
8. Affordable Housing requirements have been met by previous construction by the original developer.
9. Private Residence Clubs, Off-site, is a prohibited use in Storefronts in the Main Street Right-Of-Way.
10. Nine residential units (up to 3.85 Unit Equivalents) and 3.05 Unit Equivalents of commercial space are proposed for a total of up to 6.90 UEs.
11. The building will increase in height by two stories while keeping within the HCB height regulations.
12. Twenty-three parking spaces are required and provided by a recorded easement.
13. The November 23, 1994, Planning Commission action is hereby amended to increase Building A-1 from 2 stories to four stories.

Conclusions of Law:

1. The amended MPD, as conditioned, complies with all the requirements of the Land Management Code.
2. The amended MPD, as conditioned, meets the minimum requirements of Section 15-6-5 of this Code.
3. The amended MPD, as conditioned, is consistent with the Park City General Plan.
4. The amended MPD, as conditioned, provides the highest value of open space, as determined by the Planning Commission.
5. The amended MPD, as conditioned, strengthens and enhances the resort character of Park City.
6. The amended MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible.
7. The amended MPD, as conditioned, is Compatible in Use, scale and mass with adjacent Properties, and promotes neighborhood Compatibility.
8. The amended MPD provides amenities to the community so that there is no net loss of community amenities.
9. The amended MPD, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed.

10. The amended MPD, as conditioned, meets the provisions of the Sensitive Lands provisions of the Land Management Code. The project has been designed to place Development on the most Developable Land and least visually obtrusive portions of the Site.
11. The amended MPD, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections.
12. The amended MPD has been noticed and public hearing held in accordance with this Code.

Conditions of Approval:

1. All applicable conditions of approval of the 1994 Conceptual Approval shall apply to this amended MPD.
2. All applicable conditions of approval of the subdivision plat shall apply.
3. A condominium plat shall be recorded with Summit County prior to selling of any units.
4. The Main Floor market/deli or any other commercial use of that space will be open to the public. The grill/bar will be open to the general public.
5. The building must receive Historic Design Review approval prior to issuance of building permit.
6. All exterior lights must comply with Park City's lighting regulations.
7. Any exterior sign must receive a separate sign permit.
8. Applicant must record a written agreement with the owners of Zoom restaurant for joint use of the loading and garbage area or build an enclosed dumpster location on their own property.
9. A Timeshare Instrument must be filed with the State at the time of re-platting.
10. No sidewalk hawking is permitted per the Park City Municipal Code.
11. Prior to any Building Permit, a Construction Mitigation Plan will be presented to the Summit Watch Condominium Owners Association.

If you have questions regarding your project or the action taken please don't hesitate to contact me at 435-615-5309 or at brooks@parkcity.org

Sincerely,

Brooks T. Robinson
Senior Transportation Planner

Planning Commission Meeting
July 14, 2010
Page 10

2. 692 Main Street - Amendment to Master Planned Development
(Application #PL-10-00961)

Commissioner Pettit recused herself and left the room.

Planner Brooks Robinson noted that on June 23, 2010 the Planning Commission held a public hearing and discussed an amendment to the master planned development at 692 Main Street, which was originally developed as the Summit Watch project. This building was used as the sales gallery for the Marriott.

Planner Robinson stated that during the June 23rd meeting several comments and questions were raised and the Staff had tried to address those in the current Staff report. The primary issues related to the Vertical Zoning Ordinance and public access. The entire language of the Vertical Zoning Ordinance was included in the Staff report. Planner Robinson remarked that the Staff report also provided clarity on comments that were made during the public hearing from the Marriott Condominium Association regarding service and delivery.

Planner Robinson noted that the applicant had submitted revised plans that were attached to the Staff report and would be presented this evening. He pointed out that these were the same revised plans that were provided just prior to the last meeting, but had not been reviewed by Staff. Also included in the Staff report was the streetscape that Commissioner Peek had requested. Planner Robinson reviewed slides of a rendering of the building and the site plan and elevations.

Planner Robinson referred to concerns regarding trash and delivery issues, and noted that the applicant was not contesting statements made by the Marriott HOA. The applicant was discussing joint use of the loading and garbage dock with the owner of Zoom restaurant, the adjacent property. A second alternative would be to create a screened dumpster location on the south side yard. Service deliveries could also be along Main Street, which is allowed for every Main Street business.

Planner Robinson reviewed the floor plans for each level. He recalled discussion at the last meeting regarding the Vertical Zoning Ordinance and whether the proposed restaurant/grill area needed to be public or private. The Land Management Code is silent on the matter and the Vertical Zoning Ordinance was primarily set up to stop office uses and off-site residential residency clubs. Planner Robinson stated that Promontory has a private residence club in Summit Watch further to the north. However, 692 Main is set up as a time share with residential units on several floors. It would be on-site and would not pertain to the off-site trigger.

Commissioner Hontz felt that issue needed to be addressed before they went further in the presentation if the applicant was proposing a private plan for the use. She believed there was information that did not match the Code that thought it should be clarified earlier rather than later.

David Luber, representing the applicant, stated that regarding the issues raised by the Marriott representative at the last meeting concerning the location of trash and deliveries, the applicant was

making arrangement either with Zoom to share in the area located immediately south of the building to effect use of an enclosed area for trash. They were also in negotiations for delivery services. A second option would be to incorporate the enclosed dumpster within their own building. Mr. Luber clarified that they would not impose upon any trash or unloading areas in the parking garage of the Marriott building. However, they would use the 23 parking spaces, which are reserved by easement with the building.

With respect to the streetscape, Mr. Luber believed they had responded favorably to the suggestion that the fourth floor impose a similar brick as the second and third floors. Mr. Luber stated that the entire brick facade would be taken to the 4th floor or the penthouse floor.

Regarding the bar and grill, Mr. Luber stated that the applicant spent a considerable amount of time with the Staff in looking at the Vertical Ordinance and the Land Management Code. The applicant and the Staff agreed that under all the Codes there was no distinction or requirement of imposing private or a public on the bar and grille within the storefront area of Main Street. Mr. Luber agreed with Staff in terms of the conditions of approval and recommendations going forward. He was willing to answer questions and concerns the Planning Commission had on that issue or other issues to help move the process move forward.

Assistant City Attorney McLean clarified that the timeshare component was also being approved as part of the amended MPD. Therefore, conditions could be imposed based on the conditional use of the timeshare. Ms. McLean felt it was fair to ask the applicant exactly what they were planning in terms of the private bar/grill. She believed nine timeshare units were being proposed and if the restaurant would only be support for those nine units, then it would be on-site. However, if the applicant contemplates the use as support for another off-site residence club, it would fall under the private residence club.

Commissioner Strachan remarked that the LMC does not distinguish between off-site and on-site. In looking at the definition of "private residence club off-site" it does not address a separation between the bar/restaurant and the location of units". Ms. McLean replied that when it is only defined as private residence club off-site, there is no distinction for on-site. When this was contemplated for Vertical Zoning, the idea was that anything in town that would be prohibited could not support a restaurant. Ms. McLean stated that if the applicant is planning on the restaurant supporting nine units and nothing else, it would fit under the definition because it would not be off-site.

Commissioner Hontz referred to page 15-2.6-3 of the LMC in the HCB District and noted that Section 9 addresses Private Residence Club Project and Convergence and Section 23 addresses off-site. She believed the LMC does address on-site and off-site private residence clubs and prohibits both within the zone. Commissioner Hontz referred to the Municipal Code and the section that cites and limits the private use of restaurants and bars. Commissioner Hontz remarked that the analysis that says this could be a bar and restaurant as a private use was incorrect.

Commissioner Hontz stated that she had spent a significant amount of time researching the Code and she was very comfortable in understanding that the Planning Commission did not have to condition the approval because it is not allowed by Code.

Commissioner Strachan asked Ms. McLean to address why the bar/grill would be listed as a conditional use if it is prohibited. Ms. McLean explained that it is a conditional use within the zone, but prohibited outright in certain areas.

In response to Commissioner Hontz, Planner Robinson stated that years ago a definition for private residence club was put into the LMC to make a distinction between timeshare and private residence clubs. Because the applicant is saying this will be a timeshare, the Staff would suggest adding a condition of approval stating that the timeshare instrument needs to be recorded at the State with the replat approval, whenever that occurs.

Planner Robinson emphasized that based on the definition, this was a timeshare and not a private residence club.

Commissioner Hontz read from Section 8, Timeshare Projects and Convergence, subscript (1), "Prohibited in store fronts adjacent to the Main Street, Heber Avenue, or Swede Alley rights-of-way." Based on that language, she believed it continues to be prohibited.

Planner Robinson remarked that it is a grandfathered use because this was a timeshare project when it was first done as an MPD in 1992. Commissioner Hontz pointed out that they are now opening up the MPD.

Commissioner Peek referred to the HCB Conditional Use (8), "Timeshare projects and Convergence", and Conditional Use (9), Timeshare Sales office off-site within an enclosed building. He pointed out that the timeshare sales office was being grandfathered, therefore, they could not expand to other conditional uses that are prohibited in the zone.

Assistant City Attorney McLean clarified that the applicant could not introduce a new use. However, her interpretation of the report was that the timeshare use was contemplated as part of the original MPD. The Marriott Summit Watch is a timeshare and, therefore, is part of this amendment to the MPD, which is not prohibited. Ms. McLean stated that whether or not the office space is grandfathered in was a separate analysis. She noted that a bar or similar use is not grandfathered.

The question of whether an office could continue would be determined by the Planning Director as part of a non-conforming use.

Commissioner Peek read language from the private residence club off-site section of the LMC, "Any use organized for the exclusive benefit and support of or limited to or associated with or in any way offers exclusive hospitality service and/or concierge support to any defined owners association, timeshare membership, residential club, or real estate project. Hospitality includes but is not limited to any of the following services: real estate, restaurant, bar, gaming, locker rooms, storage, salon, personal improvement, office." Commissioner Peek believed the bar and grill would be inclusive in that language.

Mr. Luber stated that if the Planning Commission would prefer a use in the storefront space that is accessible to the public, the applicants were willing to look at that as a condition of approval. Mr. Luber understood that the Codes were complicated. He also understood that from a practical

standpoint, while the applicant may wish to have a private bar and grill in the storefront, the intent is to maximize the use of that space in any case.

Mr. Luber stated that the applicant would be willing to agree on an additional condition that would indicate that the storefront space would include the market space and the bar and grill and all would be a public space.

Commissioner Strachan thought it was a determinative issue. He referred to Condition of Approval #4 and suggested that the only way to approve this application would be to amend the second sentence of the condition to read, "Any grill/bar **must** be open to the general public.

Mr. Luber agreed with amending Condition of Approval #4.

Commissioner Peek referred to Condition of Approval #8 and suggested replacing the language, "Applicant must provide to staff...." with "Applicant must **record** a written agreement with the owners of Zoom". Commissioner Peek was concerned that the agreement could be lost over time if the ownership of Zoom ever changes.

Mr. Luber understood that as a condition of proceeding with the building permit, the applicant would provide the Staff and the Planning Commission the authority on whether there was an agreement with Zoom. He noted that they were still considering the alternatives and had not yet made that determination. If they could not come to an agreement with Zoom, the design elements of the building would take into account trash and loading within the building. Commissioner Savage asked if there was a plan that accommodates those into the building. Mr. Luber answered yes.

Commissioner Peek referred to Finding of Fact #9 and suggested that the sentence be eliminated and replaced with "Private Residence Clubs off-site is prohibited in storefronts adjacent to the Main Street right-of-way."

Planner Robinson stated that he had spoken with the applicant about adding Condition of Approval #9, "A timeshare instrument shall be filed with the State at the time of replatting." Condition of Approval #10, "No sidewalk hocking is permitted per the Park City Municipal Code." Mr. Luber stated his agreement with adding Conditions #9 and #10.

Commissioner Hontz clarified that other than the private use on the main level, she was comfortable with the rest of the proposal. However, when she reads page 127 of the Staff report, the third and final Development Agreement and Concept Plan, which updated the previous two, she noted that in all three development agreements there is reference to not adding density. In addition, the development agreements were very clear about not wanting additional building height moved around in this project once the project is approved. Commissioner Hontz read from page 127, item 10, "The building heights and density shall not exceed what is shown in this approval. In talking to the Legal Department, she understood they were opening up the development agreement and, therefore, the Planning Commission has the right to give that away.

Commissioner Hontz stated that during the work session they were looking for places to put density. She pointed out that some are looking for density and she believed this was an opportunity to decide that people no longer get it for free. Commissioner Hontz clarified that for this application she was talking about height and not density. She liked the building design and the concept, but in looking back at the Findings and the Development Agreement that control this project, she realized that the Planning Commission had the tools to do something more. If the Planning Commission decides to give away the height as a gift, she wanted to make sure it was specified in the conditions of approval.

Chair Wintzer thought Commissioner Hontz had raised a good point that if the City has the opportunity to work with this, they should take that advantage.

Commissioner Strachan stated that if it is within the approved heights under the original Development Agreement and within the approved density levels of the original Development Agreement, the applicant could build the project. He understood the opportunity to dedicate height and density to some other use, but he was hesitant to do that with just this project. He would be comfortable making it a policy for all future projects as long as they followed through and everyone was treated the same. Commissioner Strachan did not wish to single out this applicant.

Commissioner Hontz felt the Development Agreement clearly singles out the entire Summit Watch project, which included this building. She stated that documents track the evolution of the approval of the Marriot Summit Watch Plaza structures and how people were very concerned about the density and the relationship with other projects on Main Street. The Development Agreement is clear that the intent for the entire Marriott Summit Watch Project was not to have things change per the approval. Commissioner Hontz clarified that she was only pointing out what the City could do and the opportunity that was presented under this particular development agreement. She was not implying that it was the right direction. This situation is different from other projects because the developer agreed to a development agreement in 1994.

Commissioner Hontz referred to page 110 of the Staff report and noted that the first iteration was specifically clear in stating, "No density, gross or net square footages, or building height transfers would be allowed between phases. If a project chooses to use less than the maximum densities, it has no effect on any other portion of the project and cannot be used elsewhere on the project." She believed that language indicates the concerns people had at that time. Commissioner Hontz reiterated that she liked the concept and thought the height should be increased, but her question was whether or not the City should just give it away.

Mr. Lubert stated that the process has been educational for the applicant and the Staff. Throughout the process they went through many boxes and the previous MPDs back to 1994. Mr. Lubert remarked that they were not transferring density in this project from one phase or one building to another and they were utilizing less than the 7.2 UEs allowed.

Commissioner Hontz agreed with Mr. Lubert on density. Her issue was the height. Mr. Lubert stated that under the original plan, they are within all the height limits that could be imposed on the building. They conform on every issue in terms of Code compliance.

Mr. Luber liked the idea of going public on the ground floor. He explained that they would like to develop the project proposed because there is a purpose and synergy to having residences and commercial below. It is a dormant building that has not been used in the last several years and this is an opportunity for 7th Avenue and the entire community to get traffic flowing to an area that has needed it in the last few years.

Mr. Luber believed that the project complies with all the Codes, past and present. He did not see the height as a gift. It is working hand in glove with the City, the Planning Commission and the City Council in terms of the task force and now the Historic Design Review Board, to make this project move forward.

Commissioner Hontz agreed with Mr. Luber regarding Code compliance. The issue is that the City has a clear opportunity and the right to do something that benefits the community. Mr. Luber stated that the other structures that are currently on the MPD have been maxed out in terms of density and size. This is the only building that still has the opportunity for height.

Director Eddington understood the issue regarding the height and felt that Commissioner Hontz had raised a good point. He noted that the City currently does not have a policy that talks about transfer of density rights or height rights. Director Eddington thought it was a great idea conceptually, but he was unsure how it would apply to this particular project. He noted that the applicant was under utilizing their density by going to 6.9 UEs instead of the 7.2UEs. Mr. Luber believed they were slightly under the allowed height in the zone.

Chair Wintzer stated that this was one of the first buildings built in the original Summit Watch project. He felt that in the overall picture, if the intent was to have a mix and match and not have everyone build to the maximum, there would be a reason not to grant additional height. He appreciated Commissioner Hontz's research efforts.

Commissioner Hontz referred to the renderings and asked if the applicant intended to utilize the same window placements on the second level. She did not think the rendering matched the hand drawings in terms of number of windows.

Kevin Horn, representing the applicant, indicated an area on the second level facing south. He noted that the lower floor has a covered balcony and the second floor has a built out area. The additional window would be in the enclosed area.

Commissioner Hontz asked if the window placement for the exciting seven windows would remain the same. Mr. Horn answered yes.

Assistant City Attorney McLean advised the Planning Commission to be careful about language and using the term "density" when talking about UEs. She pointed out that currently the unit equivalent is at 7.2. The proposed amendment uses less than 7.2 UEs, but the use would change from commercial to a mix of commercial and residential.

Commissioner Savage asked if Ms. McLean was trying to clarify that a unit of density depends on whether it is residential or commercial. Ms. McLean explained that under the current Code, a residential unit equivalent is 2,000 square feet per unit equivalent. However, commercial is only 1,000 square feet per unit equivalent. The applicant is proposing a change that would increase the square footage but keep the UEs the same. Ms. McLean remarked that “density” is a hard terms to use in this discussion because they are talking more about square footages and a change in use.

Mr. Luber stated that the history of the project included two amendments. The original configuration of the building had a mixed use of residential and commercial, and more residential than commercial was allocated to the original MPD. The amendment took into account the commercial use at 7.2 UEs. Mr. Luber remarked that the applicant is looking to re-convert the use back to its original residential and commercial mix, and to do it in a way that uses less than the 7.2 UEs currently shown on the site.

Chair Wintzer clarified that the Planning Commission was not questioning the unit equivalents. The issue being discussed was the height increase. Commissioner Hontz pointed out that based on the development agreement, the height is limited. She agreed that it refers to the zone height, but that is a separate issue. Item number ten clearly states that the height cannot be increased. She acknowledged that they could increase the height at this point because they have opened up the MPD, and the Planning Commission could either agree to give away the height or require the applicant to keep the height as built. Commissioner Hontz reiterated that the Planning Commission has the right, per the development agreement and the MPD, to make that decision.

Planner Robinson pointed out that Commissioner Hontz was referring to condition of approval #10 of the 1994 concept plan approval. He referred to a separate page in the Staff report which indicates that a revision in the first phase of the project was previously approved by the Planning Commission and that the action would revise the balance of the project. Planner Robinson explained that the condition that says, “No building height and density shall exceed....” applied to the rest of the project, but not to this particular building in the first phase.

Mr. Horn believed that was consistent with the dates because this particular building was constructed in 1993, prior to the 1994 submittal. Commissioner Hontz remarked that the all the documents dated from 1994, 1993 and 1991 all have the same condition and the issue remained the same in every iteration. The question is whether or not the Planning Commission wanted to take it on. She stood by her opinion that it was applicable to this building.

Assistant City Attorney McLean stated that from a legal standpoint, Commissioner Hontz’s reading of the documents was a legally defensible interpretation. The Planning Commission does have that ability, which is why the MPD amendment was before them.

Commissioner Savage asked if the applicant was asking for a height exception. Chair Wintzer answered no. Commissioner Savage could not understand why, if they were not asking for a height exception and it was an allowed use, that the Planning Commission would determine it was not an allowed use.

Chair Wintzer explained that the zone allows a certain height. The development agreement said that because the building was designed to a specific height, that height cannot be changed. The zone would allow a height increase, but the development agreement would not.

Assistant Attorney McLean stated that the MPD restricts the height as it was built. However, the zone allows it to be higher. As part of a change in use and UEs, the amendment also requests a gain in square footage by increasing the height. Ms. McLean referred to page 113 of the Staff report, the original MPD approval, and noted that Building A1 was contemplated as being both commercial and residential. At that point it was 6.3 UEs. Once it was built and became only commercial, the unit equivalents increased to 7.1. Ms. McLean could find no discussion in her research that addressed that change. Somehow it just occurred. In 1992 in the MPD, it was contemplated as 1.8 UEs commercial and 4.5 UEs residential. In 1994, the MPD was revised and the building was allocated 7.2 commercial UEs. Ms. McLean clarified that the issue before the Planning Commission this evening was whether or not to change the allocation and use of those UEs. As part of that, the massing would change and increase the height.

Commissioner Savage recalled that the last time the Planning Commission discussed this application, the major issue was public/versus private restaurant. He was unclear whether or not private was allowed, but based on input the applicant had agreed to make it public. Commissioner Savage believed that was a strong indication of the applicant's willingness to respond to their requests. In addition, they resolved the trash issue through two alternatives. He recommended that the Planning Commission allow the applicant to move forward with their project.

Commissioner Luskin concurred with Commissioner Savage. He appreciated the applicant's willingness to address their concerns with the public/private issue. Regarding the height issue, he found Commissioner Hontz's proposal to be insightful, but he was wary of getting involved in selective application without the proper mechanism in place. Commissioner Luskin was comfortable with the changes to the proposal and he was prepared to move forward.

Commissioner Peek stated that Commissioner Hontz raised an interesting point regarding the height issue based on the development agreement. He felt it was clear that what was approved for the height would be the line of the building height. Commissioner Peek noted that they would be modifying the development agreement if they allowed additional height over what was approved. However, if they modify the findings of fact and conditions of approval as he had stated earlier, he was willing to vote in favor of the amendment to the MPD.

Commissioner Strachan stated that at first he was skeptical of Commissioner Hontz's point of view, but after looking at the MPD Code Section 15-6.9, he realized that it was not a question of the Code as much as a question of the development agreement. However, the Code touches on when variations in height should be considered and what criteria should be applied to those considerations. He read, "Height does not result in increased square footage or building volume." "The height increase provides desired architectural variation." Commissioner Strachan thought Commissioner Wintzer made a good point about architectural variation. In looking at the before and after slide of the streetscape, all the structures to the north are the same height and there is no

architectural variation. Commissioner Strachan believed that a slightly lower building in the middle at 692 Main creates a nice transition between the buildings to the north and Zoom Restaurant to the south. He agreed with Commissioner Hontz's interpretation of the development agreement, and confirmed by the Assistant City Attorney. However, architectural variation is another reason for not granting the requested two floors.

Commissioner Luskin believed the rendering was misleading because the buildings to the left are actually three story. The only four story building on Upper Main was the Galleria. Commissioner Luskin suggested that there was variation in height on the street. Commissioner Strachan remarked that it was a matter of perception.

Chair Wintzer concurred with Commissioner Strachan and felt the existing variation is nicer than jumping from Zooms to the next building.

Mr. Lubber noted that they had shown a 3-D model indicating a significant transition and pull back in terms appearance. It is not a four story building from the face of a transition between Zooms and the other structures. Chair Wintzer could see where the top floor steps back.

Mr. Lubber stated that he had not anticipated an issue regarding the building height. The project was planned to return to the original intent for a commercial/residential mix. It was intended to fit the building site plan and zoning height requirements. For this project to work, additional height is needed in terms of the overall economics of the plan. Mr. Lubber was prepared to continue this item and take suggestions from the Planning Commission on how this height issue could be resolved.

Chair Wintzer opened the public hearing.

Lee Gilbert, a member of the Marriott Summit Watch COA and ROA Boards. He noted that many of the issues he intended to comment on were answered this evening. Mr. Gilbert was unclear about the area known as the Town Lift Subdivision and the Summit Watch project. He felt that some of the documents were conflicting. Mr. Gilbert stated that if the 692 Main building was part of the Summit Watch project, it is governed by a Master Condominium owners Association document that is filed with the State. He remarked that certain criteria and other things being proposed were in conflict with that document.

Chair Wintzer asked if the plaza is public condominium land.

Mr. Gilbert stated that there is a public easement for access to the Frozen Creek walking trail and for utility access for the City.

Chair Wintzer clarified that the building line and the property line were the same on the north side. Mr. Gilbert replied that this was correct. Chair Wintzer stated that the concerns Mr. Gilbert had with construction issues would be addressed through a construction mitigation plan. At that time Mr. Gilbert would have the opportunity to voice his concerns and work with the Building Department.

Commissioner Peek pointed out that the Homeowners Association would have to supply a letter to the Building Department prior to permits being issued saying that they support the project. Chair

Wintzer agreed that because the project is on the property line, the HOA and the applicant would need to resolve any issues with the Building Department.

Chair Wintzer noted that a condition of approval could require that the construction mitigation plan must be presented to the homeowners to keep them apprized.

Mr. Luber stated that the general contractor who would be working on their construction mitigation plan has built many projects on Main Street and in Old Town.

Chair Wintzer closed the public hearing.

Planner Robinson referred to the MPD Section of the LMC, 15-6.5(f), under Building Height and read, "The height requirement in the zoning district in which the MPD is located shall apply. The Planning Commission may consider an increase in height based on site specific analysis and determination and the criteria. Increase in height does not result in increased square footage." He clarified that, that goes to anything above the zoning height and not necessarily to this building. Commissioner Strachan understood and explained that he only used those guidelines as general guidelines as to what should be considered when looking at height increases.

Commissioner Savage was unclear as to why if height was an issue, it was not raised earlier in the process and the applicant was not given notice prior to this evening before they spent time and money on the design and modifications.

Commissioner Strachan believed that the original plans that were presented to the Planning Commission in the pre-MPD meeting did not have the additional two floors. Planner Robinson pointed out that those floors were shown in one of the alternatives presented.

Mr. Luber stated that in the pre-MPD application meeting there was enthusiastic support for the plan, which is why they expended the effort, time and expense to do architectural renderings and associated drawings. If they had been given any idea that there was an issue with height, they would have stopped the process.

Commissioner Savage recalled that the only request at the pre-MPD meeting was for the applicant to do a before and after comparison to see how the building looked next to Zoom Restaurant.

Commissioner Hontz stated that she would have shared her concerns during the pre-application meeting if she had been provided with all the documents at that time. She did not receive that information until this Staff report and she took the time to read through it. Commissioner Hontz reiterated that she liked the concept and the design of this project. Her comments this evening were about something larger than just this project and the opportunity the City has to do something good for all of Park City.

Mr. Luber stated that if the Planning Commission has some discretionary approval they can take, which has to do with looking at the overall dimensions of this building and how it fits within the current plan of the MPD, he invited that conversation in a discretionary process to find out where

the Planning Commission might be and the conditions of that discretion. Mr. Lubber felt the applicant had been candid and straightforward in saying that this project works because of the four floors and the mix of commercial and residential. It works because of the height and because the storefront will be public rather than private. He stated that the project would not work if they have to start removing floors. Rather than having the project denied, Mr. Lubber preferred a conversation on whether the Planning Commission has additional discretion they were willing to adopt.

Planner Robinson responded to Commissioner Hontz's comment about not receiving the information until Friday. He pointed out that all the documents provided in the current Staff report were also included in the pre-MPD Staff report, with the exception of colored drawings and renderings. Chair Wintzer stated that everyone had the same information and they all missed it, but they still have the ability to go back and review it as Commissioner Hontz had done.

Director Eddington stated that Commissioner Hontz was accurate in her point and her research was extensive. However, the Planning Commission has the authority to look at height. As a more proactive approach, he asked if the Planning Commission wanted to consider adding two stories to the building, assuming that it was always two stories in the 1982 and the 1991 Concept Plan. If they presume that it was, the Planning Commission would be looking at this amendment to add the two stories. The Planning Commission would look at this design and consider whether it meets the purpose statements of the MPD Chapter; economic development, preserving open space, mixing uses, positive contribution to the amenities in that area of the community, different housing types being provided, etc. Director Eddington stated that if the Planning Commission wanted a definitive answer as to whether this was originally conceived as a two or four story building, the Staff could research that information. Based on the historic knowledge of some people, Director Eddington thought it may have been a two-story building.

Commissioner Savage thought he heard another element, which is the quid pro quo. If they allow the additional two stories, what else can they extract from the applicant to offset the height increase. In his opinion, at this stage in the process, it seemed unfair and was not the way to run a business.

Commissioner Hontz stated that as someone who works for developers and attorneys and reviews all the materials, it is their job to comb through the documents and find possible deal killers. As Planning Commissioners, they do not have the obligation to tell the applicant what is in their original agreement. The applicant's legal team should have reviewed the development agreement before beginning this project. Commissioner Hontz agreed with Commissioner Savage that it was unfair to bring it up now.

Assistant City Attorney McLean requested that the Planning Commission focus on the application before them. She reiterated her advice that the Commissioner should be careful about terminology because the density is tied to unit equivalents and it is not changing. What is changing is the massing and the square footage and the discussion should relate to those issues. Ms. McLean was uncomfortable with the Planning Commission talking about "density transfers" because the UEs are not changing from the 1992 agreement. Ms. McLean clarified that the Planning Commission was

re-opening the MPD so they could look at the massing in terms of how it fits within the overall MPD.

Assistant City Attorney McLean stated that the discussion should focus on whether the Planning Commission wanted to allow mixed use of residential and commercial or whether it should remain commercial and how it impacts other elements and criteria of the MPD by increasing the massing by having it residential. Those are findings that are applicable.

Commissioner Luskin believed the Planning Commission has the authority, regardless of the timing, to provide input on behalf of the City. He pointed out that this is government and not a business and things can be handled differently. Commissioner Luskin struggled with two hurdles. One was the public/private issue, which had been resolved, and the other was the height issue. The height issue is being wrestled from the vantage of what was contemplated in documents that are a little vague and obscure. Commissioner Luskin stated that he looks at the issue before him as to whether it is a conforming use and whether he feels comfortable that it meets all the criteria Director Eddington had outlined.

Commissioner Strachan felt the public comment raised a good issue. CC&Rs are applicable and they dictate how the architecture must be designed. The Planning Commission needs to know that the plan comports with the CC&Rs.

Planner Robinson explained that the CC&Rs would not apply to this building. The original subdivision, Town Lift Site Phase A, Lot A1, which was this building and Lot A2, which became part of the Summit Watch, as they created the condominiums they also created the CC&Rs and the architectural controls within their condominium association. This subdivision and this building were not part of that. Planner Robinson clarified that the Plaza was dedicated as a public street, 7th Street, between those two buildings. Therefore, it is City property.

Chair Wintzer asked if the City was the governing body the applicant would consult for construction activities near the property line. Planner Robinson replied that the City would be the governing body but it would also be good for the applicant to notify the HOA on construction timing and the construction mitigation plan.

Mr. Luber stated that as a condition of approval, they would agree that prior to any building permit being approved by the City, they would have an agreement with their neighbors and the City regarding the construction mitigation plan.

Commissioner Peek was comfortable with the mix of residential and commercial use. He stated that if they allow the building height to be adjusted, they need to amend the development agreement. He assumed that because the development agreement is a legal document signed by the City and the developer of the original project, the Planning Commission would not be able to just negate it through action.

Assistant City Attorney McLean did not believe it was necessary to amend the development agreement as long as the findings of fact address the issue and the plans are attached.

Commissioner Strachan felt the applicant had expressed an interest in working with the Planning Commission to resolve the height issue. If the applicant was willing to have this item continued and come back with alternative height reductions, the Planning Commission could review those alternatives at the next meeting.

Mr. Luber clarified that he was willing to work with the Planning Commission from the perspective of the plan that was presented this evening. He stated that the additional two floors were very important to the overall financial feasibility of the project, and the conditions of approval set forth in terms of all the requirements of public benefits. He was uncomfortable hearing comments about taking a "pound of flesh" from a building that has produced no tax revenue for a significant period of time, particularly since their plan of mixing the use would provide economic benefit to the City.

Mr. Luber stated that the two floors are critical and coincide with the height requirements of the zone. His earlier comment referred to the discretionary process in terms of what additional discretion the Planning Commission had. He was willing to work with the Planning Commission from a planning standpoint to show the technical, architectural, design elements, and other elements that makes this building fit within a logical model with the Zoom building and the building to the north. He was not interested in coming back with a plan that removed the two floors.

Commissioner Strachan asked if this would come back to the Planning Commission for CUP review. Director Eddington stated that if the Planning Commission approved the amendment to the MPD they would not see it again. It would go to the Staff for Historic District Design Review.

Commissioner Strachan stated that in terms of architectural fenestration and changes in the height, if the Planning Commission was uncomfortable with how it comports with the buildings to the north and south, they would need to continue it. If the Planning Commission was comfortable with the way it comports with the buildings to the north and south, and finds that it is compatible and meets the other requirements of the Code, they should vote this evening.

Director Eddington stated that if the Planning Commission chooses to approve this application, they would still have an opportunity individually to provide input with regard to the Historic District Design Guidelines relative to the Staff's review.

MOTION: Commissioner Strachan moved to CONTINUE 692 Main Street, Amendment to the MPD to a date certain, with direction to the applicant to return with architectural drawings that depict how the building will transition from the buildings to the south to the buildings to north in terms of height.

The motion died for lack of a second.

MOTION: Commissioner Savage moved to APPROVE the Master Planned Development Amendment based on the Findings of Fact, Conclusions of Law and Conditions of Approval.

Director Eddington asked if the motion would add a finding of fact or condition of approval noting that the height was being amended for this building from the original MPD. Commissioner Savage stated that he would include that in his motion if it was required.

Chair Wintzer noted that the motion should also incorporate the changes to Condition of Approval #4, that the bar/grill will be open to the general public; to Condition of Approval #8, that the applicant must record a written agreement with the owners of Zoom Restaurant for the joint use of the loading and garbage area or build an enclosed dumpster location on their property; remove Finding of Fact #9 as written and replace with Private Residence Clubs off-site is prohibited in storefronts adjacent to the Main Street right-of-way; add Condition of Approval #9, A timeshare instrument shall be filed with the State; add Condition of Approval #10, no sidewalk hocking permitting per the Park City Municipal Code; add Condition of Approval #11, prior to any building permit, a construction mitigation plan will be presented to the Summit Watch Condominium Owners Association.

Commissioner Savage amended his motion to incorporate the changes as stated.

Director Eddington re-read the motion for clarification.

Commissioner Peek noted that the development agreement was specific about the building height being approved. At a minimum, he felt a finding of fact was needed to address that issue. Planner Robinson noted that Finding of Fact #11 states that, "The building will increase in height by two stories while keeping with the HCB height regulations. " Commissioner Peek thought a finding of fact should state what building height was approved for Building A1 to acknowledge the original development agreement that specified a certain height.

Assistant Attorney McLean suggested adding Finding of Fact #13, "The November 23, 1994 revised concept plan Condition of Approval 10, which states building heights and density shall not exceed what is shown in this approval, is amended to increase Building A1 from 2 stories to 4 stories." Commissioner Peek was comfortable with that language.

Commissioner Savage amended his motion to add Finding of Fact #13 as read by Ms. McLean.

Commissioner Luskin seconded the motion.

VOTE: The motion passed 3-2. Commissioners Strachan and Hontz voted against the motion. Commissioner Pettit was recused.

Findings of Fact - 692 Main Street

1. The property is located at 692 Main Street in the Historic Residential Commercial (HRC) zoning district. Historic Commercial Business (HCB) heights and regulations are allowed by the 1982 Agreement.
2. In September 1991, the City Council approved a Concept Plan of the Town Lift Project.
3. The building at 692 Main Street has been used as the Sales Gallery for the Marriott Summit Watch project since its construction in 1992. The Summit Watch project was originally part

of the Town Lift development that included the Sweeney properties to the west but was subsequently bifurcated.

4. The September 1991 Concept Plan of the Town Lift Project laid out maximum square footages for the project as well as anticipating the project would be developed in Phases. In that approval the Council required the Historic District Commission (HDC) to review and approve the volumetrics for Phase 1 (p.4). The HDC was required to approve specific building design for the proposed structures prior to construction.
5. In April 1992, Planning Commission approved a small scale MPD for Town Lift Phase 1. Phase 1 included buildings A1-A3. The building at 692 Main Street was called A1. In the MPD, Building A1 was proposed to have 6 residential units comprising 4.5 Unit Equivalents (UEs) and 1,732 square feet of commercial space (1.8 UEs) for a total of 6.3 UEs.
6. In November 1994, the City approved the Summit Watch Revised Concept Plan. The revised plan superseded the action taken to approve the original concept plan in 1991. Condition of Approval 2 stated that the Town Lift Design Review Task Force shall review and approve plans for each building prior to construction commencing. At that time Building A1 was constructed and the unit configuration for that building was referenced as 7,200 square feet of commercial, or 7.2 Unit Equivalents.
7. The project will be a Timeshare as declared in the original approval of the Summit Watch project.
8. Affordable Housing requirements have been met by previous construction by the original developer.
9. Private Residence Clubs off-site is prohibited in storefronts adjacent to the Main Street right-of-way.
10. Nine residential units (up to 7.85 Unit Equivalents and 3.05 Unit equivalents of commercial space are proposed for a total of up to 6.90 UEs.
11. The building will increase in height by two stories while keeping within the HCB height regulations.
12. Twenty-three parking spaces are required and provided by a recorded easement.
13. The November 23, 1994 revised concept plan Condition of Approval 10, which states building heights and density shall not exceed what is shown in this approval, is amended to increase Building A1 from two stories to four stories.

Conclusions of Law - 692 Main Street

1. The amended MPD, as conditioned, complies with all the requirements of the Land Management Code.
2. The amended MPD, as conditioned, meets the minimum requirements of Section 15-6-5 of this Code.
3. The amended MPD, as conditioned, is consistent with the Park City General Plan.
4. The amended MPD, as conditioned, provides the highest value of open space as determined by the Planning Commission.
5. The amended MPD, as conditioned, strengthens and enhances the resort character of Park City.
6. The amended MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible.
7. The amended MPD, as conditioned, is Compatible in Use, scale and mass with adjacent properties, and promotes neighborhood compatibility.
8. The amended MPD provides amenities to the community so that there is no net loss of community amenities.
9. The amended MPD, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the application was filed.
10. The amended MPD, as conditioned, meets the provisions of the Sensitive Lands provisions of the Land Management Code. The project has been designed to place development on the most Developable Land and least visually obtrusive portions of the site.
11. The amended MPD, as conditioned, promotes the use of non-vehicular forms of transportation through design and by providing trail connections.
12. The amended MPD has been noticed and public hearing held in accordance with this Code.

Conditions of Approval - 692 Main Street

1. All applicable conditions of approval of the 1994 Conceptual Approval shall apply to this amended MPD.
2. All applicable conditions of approval of the subdivision plat shall apply.
3. A condominium plat shall be recorded with Summit County prior to selling of any units.

4. The Main Floor market/deli or any other commercial use of that space will be open to the public. The grill/bar must be open to the general public.
 5. The building must receive Historic Design Review approval prior to issuance of building permits.
 6. All exterior lights must comply with Park City's lighting regulations.
 7. Any exterior sign must receive a separate sign permit.
 8. Applicant must record a written agreement with the owners of Zoom Restaurant for joint use of the loading and garbage area or build an enclosed dumpster location on their own property.
 9. A timeshare instrument shall be filed with the State.
 10. No sidewalk hocking permitted per the Park City Municipal Code.
 11. Prior to any building permit, a construction mitigation plan will be presented to the Summit watch Condominium Owners Association.
3. 1310 Lowell Avenue - Conditional Use Permit
(Application #PL-10-00965)

Commissioner Strachan recused himself and left the room.

Planner Jacquelyn Mauer reviewed the application for a conditional use permit at 1310 Lowell Avenue, Park City Mountain Resort. PCMR proposes to install recreational lighting the Three Kings, Quicksilver and Pick-n-Shovel ski runs. This item was continued from the June 23rd meeting because the Planning Commission lacked a quorum and was unable to vote on the project.

Planner Mauer stated that this application increases the Park City Mountain Resort's night skiing area from 44.5 acres to 54.7 acres or 23%. She noted that 49 wood poles were proposed with 76 metal halide, each having 150 watts. The proposed lights comply with the Land Management Code Section 15-5-5(i)(11), which addresses recreational lighting requirements. This application was also reviewed under the CUP criteria.

Planner Mauer remarked that during the June 23rd meeting, concerns were raised regarding the increase in the amount of electricity required to run these lights and whether or not there was adequate electrical capacity. Planner Mauer stated that as part of this application, a condition of approval was added to indicate that the applicant proposes to replace all the existing 1500 watt court halogen lights on the Payday ski run with the 150 watt metal halide lights proposed. The saved wattage would be 138,979 kilowatts per year. The Resort anticipates using 10,000 kilowatts per year on the proposed Three Kings lighting project.



PLANNING DEPARTMENT

September 9, 2011

Craig Elliott
Elliott Workgroup Architecture
PO Box 3419
Park City, Utah 84060

NOTICE OF PLANNING STAFF ADMINISTRATIVE ACTION

<u>Project Address:</u>	692 Main Street
<u>Project Description:</u>	Historic District Design Review
<u>Date of Action:</u>	September 9, 2011
<u>Project Planner:</u>	Kirsten Whetstone
<u>Project Number:</u>	PL-11-01306

SUMMARY OF STAFF ACTION

This proposal is a request for Historic Design Review for modifications to the exterior of an existing non-historic building located at 692 Main Street and two additional floors (3rd and 4th floor) per the approved July 14, 2010 amendments to the 1992 Town Lift Master Planned Development Phase I. Staff reviewed the application for compliance with the June 19, 2009 Park City Design Guidelines for Historic Districts and Historic Sites, including the Universal Guidelines for new construction (non-historic sites) and the applicable Specific Guidelines for new construction including 1) B.1- Mass, Scale, and Height; 2) B.2- Key Building Elements such as roofs, materials, windows, porches, mechanical systems; 3) G- Exterior Lighting; and 4) I- Sustainability. The proposal complies with these guidelines for new construction and is approved pursuant to the following Findings of Fact, Conclusions of Law and Conditions of Approval:

FINDINGS OF FACT

1. The property is located at 692 Main Street in the Historic Residential Commercial (HRC) zoning district. Historic Commercial Business (HCB) heights and regulations are allowed by the 1982 Agreement.
2. In September 1991, the City Council approved a Concept Plan of the Town Lift Project.
3. The building at 692 Main Street has been used as the Sales Gallery for the Marriott Summit Watch project since its construction in 1992 and is currently vacant. The Summit Watch project was originally part of the Town Lift development that included the Sweeney properties to the west but was subsequently bifurcated.

4. The September 1991 Concept Plan of the Town Lift Project laid out maximum square footages for the project as well as anticipating the project would be developed in Phases. In that approval the Council required the Historic District Commission (HDC) to review and approve the volumetrics for Phase I. The HDC was required to approve specific building design for the proposed structures prior to construction.
5. In April 1992, Planning Commission approved a small scale MPD for Town Lift Phase I. Phase I included buildings A1-A3. The building at 692 Main Street was called A1. In the MPD, Building A1 was proposed to have 6 residential units comprising 4.5 Unit Equivalents (UEs) and 1,832 square feet of commercial space (1.8 UEs) for a total of 6.3 UEs.
6. In November 1994, the City approved the Summit Watch Revised Concept Plan. The revised plan superseded the action taken to approve the original concept plan in 1991. Condition of approval 2 stated that the Town Lift Design Review Task Force shall review and approve plans for each building prior to construction commencing. At that time Building A1 was constructed and the unit configuration for that building was referenced as 7,200 square feet of commercial floor area or 7.2 Unit Equivalents.
7. On July 14, 2010, the Planning Commission approved an amendment to the Master Planned Development to allow for a mixed use building including residential units on floors 2, 3, and 4 with commercial units on floor one. A total of nine residential units (up to 3.85 Unit Equivalents) and 3.05 Unit Equivalents of commercial space were approved with the amended MPD for a total of up to 6.90 UEs.
8. An increase in building height by two stories was approved, provided the height is within the current HCB height regulations.
9. The project is proposed to have timeshare ownership as declared in the original approval of the Summit Watch project.
10. Affordable Housing requirements have been met by previous construction by the original developer.
11. The Land Management Code makes no distinction between public and private access to business for commercial use.
12. Twenty-three parking spaces are required and provided in an underground parking structure beneath Building A-2 and subject to a recorded easement on the condominium plat.
13. Any new construction is subject to the June 19, 2009, Park City Design Guidelines for Historic Districts and Historic Sites.
14. The existing building footprint is not being modified. The proposed construction complies with the FAR for the HCB district and is not greater than 4.0. The lot contains 5,074 square feet.
15. There are no minimum setbacks in the HCB zone.
16. Access to the property is from Main Street, a public street.
17. The building is not being demolished. The proposal includes modification of the exterior details, patios, decks, windows and doors, exterior materials, and construction of 2 additional floors consistent with the amended MPD approval and in compliance with the HCB height limits and building envelop requirements.
18. The proposed plans include a total of 18,074 gross square feet (this includes the 2,946 gross square feet in the basement). The proposed plans include 6 residential

units with a total of 7,127 sf (3.56UE), 2,432 sf of ground floor commercial (2.43 UE), and 382 sf for restrooms in the basement (0.38 UE).

19. The total proposed unit equivalent (UE) is 6.37 UE. Areas below Final Grade that are used for commercial purposes are considered Floor Area. The MPD amendment allowed up to 6.9 UE therefore up to 530 sf (0.53 UE) of the basement floor area may be utilized for commercial uses without approval of an MPD amendment.

CONCLUSIONS OF LAW

1. The proposed work complies with the Park City Historic District Design Guidelines as conditioned.
2. The proposed work complies with the Land Management Code requirements pursuant to the HCB district.
3. The proposed work complies with the July 14, 2010, amendment to the 1992 Town Lift Phase I Master Planned Development.

CONDITIONS OF APPROVAL

1. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building Department is a condition precedent to the issuance of any building permits.
2. Final building plans and construction details shall reflect substantial compliance with the HDDR drawings stamped in on July 22 and August 11, 2011. Any changes, modifications, or deviations from the approved design shall be reviewed and approved by the Planning Director prior to their construction. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
3. Building height shall be verified prior to issuance of a full building permit.
4. The designer and/or applicant shall be responsible for coordinating the approved architectural drawings/documents with the approved construction drawings/documents. The overall aesthetics of the approved architectural drawings/documents shall take precedence. Any discrepancies found among these documents that would cause a change in appearance to the approved architectural drawings/documents shall be reviewed and approved prior to construction. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
5. All standard conditions of approval shall apply.
6. If a complete building permit has not been obtained by September 9, 2012, this HDDR approval will expire.
7. Any modifications to landscaping will require a Landscape Plan to be reviewed prior to building permit issuance. Such plan will include water efficient landscaping. No landscaping plan has been reviewed as part of this application.
8. Construction waste should be diverted from the landfill and recycled when possible.
9. All exterior lighting cut sheets and locations shall be submitted to the Planning Department for review and approval prior to building permit issuance. All exterior

lighting shall meet Park City's lighting ordinance and be downward directed and shielded.

10. City Engineer review and approval of all appropriate grading, utility installation, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
11. All electrical service equipment and sub-panels and all mechanical equipment, except those owned and maintained by public utility companies and solar panels, shall be painted to match the surrounding wall color or painted and screened to blend with the surrounding natural terrain. Roof mounted equipment and vents shall be painted to match the roof and/or adjacent wall color and shall be screened or integrated into the design of the structure.
12. Exterior surfaces that are painted should have an opaque rather than transparent finish. Provide a weather protective finish to wood surfaces that were not historically painted. Low VOC paints and paints are recommended to be used.
13. A condominium plat shall be recorded with Summit County prior to selling of any units. A timeshare instrument shall be recorded prior to sale of any units as a timeshare.
14. All exterior lights must comply with the Park City lighting regulations.
15. Prior to installation of any signs on the property, a sign permit shall be obtained from the Planning and Building departments.
16. The applicant must provide a written agreement with the owners of Zoom restaurant before joint use of the loading and garbage area located south of the property may be permitted. A written agreement between these parties is also required prior to issuance of a building permit for construction of a trash enclosure on the property.
17. An amendment to the July 14, 2010 MPD amendment to the 1992 Town Lift Phase I Master Planned Development is a condition subsequent to issuance of an occupancy permit for use of more than 530 square feet of basement area for commercial uses. The 382 square feet of restroom area in the basement is excluded as it is currently counted in the total UE.

EXHIBIT A

PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.
8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to removal.

10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. Final landscape plans, when required, shall be reviewed and approved by the Planning Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
14. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.

April 2007

City Council Staff Report



Subject: Dority Springs Subdivision
Author: Francisco J. Astorga, Planner
Project Number: PL-12-01733
Date: September 4, 2014
Type of Item: Administrative – Plat Amendment

Summary Recommendations

Staff recommends the City Council hold a public hearing and consider denying the Dority Springs Subdivision Plat Amendment located at 1851 Little Kate Road based on the findings of fact and conclusions of law found in the staff report.

Staff reports reflect the professional recommendation of the Planning Department. The City Council, as an independent body, may consider the recommendation but should make its decisions independently.

Description

Applicant: Michael E. Baker and Kathleen M. Papi-Baker represented by Alliance Engineering, Inc.
Location: 1851 Little Kate Road
Lot 83, Holiday Ranchettes Subdivision
Zoning: Single-Family District
Adjacent Land Uses: Residential
Reason for Review: Plat amendments require Planning Commission review and City Council review and action

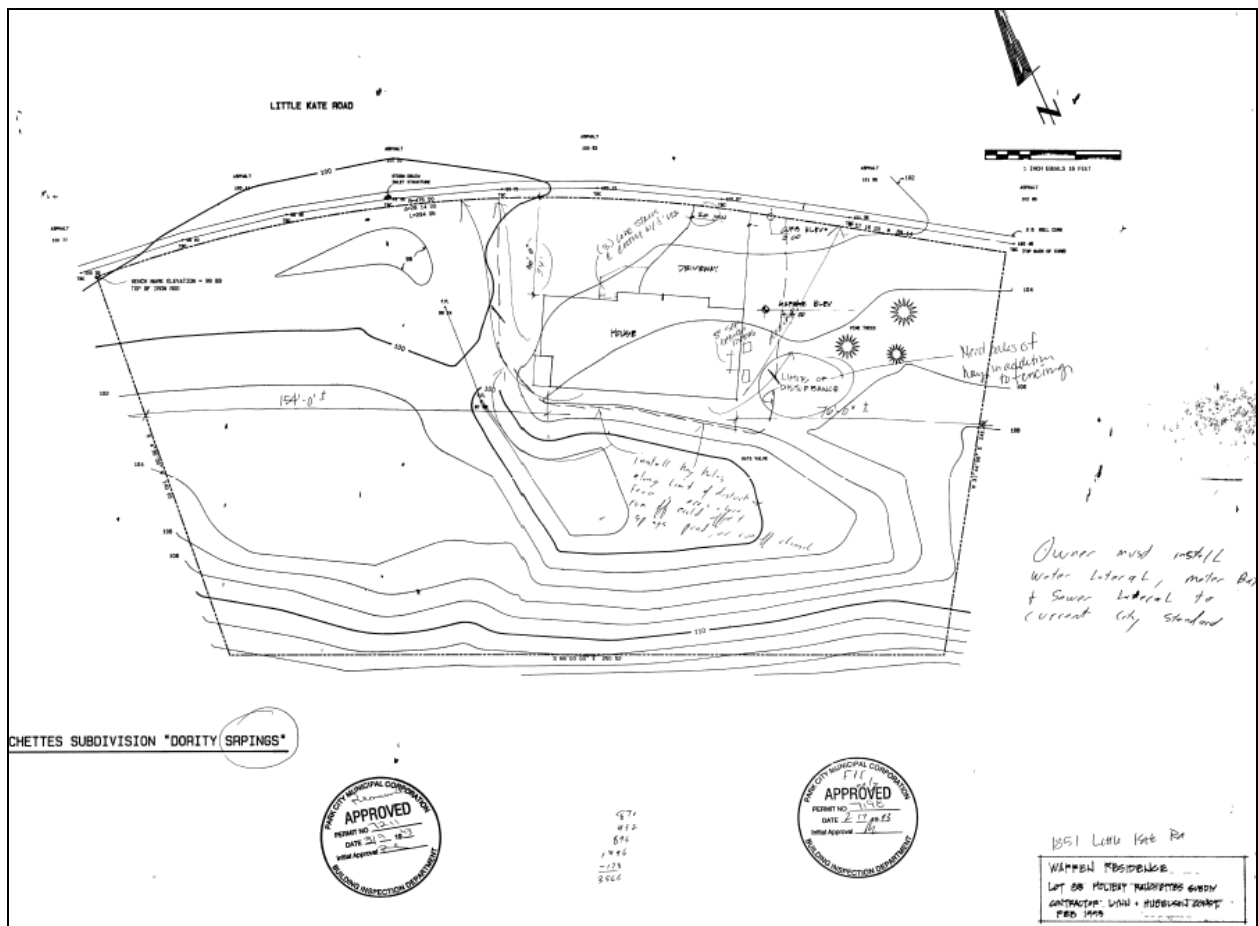
Proposal

The property owner requests to subdivide the existing lot into two (2) lots of record. Dority Springs bifurcates the existing platted lot. The applicant has obtained a Wetland Delineation Report from the US Army Corps of Engineers outlining the location of the spring.

Background

In February 2014 the City received a completed application for the Dority Springs Subdivision plat amendment. The property is located at 1851 Little Kate Road within the SF District. The subject property consists of lot 83 of the Holiday Ranchettes Subdivision. The CCRs state this lot is not subject to the Subdivision Declaration. According to the plat the lot is 0.999 acres or approx. 43,516.44 square feet. The survey recently prepared by Alliance Engineering indicates that the lot is exactly one (1) acre. The site also contains Dority Springs. In 1991 the property owner built a single-family dwelling. The proposed plat amendment creates two (2) lots of record from one (1) platted lot.

According to the applicant the reason that their lot is exempted from the Holiday Ranchettes (which is confirmed within the CC&Rs) is due to the Dority Springs (and pond) that existed on the property at the time that Holiday Ranchettes Subdivision was recorded in 1974. According to the applicant, at that time, fire hydrants did not exist in Park Meadows and the Park City Fire Dept. needed to access the pond with their pumper truck in order to fight fires. Fire hydrants were eventually developed and the fire dept. no longer needed access to the pond. In 1992/1993 Larry Warren applied for appropriate Building Department permits to grade the site and remove part of the pond and building the Single-Family Dwelling in front of the pond. See approved site plans below:



Above, site plan, Permit No. 7211.

In 1993 the property owner obtained a building permit to add a deck to the house built in 1992/1994. See approved site plan below which shows the approved deck five feet (5') from the "pond" Dority Springs.

- Good Cause clause: “Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.”
- Should a subdivision (plat amendment), lot split happen within an established subdivision?
- General plan opinions regarding density in Park Meadows.

See May 14, 2014 Planning Commission minutes, Exhibit H.

The Planning Commission reviewed this Plat Amendment request again during their July 23, 2014 Planning Commission meeting. A public hearing was held, public comments were made in opposition of the plat amendment. See Exhibit N. The majority of the Planning Commission indicated that they were not in favor of the requested Plat Amendment as they found that the proposed Plat Amendment was not compatible with other sites in the neighborhood, especially with adjacent lots in the Holiday Ranchettes Subdivision. The Planning Commission forwarded a negative recommendation to City Council. The recommendation consisted of five-to-one (5 - 1) vote.

District Purpose

The purpose of the Single-Family District is to:

- A. maintain existing predominately Single Family detached residential neighborhoods,
- B. allow for Single Family Development Compatible with existing Developments,
- C. maintain the character of mountain resort neighborhoods with Compatible residential design; and
- D. require Streetscape design that minimizes impacts on existing residents and reduces architectural impacts of the automobile.

Analysis

A Single-Family Dwelling is an allowed use in this District. A duplex dwelling is permitted only on lots designated for duplexes on the official subdivision plat. This lot has not been designated as a duplex lot. The maximum density for Subdivisions in the Single Family District is three (3) units per acre. Therefore, in terms of density alone within this District, the minimum lot area is 14,520 square feet or 1/3 acre.

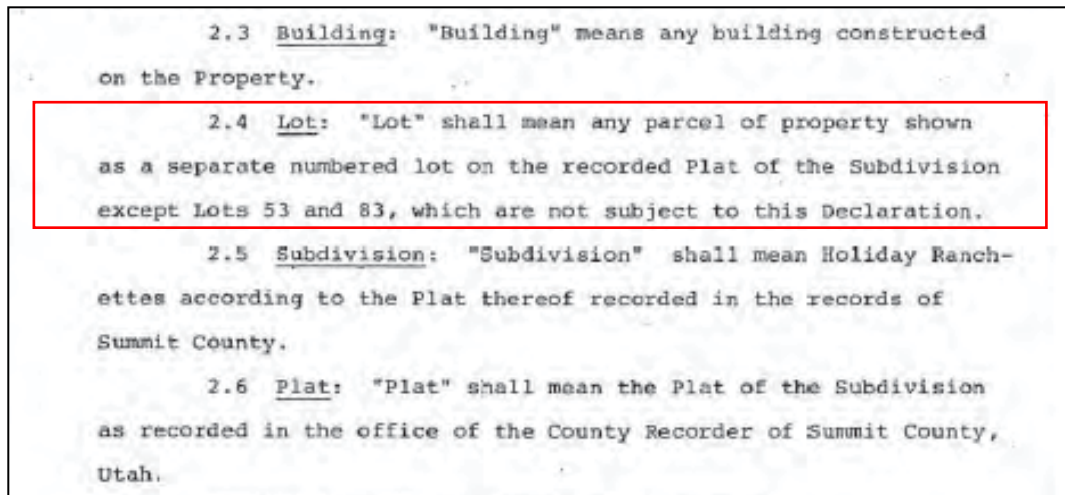
The minimum front yard setback is twenty feet (20'). New front facing garages for Single-Family Dwellings must be at least twenty-five feet (25'). The minimum rear yard setback is fifteen feet (15'). The minimum side yard setback is twelve feet (12'). No structure shall be erected to a height greater than twenty-eight feet (28') from existing grade. A gable, hip, or similar pitched roof may extend up to five feet (5') above the

zone height, if the roof pitch is 4:12 or greater. A Single-Family Dwelling requires a minimum of two (2) parking spaces.

Proposed lot 83a would be 0.605 acres or approx. 26,353.8 square feet. Proposed lot 83b would be 0.395 acres or approx. 17,206.2 square feet. Both lots have the ability to meet code requirements under Land Management Code (LMC) Chapter 2.11 SF District for use, density, setbacks, height, and parking. Lot 83a would still have the existing single-family dwelling.

CC&Rs/Declarations

The City does not enforce any Subdivision Covenants, Conditions, & Restrictions (CC&Rs)/Declarations. Furthermore, per section 2.4 of the Holiday Ranchettes Declarations, Lot 83, the subject site, is not subject to the Subdivision Declaration: See text below copied directly from the Subdivision Declarations:



Furthermore, section 6.7 of the Subdivision Declaration indicates that the prior owners, Lot 53 and 83, are not subject to the declaration, restrictions, or limitations:

6.6 Waterways: The flow of any natural stream or spring shall not be obstructed, relocated or modified in any manner without written permission of the Architectural Committee.

6.7 Prior Owners: Lots fifty-three (53) and eighty-three (83), as shown on the Plat, are not subject to this Declaration or the restrictions or limitations contained therein, nor are said lots or the owners thereof entitled to the benefits hereof.

VII. ENFORCEMENT

7.1 Enforcement and Remedies: The obligations, provisions, covenants, restrictions and conditions contained in this Declaration or any Supplemental or Amended Declaration with respect to the Association or Lots shall be enforceable by Declarant or by any owner of a Lot subject to this Declaration by a proceeding for a prohibitive or mandatory injunction. The obli-

Other than these two (2) statements in the Holiday Ranchettes Subdivision Restrictions, Staff is unable to understand other reasons that may allowed the exception to the restrictions. The subject site is labeled on the Subdivision Plat as Lot 83 Dority Springs and as indicated by the applicant the Fire Department used to pump water from the pond. The intent may have been to not allow any structure and keep the site as open space for the pond.

Character & Compatibility

Holiday Ranchettes Subdivision was platted in 1974. It contains a total of 102 lots and is 107.98 acres. Most of this subdivision was platted as one (1) acre lots. According to the recorded plat, this subdivision contains seven (7) lots just under one (1) acre including the subject site, seventy-five (75) lots ranging from one to two (1-2) acres, seventeen (17) lots ranging from two to three (2-3) acres, and three (3) lots over three (3) acres. The density of the Holiday Ranchettes Subdivision is 0.597 units per acre (102 units divided by 170.98 acres), which equates to an average lot size of 1.676 acres per unit. Should another unit be added to the Holiday Ranchettes Subdivision, it would increase density to 0.602 units per acre (103 units divided by 170.98 acres) and the average lot size would be 1.661 acres per unit.

The subject site is located on the outskirts of the subdivision, adjacent to the T-intersection of Little Kate Road and Evening Star Drive. The Single-Family Dwelling lots across the street belong to the Park Meadows Subdivision No. 5. This subdivision

which is located directly northeast of the subject site contains lots much smaller than Holiday Ranchettes as they range in size from 0.249 to 0.801 acres.

Given purpose statement B of the Single Family District which is to: **allow for Single Family Development Compatible with existing Developments**, Staff finds that the compatibility should not be limited to its own subdivision but to single family dwellings with a specific proximity. Given the direction that the Planning Commission provided on May 14, 2014 Staff has concluded the following maps which include all of the Single-Family Dwellings on Little Kate Road from Monitor Drive to Lucky John Drive. Staff has excluded the Multi-Unit Dwellings, the Park City MARC, and the golf course. See Exhibit J-L.

Exhibit K1 – Lot Size. There are four (4) lots across the street consisting of a much smaller lot areas as they are approximately 1/3 of an acre. The average size of these four (4) lots is 0.33 acres. The Holiday Ranchettes Lots, on the same side of the street of the subject site, consist of nine (9) lots, and the average lot size is 1.47 acres. The Holiday Ranchettes lots are much bigger, almost 3-4 times bigger than the lots in the proposed plat amendment.

The applicant proposes Lot 83a to be 0.605 acres and lot 83b to be 0.395 acres. In terms of lot size alone the proposed lots are not compatible with the neighboring platted areas. Staff finds that in terms of compatibility the lots on the same side of the street from Monitor Drive to Lucky John Drive be included in the compatibility comparison as Little Kate Road separates the character of each subdivision ranging from Racquet Club Condos to Park Meadows No. 5 to Holiday Ranchettes subdivisions.

Exhibit K2 – Structure Separation. Across the street, the north side, the separation ranges between 40 and 28 feet. On the same side of the street, the south side, the separation ranges between 184 and 25 feet. The overall average separation is 73 feet. The applicant proposes to add a new structure to be separated by approximately 123 feet to the structure on the west and 57 feet from the structure to the east (existing Baker residence). The LMC indicates that the minimum side yard setback is 12 feet. In terms of structure separation there is a wide range in the neighborhood including the same side of the street. Staff does not find the proposed separation incompatible, Holiday Ranchettes Sub.

Exhibit K3 – Lot Width. The average lot width on the same side of the street is 143 feet. The average lot width of the lots across the street is 118 feet. The average lot width in both areas is 131 feet. As viewed on this map, the distance of the subject lot is much more than the ones in the neighborhood as the subject site (proposed subdivision) is approximately 233 feet, which is the widest lot. The applicant requests lot 83a to be 133 feet and lot 83b to be 101feet. In terms of lot width alone staff does not find the width parameter inconsistent with the neighborhood, including the same side of the street, Holiday Ranchettes Sub.

Exhibit K4 – Front Yard Setback. The average front yard area, distance from the front property line to the main structure, on the same side of the street is 118 feet. The average front yard area of the four houses across the street is 25 feet. The combined average of these two areas is 77 feet. The results are obvious due to the character of the platted lots of Park Meadows No. 5 (across the street) since these lots are platted at approximately 1/3 of an acre. This is much different than the Holiday Ranchettes lots which are platted are a much bigger scale. The applicant proposed the front yard area to be at approximately 59 feet.

The difficulty with this measurement is the inconsistency already found in the neighborhood. The existing neighboring site to the west is the second longest one at 186 feet while the existing Baker residence is the shortest one on the same street at approximately 33 feet. The minimum front yard setback is 20 feet in this District, with new front facing garages must be at least 25 feet from the front property line. It is also worth noting that the CC&Rs/Declarations which regulate development around the subject site, on the south side of Little Kate Road have restrictions of a minimum front yard distance of 30 feet. This means that potentially all of these structures can be remodeled or demolished to this 30 foot front yard setback standard. Staff does not find that this parameter needs to be utilized in determining a plat amendment due to the flexibility that each property owner has to determine the placement of each home which could range from 30 to 190 feet.

Exhibit K5 – Lot Depth. The average lot depth on the same side of the street is 414 feet. The average lot width of the four (4) lots across the street is 132 feet. The existing lot's depth is 141 feet. The average lot depth on both sides of the street is 327 feet. This is the main issue with compatibility as the existing lot is not compatible with the surrounding lots on the same side of the street, or even on its own subdivision. The proposed plat amendment splits the existing lots into two (2), it does not increase the lot depth.

Dority Spring Examination

The property owner hired a wetland consultant to work with the U.S. Army Corps of Engineers as they submitted a preliminary jurisdictional wetland delineation. The prepared delineation was accepted by the Corps. See Exhibit F – Jurisdictional Delineation Letter and Exhibit G – Jurisdictional Delineation Map.

According to the Park City Engineer, if the proposed plat amendment gets approved the applicant needs to submit a jurisdictional determination with the U.S. Army Corps of Engineers. If the wetlands are determined to be jurisdictional, the applicant will have a specific setback requirement and will not be allowed to disturb the wetlands. If it is determined that the wetlands are not jurisdictional, they applicant can, in effect, eliminate them or build right up to the edge of the wetlands.

The applicant does not request to disturb any of the identified wetland as they request to subdivide the property to build a new Single-Family Dwelling. The wetland would not be disturbed by the applicant. Should the owner request to disturb the wetland they

would have to file a permit with the U.S. Army Corps of Engineers as well as the State of Utah. The applicant would also have to file appropriate permit with the City.

LMC § 15-7.3-1(D), under general subdivision requirements, indicates that the Planning Commission may place restrictions due to the character of the land:

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.

The applicant does not request to alter the delineated wetland and does not plan of contesting any water rights associated with Dority Springs as they do not plan to disturb any of the delineated wetland. The LMC does not indicate a specific standard of setback protection for wetlands outside the Sensitive Lands Overlay. The site is not within the Sensitive Lands Overlay.

Process

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.

Department Review

This project has gone through an interdepartmental review. The Water Department brought issues regarding the Dority Spring that have been addressed in the Staff Report. The Water Department also indicated that should the City approve the Plat Amendment, the property owner would be responsible of paying associated impact fees.

No additional issues were brought up at that time.

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 has been received by the time of this report. See Exhibit H – May 14, 2014 Planning Commission minutes, Exhibit M – Public Comments, and Exhibit N – July 23, 2014 Planning Commission minutes;

Alternatives

- The City Council may deny the Dority Springs Subdivision plat amendment ; or
- The City Council may approve the Dority Springs Subdivision plat amendment and direct staff to make findings of fact, conclusions of law, and conditions of approval for this decision; or
- The City Council may continue the discussion on Dority Springs Subdivision plat amendment.
- The City Council may remand the item back to the Planning Commission for specific discussion on topics and/or findings.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Planning Commission's Recommendation

The lot would remain as is and no construction of another Single-Family Dwelling could take place.

Summary Recommendation

Staff recommends the City Council hold a public hearing and consider denying the Dority Springs Subdivision Plat Amendment located at 1851 Little Kate Road based on the findings of fact and conclusions of law found in the staff report.

Findings of Fact

1. The property is located at 1851 Little Kate Road.
2. The property is located in the Single Family District.
3. The subject property consists of lot 83 of the Holiday Ranchettes Subdivision.
4. According to the plat the lot is 0.999 acres or approx. 43,516.44 square feet.
5. According to the survey prepared by Alliance Engineering the lot is one (1) acre.
6. The site contains Dority Springs.
7. The proposed plat amendment creates two (2) lots of record from one (1) platted lot.
8. A Single-Family Dwelling is an allowed use.
9. A Duplex Dwelling is permitted only on lots designated for duplexes on the official subdivision plat. This lot has not been designated as a duplex lot.
10. The maximum density for Subdivisions in the SF District is three (3) units per acre. In terms of density alone, the minimum lot area is 14,520 square feet or 1/3 acre.
11. The minimum front yard setback is twenty feet (20').
12. New front facing garages for Single-Family Dwellings must be at least twenty-five feet (25').
13. The minimum rear yard setback is fifteen feet (15').
14. The minimum side yard setback is twelve feet (12').

15. No structure shall be erected to a height greater than twenty-eight feet (28') from existing grade. A gable, hip, or similar pitched roof may extend up to five feet (5') above the zone height, if the roof pitch is 4:12 or greater.
16. A Single-Family Dwelling requires a minimum of two (2) parking spaces.
17. Lot 83a would still have the existing Single-Family Dwelling.
18. Proposed lot 83a would be 0.605 acres or approx. 26,353.8 square feet.
19. Proposed lot 83b would be 0.395 acres or approx. 17,206.2 square feet.
20. Both proposed lots have the ability to meet code requirements under Land Management Code.
21. The City does not enforce any Subdivision Covenants, Conditions, & Restrictions (CC&Rs)/Declarations.
22. Section 2.4 of the Holiday Ranchettes Declarations indicates that the subject site is not subject to the Subdivision Declaration.
23. Section 6.7 of the Holiday Ranchettes Declarations indicates that the prior owners, Lot 53 and 83, are not subject to the declaration, restrictions, or limitations.
24. The subject site is labeled on the Subdivision Plat as Lot 83 Dority Springs and as indicated by the applicant the Fire Department used to pump water from the pond.
25. Holiday Ranchettes (HR) was platted in 1974.
26. Holiday Ranchettes contains a total of 102 lots and is 107.98 acres.
27. Holiday Ranchettes is 0.597 units per acre (102 units divided by 170.98 acres), which equates to an average lot size of 1.676 acres per unit.
28. The subject site is located on the outer rim of the subdivision, adjacent to the T-intersection of Little Kate Road and Evening Star Drive.
29. The Single-Family Dwelling lots across the street belong to the Park Meadows Subdivision No. 5.
30. The Park Meadows Subdivision No. 5 which is located directly northeast of the subject site contains lots much smaller than Holiday Ranchettes as they range in size from 0.249 to 0.801 acres.
31. Purpose statement B indicates that a purpose of the Single Family District is to allow for Single Family Development Compatible with existing Developments.
32. City Council agrees with the Planning Commission as Commission found that the proposed Plat Amendment was not compatible with other sites in the neighborhood, especially with adjacent lots in the Holiday Ranchettes Subdivision.
33. Given the direction that the Planning Commission provided on May 14, 2014 staff included several maps/studies which included all of the SFDs on Little Kate Road from Monitor Drive to Lucky John Drive. Staff excluded the multi-unit dwellings, the Park City MARC, and the golf course.
34. The four (4) lots across the street consist of a much smaller lot areas as they are approximately 1/3 of an acre. The average size of these four (4) lots is 0.33 acres.
35. The Holiday Ranchettes Lots, on the same side of the street of the subject site, consist of nine (9) lots, and the average lot size is 1.47 acres.
36. The applicant proposes Lot 83a to be 0.605 acres and lot 83b to be 0.395 acres.

37. The Holiday Ranchettes lots are much bigger, almost 3-4 times bigger than the lots in the proposed plat amendment.
38. In terms of compatibility the lots on the same side of the street from Monitor Drive to Lucky John Drive be included in the compatibility comparison as Little Kate Road separates the character of each subdivision ranging from Racquet Club Condos to Park Meadows V to Holiday Ranchettes subdivisions.
39. Across the street the separation from each house ranges between 40 and 28 feet.
40. On the same side of the street, the south side, the separation from each house ranges between 184 and 25 feet.
41. The overall average separation is 73 feet.
42. The applicant proposes to add a new structure to be separated by approximately 123 feet to the structure on the west and 57 feet from the structure to the east (existing Baker residence).
43. In terms of structure separation there is a wide range in the neighborhood. Staff does not find the proposed separation incompatible.
44. The average lot width on the same side of the street is 143 feet.
45. The average lot width of the lots across the street is 118 feet.
46. The average lot width in both areas is 131 feet.
47. The width of the subject lot is much more than the ones in the neighborhood as the subject site is approximately 233 feet, which is the widest lot.
48. The applicant requests lot 83a to be 133 feet and lot 83b to be 101feet.
49. In terms of lot width alone staff does not find the width parameter inconsistent with the neighborhood.
50. Staff does not find that this parameter needs to be utilized in determining a plat amendment due to the flexibility that each property owner has to determine the placement of each home which could range from 30 to 190 feet.
51. The average lot depth on the same side of the street is 414 feet.
52. The average lot width of the four (4) lots across the street is 131.75.
53. The existing lot's depth is 141 feet.
54. The average lot depth on both sides of the street is 327 feet.
55. The existing lot is not compatible with the surrounding lots on the same side of the street, or even on its own subdivision in terms of lot depth. The proposed plat amendment splits the existing lots into two (2), it does not increase the lot depth.
56. The property owner hired a wetland consultant to work with the U.S. Army Corps of Engineers as they submitted preliminary jurisdictional wetland delineation.
57. The prepared delineation was accepted by the Corps.
58. The applicant does not request to disturb any of the identified wetland as they request to subdivide the property to build a new SFD. The wetland would not be disturbed by the applicant.
59. Should the owner request to disturb the wetland they would have to file a permit with the U.S. Army Corps of Engineers as well as the state. The applicant would also have to file appropriate permit with the City.

60. The applicant does not request to alter the delineated wetland and does not plan of contesting any water rights associated with Dority Springs as they plan to not disturb any of the delineated wetland.
61. The LMC does not indicate a specific standard of setback protection for wetlands outside the Sensitive Lands Overlay (SLO). The site is not within the SLO.
62. The Water Department brought issues regarding the Dority Spring that have been addressed in the Staff Report. The Water Department also indicated that should the City approve the plat amendment the property owner would be responsible of paying Impact Fees.
63. There are no significant fiscal or environmental impacts from this application.

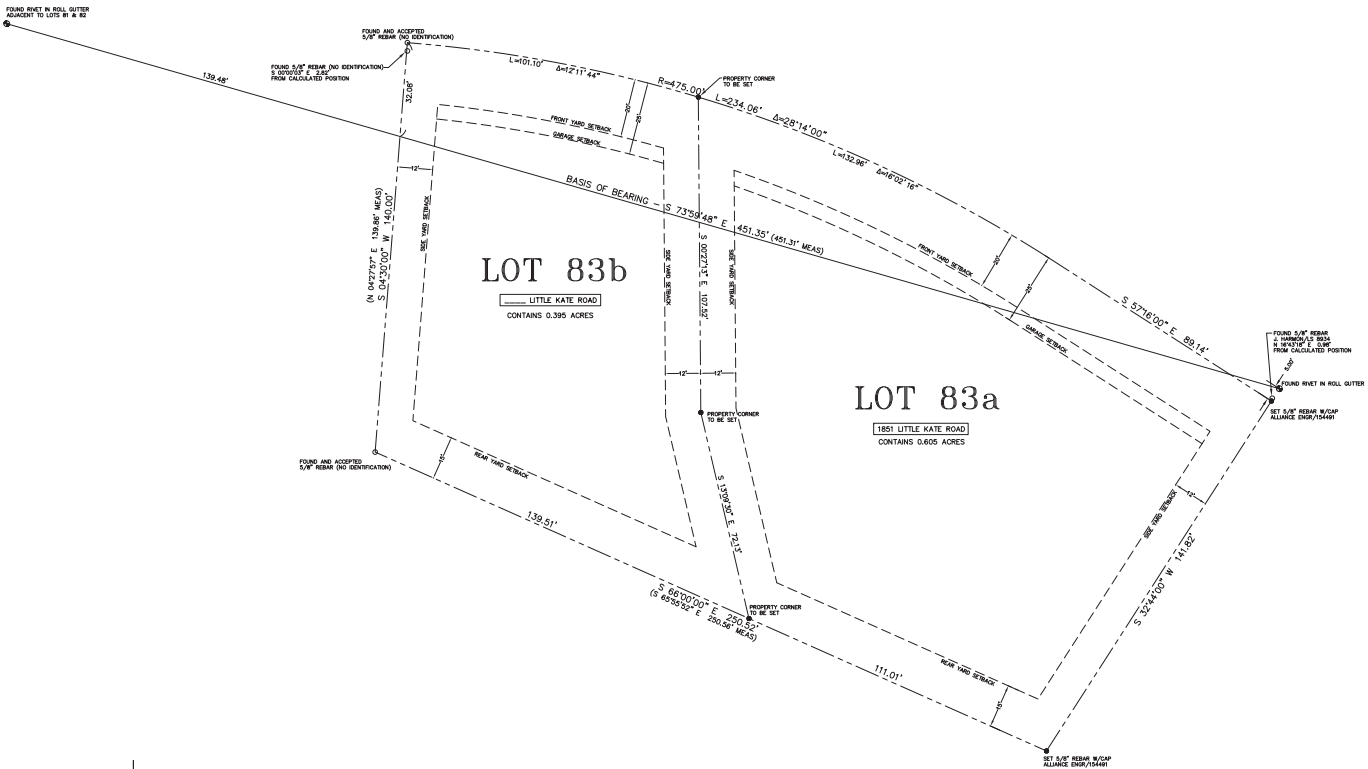
Conclusions of Law

1. The proposed plat amendment is not consistent with the Park City Land Management Code and applicable State Law regarding lot combinations.
2. The public will be materially injured by the proposed plat amendment as the proposed plat amendment is not compatible with the direct neighborhood in terms of lot size and depth.
3. Approval of the plat amendment does adversely affect health, safety, and welfare of the citizens of Park City.
4. There is Good Cause to deny the proposed plat amendment as the plat does cause undo harm on adjacent property owners because the proposal is not compatible with existing Single Family development (lots) in the near proximity.

Exhibits

Exhibit A – Proposed Plat
Exhibit B – Survey
Exhibit C – Aerial Photograph
Exhibit D – Site Photographs
Exhibit E1 – Project Description
Exhibit E2 – Brenda Lake Letter
Exhibit F – Jurisdictional Delineation Letter
Exhibit G – Jurisdictional Delineation Map
Exhibit H – May 14, 2014 Planning Commission minutes
Exhibit I – Proposed Site Plan
Exhibit J – Applicant's Analysis: Distance Between residential entries
Exhibit K1 – Staff's Analysis: Lot Size
Exhibit K2 – Staff's Analysis: Structure Separation
Exhibit K3 – Staff's Analysis: Lot Width
Exhibit K4 – Staff's Analysis: Front Yard Setback Area
Exhibit K5 – Staff's Analysis: Lot Depth
Exhibit L – CC&Rs Standards
Exhibit M – Public Comments
Exhibit N – July 23, 2014 Planning Commission minutes

Exhibit A – Proposed Plat



A SUBDIVISION OF LOT 83, HOLIDAY RANCHETTES SUBDIVISION
DORITY SPRINGS SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that by authority of the owners, I have prepared this Record of Survey map of the DORITY SPRINGS SUBDIVISION and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

BOUNDARY DESCRIPTION

LOT 83, HOLIDAY RANCHETTES SUBDIVISION, according to the official plat thereof on file and of record in the office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of the herein described tract of land, to be known hereafter as DORITY SPRINGS SUBDIVISION, does hereby certify that he has caused this subdivision plat to be prepared, and I, MICHAEL E. BAKER, Trustee of the MICHAEL AND KATHLEEN BAKER FAMILY LIVING TRUST, dated March 25, 2005, hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set his hand this ____ day of _____, 2013.

MICHAEL E. BAKER, Trustee

ACKNOWLEDGEMENT

State of _____
County of _____

On this ____ day of _____, 2013, Michael E. Baker personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Michael E. Baker acknowledged to me that he is a trustee of the MICHAEL AND KATHLEEN BAKER FAMILY LIVING TRUST, dated March 25, 2005, and that he signed the above and foregoing Owner's Dedication and Consent to Record on behalf of said Trust and that he has been duly appointed as a TRUSTEE by the Declaration of the Trust and that he has executed this document in his capacity as Trustee as the act of said Trust for the purpose set forth herein.

A Notary Public commissioned in Utah

Printed Name _____
Residing in: _____
My commission expires: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of the herein described tract of land, to be known hereafter as DORITY SPRINGS SUBDIVISION, does hereby certify that she has caused this subdivision plat to be prepared, and I, KATHLEEN M. PAPI-BAKER, Trustee of the MICHAEL AND KATHLEEN BAKER FAMILY LIVING TRUST, dated March 25, 2005, hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set her hand this ____ day of _____, 2013.

KATHLEEN M. PAPI-BAKER, Trustee

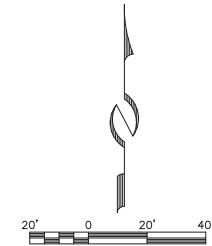
ACKNOWLEDGEMENT

State of _____
County of _____

On this ____ day of _____, 2013, Kathleen M. Papi-Baker personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Kathleen M. Papi-Baker acknowledged to me that she is a trustee of the MICHAEL AND KATHLEEN BAKER FAMILY LIVING TRUST, dated March 25, 2005, and that she signed the above and foregoing Owner's Dedication and Consent to Record on behalf of said Trust and that she has been duly appointed as a TRUSTEE by the Declaration of the Trust and that she has executed this document in her capacity as Trustee as the act of said Trust for the purpose set forth herein.

A Notary Public commissioned in Utah

Printed Name _____
Residing in: _____
My commission expires: _____



 (435) 648-9487 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street, P.O. Box 2664 Park City, Utah 84060-2664	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2013 A.D. BY _____ S.B.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2013 A.D. BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2013 A.D. BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2013 A.D. BY _____ PARK CITY ATTORNEY	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2013 A.D. BY _____ PARK CITY RECORDER	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2013 A.D. BY _____ MAYOR	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ ENTRY NO. _____ FEE _____ RECORDER _____

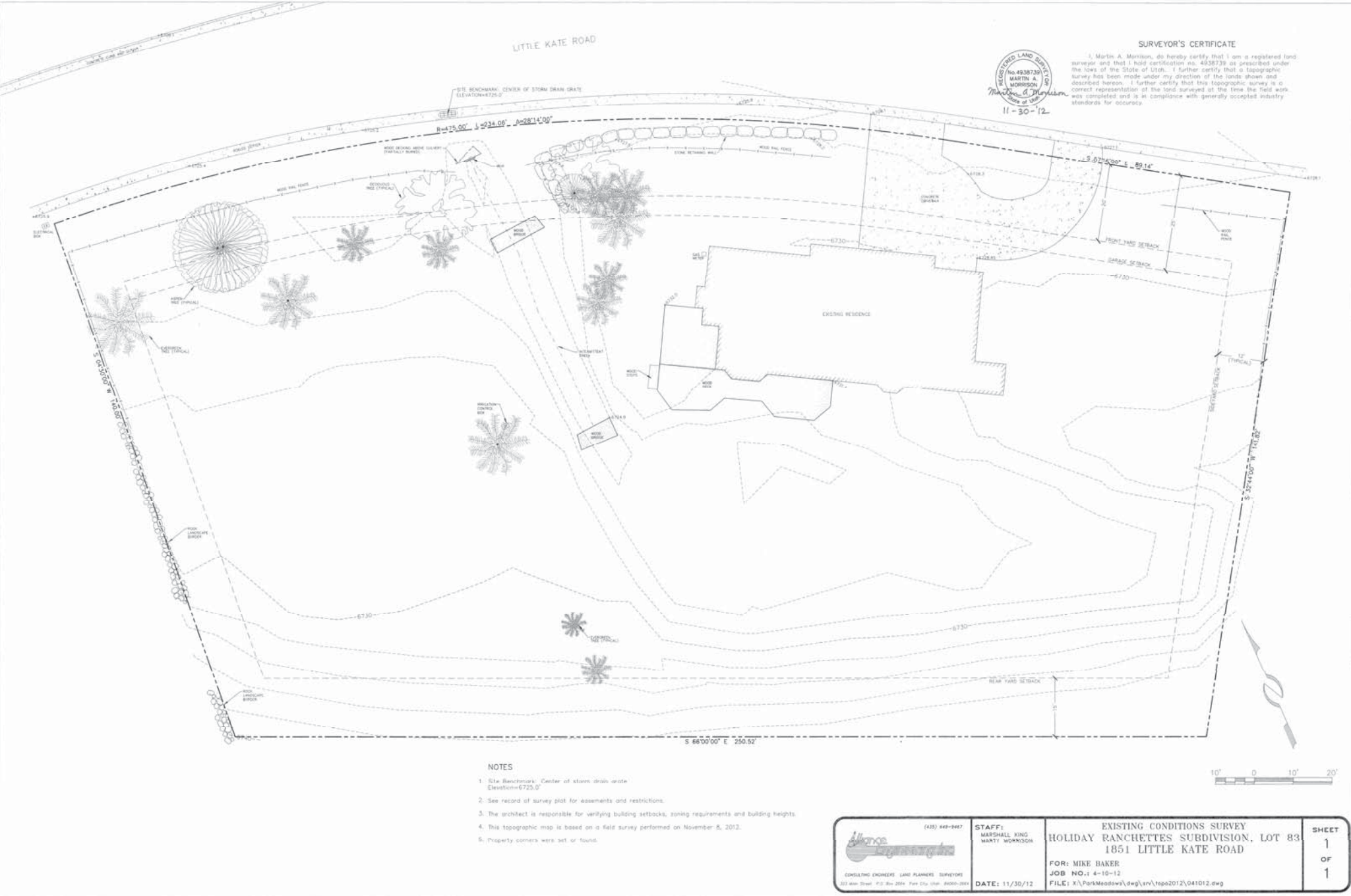


Exhibit C – Aerial Photograph





Looking Southeast on Little Kate Road



Looking East from west property line



Looking North from west property line



Looking West from east property line

 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	(435) 649-9457 STAFF: MARSHALL KING WARTY MORRISON	Panorama Images HOLIDAY RANCHETTES, LOT 83 1851 LITTLE KATE ROAD	SHEET 1
		FOR: MIKE BAKER JOB NO.: 4-10-12	OF 1
		DATE: 11/29/12 FILE: X:\ParkMeadows\dwg\env\topo2012\041012.dwg	

BAKER PRESENTATION TO PLANNING COMMISSION

1 Intro: As you may recall from our first meeting, I am a dentist, and I'd like to make a simple analogy between restoring a patient's mouth, and our plat amendment. For instance, if someone loses several teeth, and I have to fabricate a partial denture to restore their dentition, what I evaluate is the shape, size and color of the remaining teeth abiding by the existing aesthetic of their remaining teeth, and finally the fit with the opposing teeth. No measurements are taken.

In comparison to our plat amendment, we have provided you with many measurements, as requested. But in addition to quantification, I think it would be of value to also evaluate the overall aesthetic of a potential home on this potential lot. Per your site visit to our property, I hope you came away with the impression that a new home on that lot would flow with the neighborhood, and not have a negative visual impact.

- 2 I think we had a very good discussion at the first meeting. Due to all the questions that were brought up about how to define a neighborhood, and how to determine compatibility. In addition to Francisco providing you with the numbers you requested, we have consulted with the University of Utah Urban Planning faculty and staff. Some of the information Francisco has presented to you was generated by this department, ie the measurement from front door to front door in our neighborhood.
- 3 We asked these professionals how to define our neighborhood. Per their evaluation of plat maps and Google maps, they defined our neighborhood Boundaries as the following:
 - a. To the west, the 3 way stop in front of the MARC, which is the corner of Monitor and Little Kate.
 - b. To the east, the 3 way stop at Lucky John and Little Kate.
 - c. To the north, to the intersection of Evening Star and Venus Court.
 - d. To the South, the steep hill behind the property.

Due to these parameters, the large industrial building of the MARC, and the Racquet Club Condominiums are considered components of our neighborhood.

- 4 Per the Department of Urban Planning review of our plat amendment application, their conclusion statement was "our request is consistent with current planning practices of taking advantage of existing infrastructure and amenities."
- 5 Finally, I wish to address a concern that was expressed by one of the commissioners at our last meeting. His concern was that if our application is approved it could open the floodgates for every homeowner in the Park City limits with a one acre lot or larger to apply for a plat amendment. So the planning commission could end up evaluating many plat amendment applications since the city is not in the business of enforcing CC&R's. I want to mention when I first came to the planning department 10 years ago, and explained to the staff person at the window what I wanted to do, (I didn't know if I needed a subdivision application or plat amendment application), I

was informed by that staff person that the CC&R's of the HOA in Holiday Ranchettes do not allow for a plat amendment. I showed the staff person the CC&R's and where it is stated that our lot is exempted from the CC&R's twice, I was then given a plat amendment application.

This demonstrates that even though the city does not usually enforce CC&R's, although the city did in the Risner Ridge development in the 1990's to limit the total square footage of new homes, the city will at the least, inform potential applicants that their HOA will aggressively enforce their CC&R's and that they shouldn't waste their money on an application. This is still the case in the Park City Planning Department.

We also asked Brenda Lake, President/owner of Sun Peak Management Consulting, LC., which is a Park City company that provides professional management of HOA's in Park City, to provide us with her knowledge of the enforcement of CC&R's by HOA's, relative to a property owner that is governed by CC&Rs, that would attempt to try to subdivide their property. A letter from Brenda is included.

Sun Peak Management Consulting, LC
2076 Mahre Drive
Park City, UT 84098
Sunpeakmanagement@gmail.com
435-640-1150

July 8, 2014

To Whom It May Concern:

My name is Brenda Lake, and I am the owner of Sun Peak Management Consulting, LC, and have managed HOA's in Park City for 18 years. As far as I am aware, most all of Park City's HOA CC&R's state that lots cannot be subdivided. None of the HOA's that I manage that would allow a lot to be subdivided. Recorded plats, in some cases, may also state this on the plat.

For example, the Eagle Pointe HOA CC&R's state in Section 6. No Resubdivision, "No Lot shall be resubdivided and no Building shall be constructed or allowed to remain on any tract that comprises less than one full Lot."

None of the 10 HOA's that I manage would allow a lot to be subdivided because it would be a violation of the CC&R's. If an owner did try to subdivide a lot, the HOA would make every effort to take action to ensure that a lot would not be subdivided and that the CC&R's were upheld.

Sincerely,



Brenda Lake



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO CA 95814-2922

January 21, 2014

Regulatory Division (SPK-2013-00796-UO)

Mr. Mike Baker
1851 Little Kate Road
Park City, Utah 84060

Dear Mr. Baker:

We are responding to your August 14, 2013 request for a preliminary jurisdictional determination (JD), in accordance with our Regulatory Guidance Letter (RGL) 08-02, for the Dority Springs Lot 83b site. The approximately 1-acre site is located in Section 4, Township 2 South, Range 4 East, Salt Lake Meridian, Latitude 40.6708°, Longitude - 111.4973°, Park City, Summit County, Utah (enclosure 1).

Based on available information, **we concur with the amount and location of wetlands as depicted on the enclosed July 15, 2013 Wetland Delineation drawing prepared by AHorizon Resources LLC (enclosure 2).** The approximately 0.14-acre of wetlands within the survey area are potential waters of the United States regulated under Section 404 of the Clean Water Act.

We have enclosed a copy of the *Preliminary Jurisdictional Determination Form* for this site (enclosure 3). Please sign and return a copy of the completed form to this office. Once we receive a copy of the form with your signature we can accept and process a Pre-Construction Notification or permit application for your proposed project.

You should not start any work in potentially jurisdictional waters of the United States unless you have Department of the Army permit authorization for the activity. You may request an approved JD for this site at any time prior to starting work within waters. In certain circumstances, as described in RGL 08-02, an approved JD may later be necessary.

You should provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

This preliminary determination has been conducted to identify the potential limits of wetlands and other water bodies which may be subject to Corps of Engineers' jurisdiction for the particular site identified in this request. A combined Notification of Appeal Process fact sheet and Request for Appeal form is enclosed to notify you of your

options with this determination (enclosure 4). This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are U.S. Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

We appreciate your feedback. At your earliest convenience, please tell us how we are doing by completing the customer survey from the link on our District program website at <http://www.spk.usace.army.mil/Missions/Regulatory.aspx>.

Please refer to identification number SPK-2013-00796-UO in any correspondence concerning this project. If you have any questions, please contact John Urbanic at the Utah Regulatory Office, 533 West 2600 South, Suite 150, Bountiful, Utah 84010, by email at John.E.Urbanic@usace.army.mil, or telephone at 801-295-8380 extension 11.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Urbanic', written over a horizontal line.

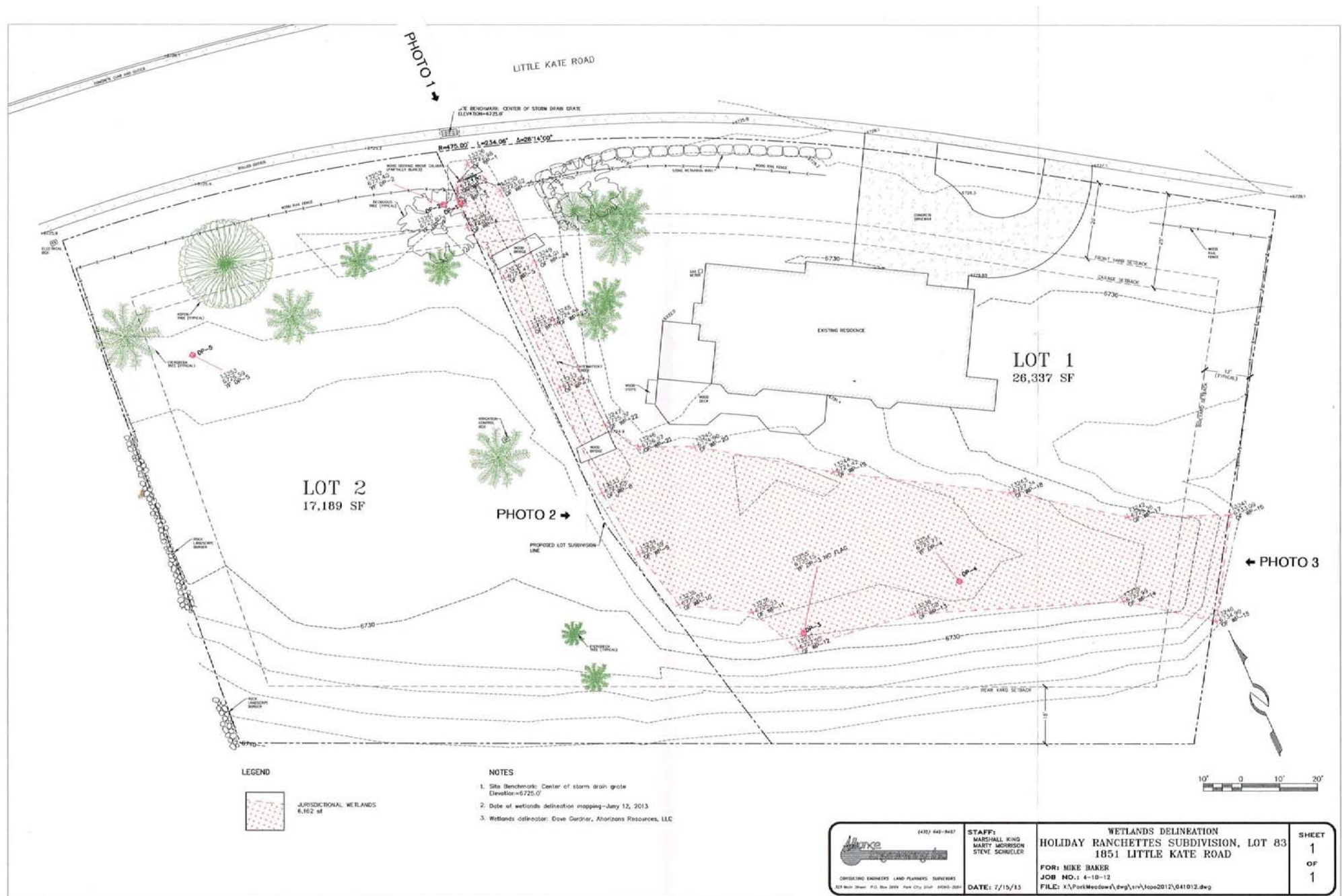
John Urbanic
Senior Project Manager
Utah Regulatory Office

Enclosures

cc: (w/o encls)

Mr. David Gardner, ahorizon Resources LLC, Post Office Box 307, Park City, Utah
84060

Exhibit G – Jurisdictional Delineation Map



Planning Commission Meeting
May 14, 2014
Page 35

condominium record of survey.

3. Approval of the condominium record of survey, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval – 500 Deer Valley Drive

1. The City Attorney and City Engineer will review and approve the final form and content of the plat 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 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, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. A 10 foot (10') wide public snow storage easement shall be provided along Deer Valley Drive.
4. A tie breaker mechanism shall be included in the CC&Rs.

**5. 1851 Little Kate Road, Dority Springs Subdivision – Plat Amendment
(Application PL-12-01733)**

Planner Astorga handed out copies of an email he received today from the Holiday Ranch HOA.

Planner Astorga reported that in 2012 the Planning Department received the plat amendment application for 1851 Little Kate Road. The application was delayed because the Staff was working on the General Plan, which took longer than expected. The applicant was also advised by the Staff to work with the Army Corp of Engineers for a determination of the wetlands, and that took some time as well. Planner Astorga stated that throughout the delay the applicant, Michael Baker, kept in contact and provided status updates. For that reason, the application was kept active.

Planner Astorga reviewed the requested plat amendment to split Lot 83 in the Holiday Ranchette Subdivision. He presented a survey of the site by Alliance Engineering with the existing improvements. He also presented a photograph of the site. Planner Astorga stated that Lot 83 is on the outer perimeter of the Holiday Ranchette

Subdivision. Surrounding properties include the Racquet Club condos and Park Meadows Phase 5.

Planner Astorga commented on two citations in the CC&Rs. One was the definition of a lot and the other was a section called Private Owners, which specifically indicates that Lots 83 and 53 are exempt from any of the CC&Rs. Planner Astorga clarified that the City does not get involved with CC&Rs; but the applicant felt it was important for the Planning Commission to have that information. The reason for exempting the two lots was unknown; however, historically the fire department used to pump water out of the spring. They stopped using the pond when the City started installing the proper infrastructure for fire hydrants. Planner Astorga thought that might be one reason why the lots were exempt. He welcomed any information anyone has for why the lots were exempt.

The Staff was looking for input and direction from the Planning Commission on the LMC standards. The item was scheduled for public hearing and no action was being requested.

Planner Astorga stated that the maximum density in the Single Family (SF) District is three units per acre. The minimum lot size in terms of density alone would be 1/3 of an acre, which equates to approximately 14,000 square feet. Purpose Statement (B) of the SF District states that the purpose of the SF District is to allow for single family development compatible with existing development. The Staff analyzed the parameters of the Holiday Ranchette Subdivision and found that most are one-acre lots. However, in looking at the existing development the Staff thought it was better to do an analysis of the neighborhood rather than all of the Holiday Ranchette Subdivision.

Planner Astorga presented the vicinity map on page 157 of the Staff report. The redlines represented a 300 foot buffer, a 600 foot buffer and a 900 foot buffer. The Staff calculated the average lot size of all the lots found within the vicinity map, and the results were shown in the table on page 158 of the Staff report. The breakdown showed the number of lots in each neighborhood radius and the average lot size.

Planner Astorga noted that Mr. Baker had questioned why the Racquet Club condos were not included and he told him that it was not a single family dwelling. Mr. Baker pointed out that the purpose statement says, "allow for single-family development compatible with existing developments." Mr. Baker believed everything in the vicinity should be included and not just single-family dwellings. Based on Mr. Baker's request, Planner Astorga calculated the numbers for the Racquet Club condominiums.

Planner Astorga asked the Planning Commission to provide input on: 1) whether this

type of analysis was appropriate in terms of the radius; 2) should it only include single family dwellings or should it include everything in the District. Planner Astorga pointed out that if they look at development within the 900 foot radius, which includes 66 lots, the average size is .7. The applicant was asking for one lot to be .6. That would be appropriate; however, the remaining lot area would be reduced to .4 of an acre. Under that scenario, the Staff would have a difficult time finding compatibility with existing developments. If they include the Racquet Club condos in the calculation, the results would be completely different. The lot sizes would be significantly smaller in terms of the average within the same radius.

Planner Astorga presented the wetlands delineation of Dority Spring that was submitted to the Army Corp of Engineers and accepted as the proper delineation. If the delineation would be disturbed the applicant would have to file a proper permit through the Army Corp of Engineers.

Steve Schueler with Alliance Engineering, emphasized that the applicant's position would be to include all the uses in the neighborhood in the compatibility analysis and not just single family. He noted that there were single-family development in other subdivisions within the 300, 600, 900-foot radius. For example, Park Meadows 5 has $\frac{1}{4}$ acre lots. Some of the lots that surround the property in question are larger and others are smaller. Mr. Schueler thought it was appropriate to consider everything as part of the analysis.

Mr. Schueler believed this was a good project because it creates additional density within an existing streetscape with existing utilities and roads. It is a walkable community and this project would add to the walkable element. Mr. Schueler referred to the streetscape and stated that even though some of the lots in the Holiday Ranchette Subdivision are larger than what the applicant was proposing, the distances between the buildings at the streetscape were roughly the same, and this project would support the same distances between houses because the lots are long and skinny.

Kathleen Baker introduced herself and stated that they have lived in their home 18 years and raised their family there. They were pursuing the plat amendment because they do not believe it would be detrimental to the neighborhood.

Michael Baker stated that he is a dentist. He provided a brief history of his work providing dental care to mentally and physically handicapped individuals. He now works with two other doctors and 55 nursing homes throughout the Salt Lake Valley providing dental services to seniors who are Medicaid only recipients. Dr. Baker stated that he has always had concern for all aspects of the community and he would never do anything detrimental to the community he lives in.

Dr. Baker commented on the history of the lot and why it was exempted from the subdivision. He stated that the pond has always been there as evidenced by 50-year-old photos. Dr. Baker stated that when the City was looking for new water sources due to the growth of the City, they put in a Rockport pipeline and a new water treatment facility. Still needing additional water sources the City put in a new well, which is the well down by the Fire Hall on Little Kate Road. Dr. Baker remarked that the City was aware that when the well was put in it would eliminate the Dority Springs pond. People had water rights to Dority Spring for years. The City maintains the pond but it is only full two weeks out of the year. Dr. Baker stated that in conversations with City Attorney Mark Harrington, he was told that the City has transferred the water rights from the pond to another water source. He pointed out that his family has been harmed by the process because the pond is a dirt hole in their backyard 50 weeks out of the year. They are not allowed to landscape it because of the two weeks that it does have water.

Dr. Baker remarked that the Code allows for a subdivision of up to three lots per acre, and he was only asking for one additional lot. He noted that his lot and Lot 53 were the only lots in Park Meadows that could do this plat amendment. They have the legal right to do it and it meets all the guidelines. Dr. Baker clarified that their plan is to build a one-level energy efficient home approximately 2700 square feet on the newly created lot. Their current home is 2700 square feet but it has a lot of interior stairs. He believed the proposed home would be compatible with the other homes in the area.

Chair Worel opened the public hearing.

There were no comments.

Chair Worel closed the public hearing.

Planner Astorga reported that in addition to the letter he received from the HOA today and handed out to the Planning Commission, he had received three other letters that were included as Exhibit L in the Staff report.

Commissioner Stuard did not think it was appropriate to include multi-family dwellings in the analysis. The compatibility should be with single-family structures in close proximity to the Baker's property. Commissioner Stuard stated that the radius distance shown on the vicinity map meant less to him than the actual physical distance between the adjacent structures and other similar single-family structures within the 300-600 foot radius. Commissioner Phillips concurred.

Commissioner Campbell stated that he would be uncomfortable if every lot had the right

to request this plat amendment. If he understood it correctly, this lot had an unusual set of circumstances because of the pond and it was exempt per a provision in the CC&Rs. He asked if denying the application would be a defensible position for the City.

Assistant City Attorney McLean felt it would be based on the compatibility issue. She clarified that the objective of this meeting was to present the issues to the Planning Commission for discussion and direction. They would not be voting on the plat amendment this evening.

Commissioner Campbell noted that larger homes were built on the street in the last few years and there are older existing houses. Because there were already a variety of structures along the street, he was more comfortable considering their request.

Planner Astorga noted that the CC&Rs would prohibit the lot from being further subdivided. Commissioner Campbell clarified that the CC&Rs do not apply to Lot 83 in this case. Planner Astorga answered yes. Per the CC&Rs the lot was exempt from the requirement for no subdividing.

Assistant City Attorney emphasized that the City does not enforce CC&Rs, and it is a civil matter between the HOA and the lot owner.

Mr. Baker felt strongly that the condos should be included in the calculation because the Code specifically says "the neighborhood". It does not specify compatibility with single-family homes. He noted that there are 35 small condos across the street within the 300 foot radius. The golf course is also across the street and it has a quarter to one-third acre lots. Mr. Baker believed his proposal was very compatible with what exists on the street.

Commissioner Stuard clarified that while he did not agree with including multi-family structures, he thought it was appropriate to look at the physical distances between the adjacent homes in Holiday Ranchette, as well as the other single family homes on the other side of Little Kate Road.

Commissioner Joyce stated that he was not concerned with the CC&Rs and the exemption because the City does not enforce CC&Rs. He did not believe the history and background on the wetlands were pertinent to what they were being asked to consider this evening. Commissioner Joyce thought the discussion should focus on the radius the Staff used and what it means for compatibility. He personally believes the intent of compatibility is truly about a neighborhood. It is compatibility with the houses next door and directly across the street. Commissioner Joyce felt that not including the condos was an obvious exclusion. He was not in favor of the 300-600-900 foot radius

because it goes beyond the “neighborhood” and it was the wrong approach. He thought a better question was what a normal person on the street would describe as the neighborhood. That should be the benchmark for compatibility. Commissioner Joyce stated that if the majority of lots on the street are 1 or 2 acres, and Mr. Baker plans to build on .4 of an acre, he would struggle finding compatibility.

Commissioner Phillips asked Commissioner Joyce how he felt about the $\frac{1}{4}$ acres lots across the street. Commissioner Joyce referred back to his benchmark of perception of the neighborhood from the street. He felt the condos were a very different neighborhood than the houses on the right. If he were being asked to make a de novo decision, he would have driven the street to see what feels like the neighborhood. Commissioner Joyce thought compatibility was a difficult issue.

Commissioner Strachan noted that compatibility analyses are different depending on the zone, and the compatibility analysis for this plat amendment would be different if it were Old Town. Commissioner Strachan was unsure how they could choose between 300, 600 and 900 feet without being arbitrary. He could not see a rational basis for the numbers. He pointed out that the noticing requirement is 300 feet. Commissioner Strachan thought there was a rational basis for the impacts of a plat amendment on the surrounding lots and the ramifications of increasing the density in that area, and how it impacts the neighbors. Commissioner Strachan was not prepared to find the answers without seeing the proposed construction. His first inclination was that it could not be done because these are planned developments where the size and location of the lots were platted in a way that made sense and still does. That was the reason why the CC&Rs prohibit subdivision on all lots except for two.

Commissioner Strachan did not believe that the 300, 600 and 900-foot approach was the right way to analyze the application because the numbers are arbitrary and could not be supported. He thought a better analysis would be to simply compare it to the structures that are most similar. He recognized that it was a judgment call by the Staff, but the Staff has the experience and expertise to do it. Commissioner Strachan suggested that the Staff should start over and re-do the analysis.

Commissioner Campbell believed they were getting an unnatural metric by measuring by lot size. From the standpoint of walking or driving by, he thought that looking at the length of the lot and frontage along the road was a more meaningful metric. He would be curious to know the road frontage of the two new lots, compared to the other lots inside the radius circle. He believed they would still have as much road frontage as most of their neighbors. Commissioner Campbell pointed to other long, skinny lots that are unusable, and noted that people driving by have no idea that the lot extends for 600 or 700 feet beyond. A 2 acre lot could look like a $\frac{1}{4}$ acre lot from the street.

Mr. Schueler agreed. That was his reason for doing the analysis of measuring the distance between the facades. Mr. Schueler stated that Dority Springs currently has 325 feet of frontage; whereas, some of the larger lots have 120 feet of frontage. Commissioner Campbell reiterated that he personally felt that the frontage was much more meaningful than the average lot size.

In terms of compatibility, Mr. Schueler noted that the lots in Park Meadows range from $\frac{1}{4}$ acre to 3 acres and the building square footages range from 1500 square feet to 10,000 square feet. He wanted to know at what point they would draw the line.

Commissioner Strachan remarked that good cause is the standard for plat amendments. He questioned whether the desire to build another house and increase the density was a good cause. He asked Mr. Schuler what other good causes he would propose for the plat amendment. Mr. Schuler replied that it was making good use of infill potential. Commissioner Strachan pointed out that infill was increased density. Mr. Schueler stated that if the Planning Commission had concerns with building a large home on a small lot, they could restrict the building envelope to limit the square footage.

Planner Astorga read the definition of good cause in the LMC, "Providing positive benefits and mitigating negative impacts. Determined on a case by case basis to include such things as providing public amenities and benefit, resolving existing issues and non-conformities, addressing issues related to density, promoting an excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City, and furthering the health, safety and welfare of the Park City Community."

Commissioner Strachan felt the key wording for this particular application was "addressing issues related to density". He asked if they could argue that the neighborhood was not dense enough and the density needed to be increased; or if they could argue that it is too dense and this plat amendment helps defray the density.

Commissioner Phillips asked if Commissioner Strachan was implying that density was a bad thing. Commissioner Strachan replied that density is bad. Commissioner Phillips stated that density is not necessarily bad if the City is looking for infill projects that use existing infrastructure. Commissioner Strachan replied that it would only apply if there was a density issue. He stated that Bonanza Park is obviously the place for an infill discussion; not Park Meadows or other neighborhoods. It is a density issue because there is community-wide consensus for putting density in Bonanza Park. Commissioner Strachan felt there was the opposite consensus in Park Meadows in that the majority

does not want more density in the existing neighborhoods.

Commissioner Strachan stated that someone needed to identify the density issue that needed to be solved so they could find good cause for this plat amendment. In his opinion, wanting to build another structure and increase the density was not good cause. He suggested that there may be an opportunity to satisfy good cause with some of the other criteria in the good cause definition and brush aside the density issue.

Planner Astorga asked if it would make a difference if they added the wording affordable housing. Commissioner Strachan was unsure whether that would make a difference one way or the other in terms of satisfying the good cause definition.

Commissioner Phillips stated that in his opinion, conforming is what you see walking down the street. He thought there was a uniquely large distance between the Baker's existing house and the next house. Commissioner Phillips could see space for a house and the frontage distance between houses. The other houses are all set back on the lots, but the Baker house is closer to the road. It also appeared to fit it in what is across the street. Commissioner Phillips could see why they would use the $\frac{1}{4}$ acres lots in the calculation, because the Baker lot is tied into them as much as they are the larger lots because it is all on the same street. Commissioner Phillips remarked that distance between houses was more important than the actual lot size. He could potentially see it working with additional analysis.

Chair Worel asked if it would be helpful to see a house drawn on the site. Commissioner Phillips thought it would be very helpful. He would also like to see it relative distance between the other homes because they appear to be close together. Commissioner Phillips requested that they look at space between, size and depth to look at the scale in three different directions.

Planner Astorga stated that it works in terms of spacing, but a potential drawback is that the setbacks on the other lots are significantly greater than the existing home, as well as the proposed home.

Commissioner Campbell recalled that Commissioner Joyce had said the condos across the street were clearly another neighborhood. Driving down the street someone could look out the driver side window and see one neighborhood and then look out the passenger window and see another neighborhood. Commissioner Campbell stated that if someone was only looking out the passenger window they would assume there was an empty lot. He used to drive that street several times a day and he always thought it was an empty lot because there is so much space between the houses. He always

assumed it was one of the last infill lots waiting to be developed. Finding out that it is legally attached to another house does not stop the perception that there is space for another house.

Commissioner Joyce remarked that in general the City does not allow someone to subdivide a plat in a well-structure neighborhood where the lots were platted and people purchased their property for specific reasons. As soon as a lot is subdivided and another house is built, it takes away from someone who built their house based on how the neighborhood was platted. Commissioner Joyce thought it was imperative to find good cause and a good reason to justify the plat amendment before it could be approved.

Dr. Baker reiterated his previous comment that he would never do anything that would harm his neighbors. He noted that his lot is on a curve and the house next door faces directly to Hole 6 on the golf course. The house he intends to build would not even be visible from the house next because it is around the curve and blocked by trees. Dr. Baker stated that over the years Santa Barbara started allowing long lots within the City to be divided, and nearly every house in town has another house right behind it. Dr. Baker cited all the reasons why it benefits the community.

Commissioner Joyce noted that the previous Planning Commission and City Council discussed that possibility during the General Plan re-write for the reasons Dr. Baker outlined, and it was adamantly opposed by the public. The Planning Commission made a conscious decision at that time not to encourage density in already platted single-family neighborhoods.

Commissioner Phillips remarked that the key word was "not to encourage". He agreed that during the General Plan process they all agreed not to encourage density in those areas; but if they had made the decision to discourage it they would have put it in the General Plan. Commissioner Phillips believed the City had remained neutral on that issue. He thought density could still be added if it made sense. Commissioner Phillips clarified that he was not taking a position on the plat amendment, but he did not want to rule it out.

Chair Worel understood that there was consensus that the Planning Commission did not like the 300-600-900 foot radius analysis. The Commissioners concurred. She asked what other direction the Staff needed from the Planning Commission. Planner Astorga requested consensus on what would constitute compatibility with existing development.

Director Eddington offered different ideas for doing the analysis, and he felt there was

also an opportunity to look at a massing model to get an idea of the site and what a house would look like on the site. Director Eddington believed the analysis needed to be a combination of radius and distance to get what they wanted from the analysis.

Commissioner Stuard had heard two other important criteria mentioned. One was the frontages and the other was setbacks. Commissioner Campbell clarified that his comments were not intended to imply that everyone should be allowed to subdivide their lot and sell off the back half. In this case there was an exception. He encouraged the other Planning Commissioners to drive by and see for themselves that it looks like an empty lot.

Chair Worel asked if the Commissioners were comfortable with Director Eddington's suggestions for the analysis. The Commissioners answered yes.

Based on the direction this evening to redo the analysis, as well as the time needed to prepare a Staff report, Planner Astorga requested that this item be continued to June 11th.

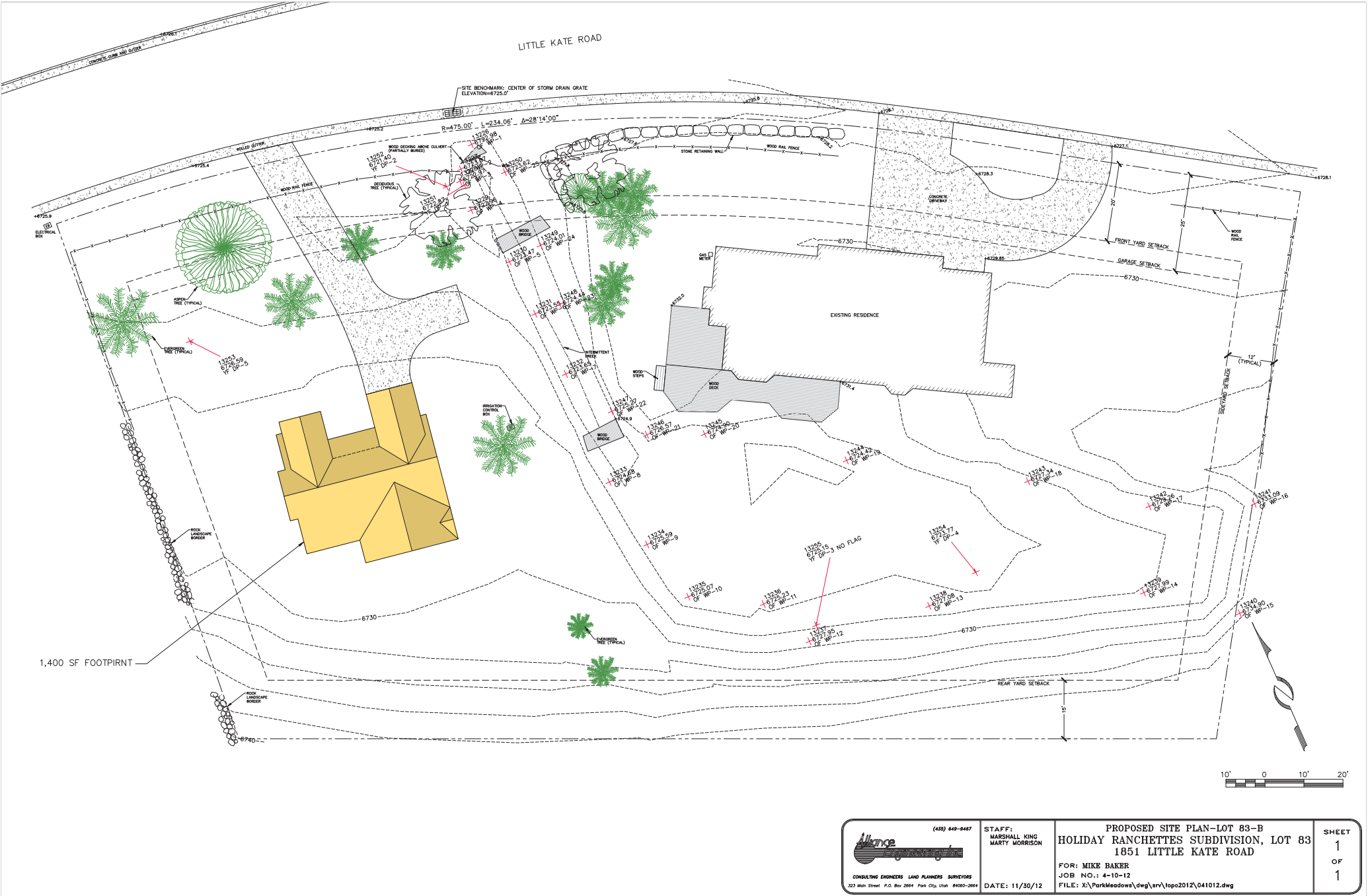
MOTION: Commissioner Strachan moved to CONTINUE the 1851 Little Kate Road, Dority Springs Subdivision plat amendment to June 11, 2014. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

The Park City Planning Commission meeting adjourned at 9:00 p.m.

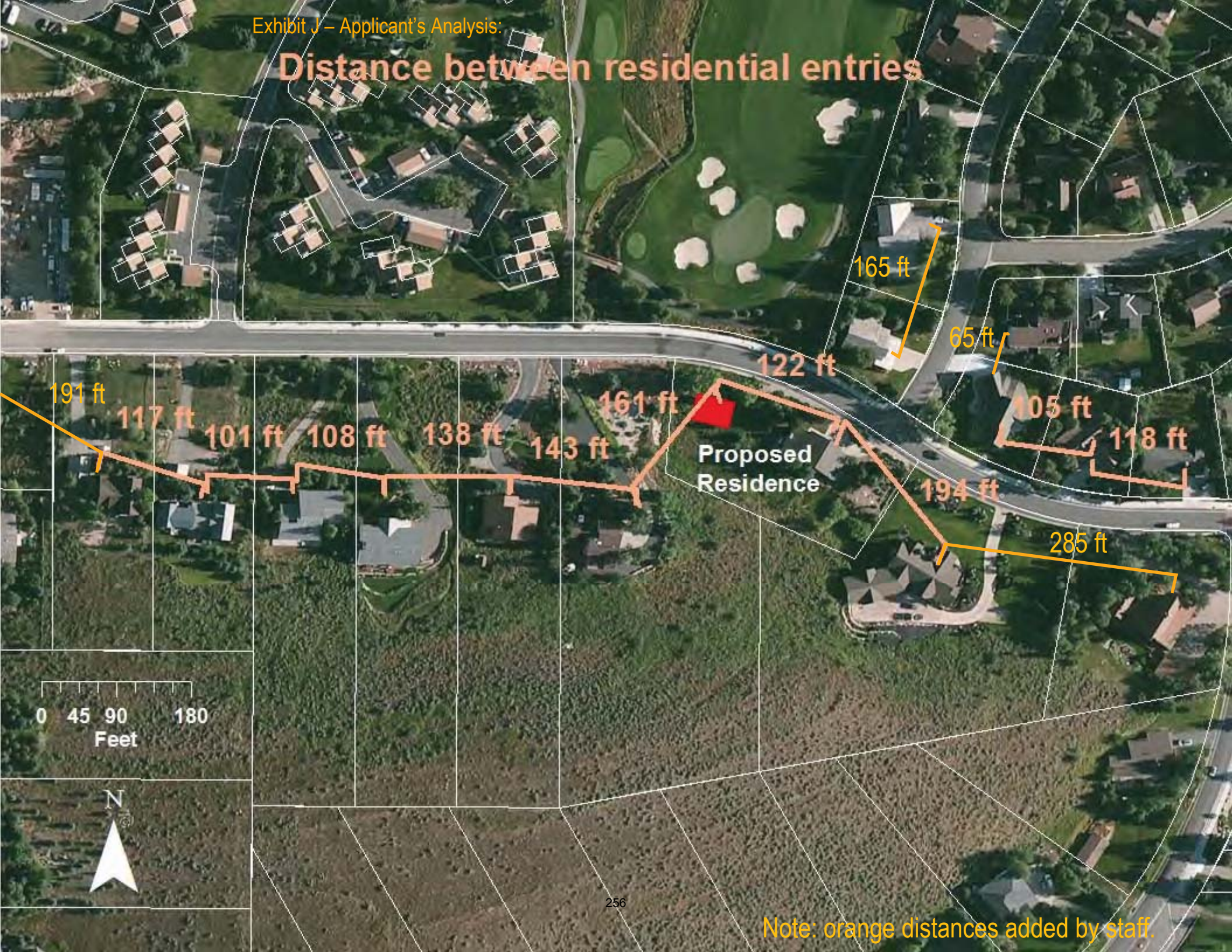
Approved by Planning Commission: _____

Exhibit I – Proposed Site Plan



 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84050-2664	(435) 649-9457 STAFF: MARSHALL KING MARTY MORRISON	PROPOSED SITE PLAN-LOT 83-B		SHEET 1 OF 1
		HOLIDAY RANCHETTES SUBDIVISION, LOT 83		
		1851 LITTLE KATE ROAD		
		FOR: MIKE BAKER		
JOB NO.: 4-10-12		DATE: 11/30/12		FILE: X:\ParkMeadows\dwg\env\topo2012\041012.dwg

Distance between residential entries

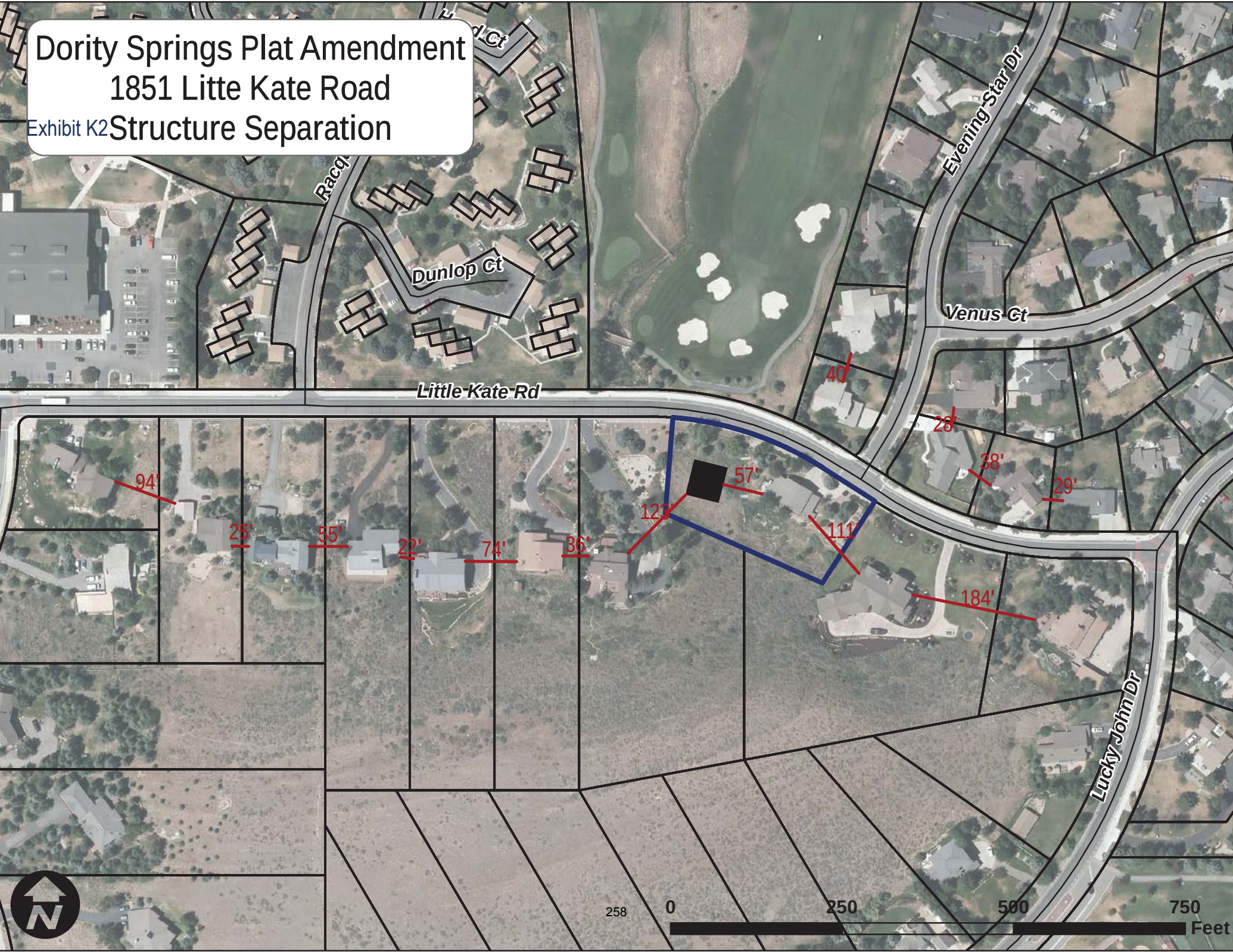


Note: orange distances added by staff.

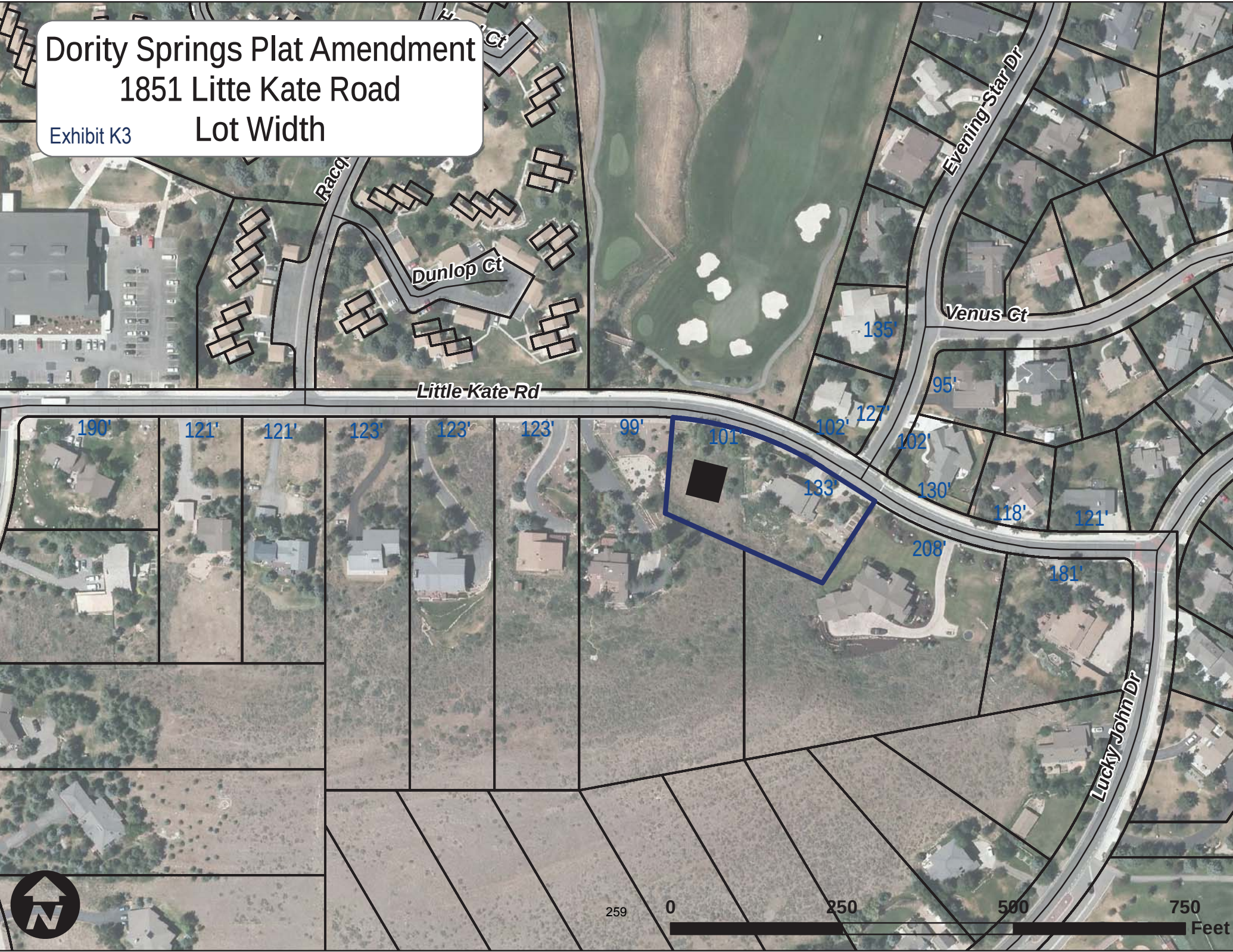
Dority Springs Plat Amendment
1851 Litte Kate Road
Exhibit K1 Lot size



Dority Springs Plat Amendment
1851 Litte Kate Road
Exhibit K2 Structure Separation



Dority Springs Plat Amendment
1851 Litte Kate Road
Exhibit K3 Lot Width

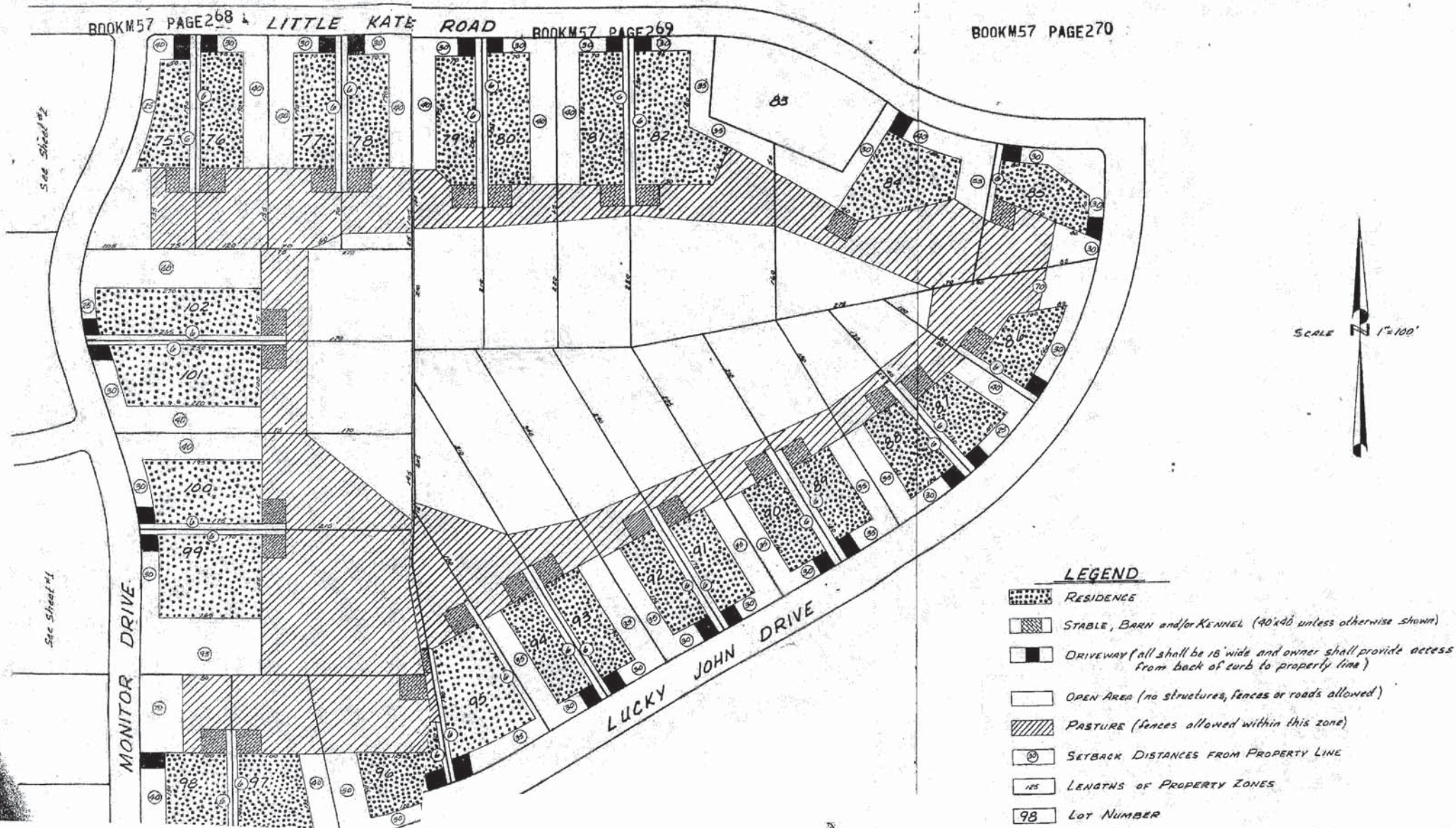


Dority Springs Plat Amendment
1851 Litte Kate Road
Exhibit K4 Front Yard Setback



Dority Springs Plat Amendment
1851 Litte Kate Road
Exhibit K5 Lot Depth





Francisco Astorga

From: Jennifer Seabury <jenandpaul55@gmail.com>
Sent: Sunday, May 04, 2014 2:03 PM
To: Francisco Astorga
Subject: PL-12-01733

Dear Planning Commission:

I am opposed to their subdivision request and it's not the Baker's fault But the mile-long monstrosity built to the east of them disallowed animals to come down from the hill at night to feed on the plants and water in the Park Meadows low lands. Now if they add asphalt, lawns, roofs, light, noise, and structures the moose, elk, and other precious wildlife will have no place to travel.

Please consider the wild animals we are so rapidly killing with cars and habitat destruction.

Utah is paving over fields and wetlands the second fastest of any place in the world and maybe we don't need to constantly consider profit and maybe can consider the planet?

Thank you very much,

Jen Seabury

7 May 2014

Francisco Astorga
City Planner
Park City Municipal Corporation

Dear Mr. Astorga:

My name is Brian Schiller and I reside at 1919 Evening Star Drive, Park City. I just received notice of the effort by a nearby neighbor to subdivide his lot to create another building parcel to be sold. The parcel in question is at 1851 Little Kate Road and the owners who wish to divide land are Michael and Kathleen Baker. Due to employment commitments, I am unable to attend the Planning Commission meeting, where this issue will be addressed, set for Wednesday, May 14. I am writing this letter concerning this issue in lieu of attendance at that meeting.

For several reasons, my wife Danielle Bean and I **oppose the request** to subdivide this current property into two lots.

1. It is my understanding that their current property and home should not have been developed, sold and built upon in the first place. I am not clear on the history concerning that question. To further divide a parcel of land already in question does not make sense to me.
2. The proposed split of the current property would make the lot sizes for the existing house and a new one, to be constructed by the new owners, inconsistent with the other large lot properties on the south side of Little Kate Road and may tempt other owners to propose similar less than aesthetic property splits.
3. The land in question is a wildlife corridor for various animals moving to and from the flat lands of the Park Meadows Country Club golf course and the surrounding private land parcels. It is not uncommon to have deer, even moose on occasion, in our yard. We believe that splitting the parcel in question will further negatively impact this natural corridor.
4. Dority Springs is located on the hillside above the parcel in question. This water source, along with several others, feeds the old high altitude wetlands that used to be Park Meadows before human interlopers arrived. Nothing should be allowed to further disrupt, nor denigrate this natural feature.
5. Just because we can accomplish property divisions, such as the one proposed, does not mean that we should. Park City is about progress while sustaining quality of life and quality environmental conditions for its citizens. To subdivide the property in question may prove financially advantageous for the current owners but would adversely impact immediate neighbors and neighborhoods and further erode environmental quality.

Thank you for consideration of our view on the proposed question in application PL-12-01733. Please know that we oppose the requested change.

We wish the Park City Planning Commission well as you consider this request and in your decision making.

Sincerely,

Brian T. Schiller
1919 Evening Star Drive
P.O. Box 2035
Park City, Utah 84060
cell: (801) 209-6845
beandfit@aol.com

5/7/14

RE Application #: PL-12-01733

Project Location: 1851 Little Kate Rd, ParkCity
Michael & Kathleen Baker/Alliance Engineering, Inc.

My wife and I are owners of 1870 Evening Star, Park City which is across the street from the proposed project location. Thank you for notifying us of the proposed zoning change with the intent to subdivide a lot. We are currently part time residents of Park City but will be full time residents next year. We will not be in town for the first public meeting 5/14/14.

We did an extensive search regarding the risk of further construction in the Park Meadows and Holiday Ranchette neighborhoods when we purchased our home 2 years ago. Holiday Ranchettes is zoned as a neighborhood with only single unit dwellings with lots that are 1 acre or above. Since all the lots are an acre or above almost any one of the plots could theoretically fit another house on it. However the neighborhood's intent is not to have denser housing since plots have a covenant that prohibits second inhabited guest houses on each plot. The houses were all purchased knowing the lot size and with full knowledge that these were zoned as single unit plots.

The area in question is easily viewed from our deck, upstairs balcony and rear windows placing it directly in our view scape. We purchased our house because of the zoning in the area made the risk of further building with denser housing low. Permitting a sub division of the lot for construction would by definition increase the housing density and increase the building pad to lot size ratio, a contradiction from the goals of the zoning board in this neighborhood.

The lot itself has a few special features that would make subdivision problematic. It is bisected by Dorite Spring with feeder springs that is a major source of the water for the Park Meadows ponds. Further disruption could interfere with the water supply for wildlife and water flow through the system. The spring with the surrounding lot is used as a wild life corridor for deer and moose. Building would cause further displacement of our pressured wildlife.

The only situation in which I could support a division of the lot would be if the intent was to cede the land to the Land Conservancy to protect against further construction in this area.

I there are any questions or further input is needed from Jeannine and myself we are readily available through phone or email.

Thank you.

Sincerely,

Donald Seibert	seibert.donald@gmail.com	540-915-1441
Jeannine Seibert	jestrobl@gmail.com	540-915-1551

Francisco Astorga

From: Nancy Rosecrans <NRosecrans@joneswaldo.com>
Sent: Wednesday, May 14, 2014 11:13 AM
To: Francisco Astorga
Cc: ERIC LEE
Subject: Michael and Kathleen Baker, 1851 Little Kate Road, Lot 83, Dority Springs, Holiday Ranchettes Subdivison - Plat Amendment - Project No. PL-12-01733

Dear Planning Commission,

Please utilize this communication, from the Holiday Ranch Owner's Association, to document our objection to the application for subdivision, Lot 83, filed by Michael and Kathleen Baker, 1851 Little Kate Road.

We have reviewed the Staff Planning Report and commend its detailed and thorough presentation of the facts. It clearly demonstrates a fair and properly-scaled assessment of the conditions and community impact of this proposed subdivision.

That stated, we believe that any consideration of the application for subdivision of lot 83 must address the immediate surrounding residences as its most-weighted influence. It is, in fact, Lot 83 of the Holiday Ranch Subdivision and, by its very description, a part of Holiday Ranch. The proposed lot size of this application further reduces the size of lot 83 and reconfigures an additional lot which is, compared to any surrounding lot, less than a fractional percentage of each contiguous Holiday Ranch parcel.

In addition, we believe that this lot was never intended to be a developed parcel by the very nature of its segregation from the Holiday Ranch CC&R's. There is no position, other than the lot's critical placement to the water shed and proximity to the Dority Springs, that would have precluded its inclusion in Holiday Ranch's original development.

We hold, and offer the opinion of in excess of one hundred property owners, that the City's initial approval of construction on Lot 83 was ill-advised and riddled with consequences which continue to adversely affect our subdivision..

Please consider our objection to this application inasmuch as we represent the immediate community most impacted by this application.

Respectfully,

Holiday Ranch Homeowner's Association
Holiday Ranch, Park City, Utah 84060

Forwarded by Eric Lee, Attorney for the Holiday Ranch Homeowner's Association

 Attorneys Est. 1875	PASSION. PERSPECTIVE. PEOPLE.	Nancy Rosecrans <i>Paralegal</i>
1441 West Ute Blvd. Suite 330 Park City, UT 84098 Fax: 435.200.0084 www.joneswaldo.com		Direct: 801.534.7486

CONFIDENTIALITY NOTICE: The content of this e-mail is confidential and proprietary and may be attorney-client privileged. If you are not the intended recipient, please destroy it and notify NRosecrans@joneswaldo.com.

Any tax advice contained in this e-mail is not intended and may not be used to avoid penalties under U.S.

federal tax laws, or to promote, market or recommend to another party any transaction or matter addressed herein.

Planning Commission Meeting
July 23, 2014
Page 31

1. The City Attorney and City Engineer will review and approve the final form and content of the amended record of survey plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the record of survey.
2. The applicant will record the amended 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 record of survey will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. All other conditions of approval of the Stag Lodge Condominium record of survey plats as amended and the Deer Valley MPD shall continue to apply.
4. The plat shall be recorded at Summit County as a condition precedent to issuance of certificates of occupancy for the interior basement finish work.

**5. 1851 Little Kate Road, Dority Springs Subdivision – Plat Amendment
(Application PL-12-01733)**

Planner Francisco Astorga from the Planning Department introduced the applicants, Dr. Michael and Kathleen Baker.

Planner Astorga reported that the Planning Commissioner previously reviewed this application on May 14, 2014 and provided specific direction and input regarding a neighborhood analysis that was done by the Staff. The Planning Commission did not support the analysis and directed the Staff to include additional properties on Little Kate Road from Monitor Drive to Lucky John Drive as part of the neighborhood analysis. The Planning Commission also directed the Staff to look at the properties on both sides of the street.

Planner Astorga stated that four existing structures are part of the Park Meadows #5 Subdivision, as well as nine other items that are part of the Holiday Ranchettes. Planner Astorga reviewed the exhibits contained in the Staff report. The Staff report outlined the specific standards of development related to heights, setbacks, lot size, etc. He noted that the Staff report identified the lot size as 0.999 acres; however, the most recent survey shows that the lot is 1.0 acres, which is consistent with what the applicant has been saying.

Planner Astorga noted that the analysis section in the Staff report talks about the current proposal to subdivide the 1.0 acre into two lots. One lot would be .4 and the other lot would remain at .6 of an acre. The base density is three units per acre as the overall density within subdivisions. Planner Astorga stated that the CC&Rs have provisions prohibiting further subdivision or splitting of lots. However, two clauses taken directly from the CC&Rs, as shown on page 218 of the Staff report, indicate that Lot 83 is part of the subdivision but it is not subject to the CC&Rs. As stated in the clause, Lot 53 is also exempt from the CC&Rs. Planner Astorga clarified that the City does not enforce CC&Rs, but the purpose of the exhibit is to show that there is a unique condition in that Lot 83 does not have to comply with the CC&Rs.

Planner Astorga remarked that Purpose Statement B of the SF District is to allow for single family development compatible with existing development. He recalled that this was the reason why the Planning Commission agreed with the Staff about not including the Racquet Club Condos in the neighborhood analysis. Planner Astorga presented an exhibit submitted by the owner showing the current house that would remain on Lot 83A. He indicated the area in the middle that would be subdivided.

Planner Astorga did not believe there were any issues regarding the delineation for the wetlands area. He reviewed the neighborhood analysis and the exhibits prepared by Staff and included in the Staff report. He also presented an exhibit prepared by Alliance Engineering on behalf of the applicant, which showed an approximate rendering of a site plan. It was not exact and was only intended to be used as a reference. The applicant had also provided an exhibit showing the distance between residential entries on the south side of Little Kate Road. Planner Astorga stated that in addition to the direction from the Planning Commission to include the four lots on Little Kate across the street, the applicant had also requested including the other two lots because they were extremely close in proximity. Based on the analysis, the average lot size on one side of the street was .33 acres. The average lot size on the other side was 1.49, as indicated in the Staff report. Because of these larger lots and the remaining Holiday Ranchettes lots, the Staff did not believe the requested plat amendment was compatible based on lot size.

Another exhibit showed the separation between structures. Planner Astorga remarked that it was more difficult analyzing the averages because a building pad is associated with each lot. If an owner wanted to demolish all or a portion of his structure or shift it on the site, it would be allowed as long as it meets the minimum side yard setback. Planner Astorga noted that the information he provided could change in ten to 20 years depending on what people do with their structures. If the Planning Commission makes a finding that this study is appropriate in terms of compatibility, he did not believe there would be an issue with the current request.

Planner Astorga presented an exhibit showing the width of each lot at the front property line. He had calculated the numbers for each lot and found that compatibility would not be an issue because this applicant has the widest lot in the neighborhood. Planner Astorga reviewed the front yard setbacks, which is the distance between the front property line and the front of each main building. The Staff found it to be the same scenario as the separation. In looking at the building pad the house could either be in the middle or 25' away from the front property line, which is the minimum standard in the LMC. However, the CC&Rs indicate that it can be 30' from the property line. Planner Astorga did not believe this was an appropriate study because the Staff would not be able to find incompatibility because it would be consistent with the other structures in the neighborhood; and it would meet the CC&Rs and the LMC.

Planner Astorga presented an exhibit showing the lot depth. He pointed out that on a standard block lot the size is determined by the width and the depth of the lot. Planner Astorga remarked that most of the lots are over 500 feet directly adjacent to the structure. Some of the lots are smaller, particularly the lots across the street, because Park Meadows #5 was designed for 1/3 acre lots. The Staff did not find compatibility in terms of the depth of the lot. Planner Astorga stated that the only components they could control from a compatibility standpoint was the width and the depth.

Planner Astorga pointed out that the hill that is located behind the structures is privately owned. It is not a separate lot or deed restricted, and per the CC&Rs it is to remain open area.

Planner Astorga clarified that the issues where the Staff found discrepancies in terms of compatibility was the actual lot. It was platted smaller and it is not as deep as the other lots. The Staff recommended that the Planning Commission conduct a public hearing and consider forwarding a negative recommendation to the City Council for the requested Dority Springs Subdivisions plat based on the findings of fact and conclusions of law outlined in the Staff report.

Commissioner Campbell recalled that the Staff was more in favor of this plat amendment at the last meeting. He asked if they had discovered new information since the last meeting that changed their mind. Planner Astorga did not believe the Staff had taken a specific position at the last meeting. He stated that the last meeting was set up as a work session with the intent to present the application and hear feedback from the Planning Commission on certain issues, as well as to clear up confusion on the 300, 600, 900 foot radius for compatibility. Planner Astorga remarked that based on the research provided, the Staff's professional recommendation was to forward a negative recommendation.

Commissioner Campbell thought Planner Astorga said it was compatible in some of the exhibits and incompatible in others. He remarked that if half of the houses along Little Kate were to be demolished and built closer to the road as the CC&R document shows they could do, the two proposed houses would fit in more rather than less. Planner Astorga agreed with that scenario; however, at the same time all the houses could be pushed back further from the street. Whether or not the houses move forward is uncertain and it is not up to the City through the subdivision process to control those types of parameters. Planner Astorga clarified that the negative recommendation was only based on the facts of lot depth and the size of each lot. The Staff determined that they should not use the compatibility analysis in terms of front yard setback and separation between structures because it could change at any given point and there is no way for the City to control it. Commissioner Campbell asked if width should take precedence over depth if depth could not be used. Planner Astorga replied that the incompatibility was a combination of all three; width, depth and size. Even though the width may be compatible, it is only one of three.

Commissioner Campbell believed people judge compatibility by what they see walking or driving by. The depth would only be an issue from an aerial view. He thought the width should take precedence over depth. Commissioner Gross remarked that the houses sitting up on the upper ledge do not create a visibility impact regardless of whether the setbacks are 25' or 30' because they sit higher. The house at 1851 is proposed to be up on the street, which changes the visibility.

Dr. Baker, the applicant, stated that in his opinion, the home would not look out of place visually or aesthetically. He recalled the long discussion at the last meeting about how to define a neighborhood. In addition to the data provided by the Staff, he consulted with the University of Utah Urban Planning Department to get their professional opinions on how to define a neighborhood. The Urban Planning Department concluded that it was front door to front door. Based on their recommendations, he had Alliance Engineering draw up a potentially large home and do a measurement from front door to front door for the neighborhood. Using plat maps and Google maps the Urban Planning Department defined his neighborhood to the west as the three-way stop in front of the MARC, which is the corner of Monitor and Little Kate Road. To the east it goes to the three-way stop at Lucky John and Little Kate. To the north they said it would be the intersection of Evening Star and where Venus Court cuts off. To the south was the steep hill behind the property.

Dr. Baker stated that according to the parameters defined by the Urban Planning Department, the MARC Building and the Racquet Club condos are all component of the neighborhood. He noted that when the Planning Commission visited the site they met in the parking lot of the MARC. Due to the close proximity to the site he hoped they would all agree that the MARC and the condos are part of the neighborhood.

Mr. Baker stated that the Urban Planning Department provided their information with the statement that the applicant's request was consistent with current planning practices of taking advantage of existing infrastructure and amenities. Mr. Baker remarked that they are at the fringe of their subdivision where Holiday Ranchettes ends. Three subdivisions meet at that point and there is diversity on the fringes and changes in compatibility. He commented on the different housing types and sizes in that area of the neighborhood. Dr. Baker remarked that when subdivisions merge at the fringes, it is very difficult to define compatibility.

Dr. Baker recalled that Commissioner Strachan was concerned about setting a precedent for subdividing lots. He has lived in his house for 18 years and ten years ago he came to the Planning Department for preliminary information on what would be involved in subdividing the lot. At that time the person he spoke with told him that the CC&Rs did not allow a subdivision. When he later read the CC&Rs he found that his lot was exempt from complying with the CC&Rs. He spoke with City Attorney Mark Harrington and Mr. Harrington confirmed that he was exempt and he had the legal right to apply for a subdivision. Mr. Baker consulted Brenda Lake, whose profession is managing HOAs and enforcing CC&Rs. She wrote a letter for Mr. Baker stating that the CC&Rs would be enforced, including the exemption for Lot 83. Holiday Ranchettes also wrote a letter disagreeing with the subdivision. He understood that the HOA had to disagree, because if it is approved, others might try to subdivide which would not be allowed by the CC&Rs.

Mr. Baker stated that because he has an acre lot, he would be allowed to have two horses and to erect an outbuilding. He had no interest in horses, but he would sell his home someday and he full expected that someone would eventually build a barn. Mr. Baker believed the City would realize more tax revenue from a new home on the lot as opposed to his 2500 square foot home with an outbuilding.

Mr. Baker stated that the Planning Department gave a negative recommendation due to the depth. However, he believed that common sense and the aesthetics of the area shows that people walking or driving down the street look at what is directly in front of them. He agreed with Commissioner Campbell that the depth of the lot was less important.

Chair Worel opened the public hearing.

Brady Rasmussen spoke on behalf of the Holiday Ranch Homeowners Association. He noted that their written objection was included in the Staff report and he wanted to address some of the key points. Mr. Rasmussen stated that the criteria is compatibility with existing development. The HOA maintains that the requested subdivision was not compatible. He asked the Planning Commission to give this careful consideration. This is within the Holiday Ranch subdivision, which is very different from other subdivisions. As Commissioner

Campbell had pointed out, the two sides of the street are very different, and as Dr. Baker pointed out, it is a T of subdivisions. Depending on which way you look you will find different compatibility. Mr. Rasmussen stated that because this is on the north side of the street of Little Kate and part of the Holiday Ranch HOA, he believe the most weighted influence should actually be the structures on the same side of the street that are contiguous and part of the Association. The HOA disagreed with giving any weight to another subdivision on the other side of the street. Mr. Rasmussen believed that compatibility includes how it is viewed from the street. Depending on which way you look, you will have a different view of the compatibility. He also believed that the aerial view was another absolute criteria for compatibility. Mr. Rasmussen was unable to say why this lot was excluded from the CC&Rs; however, his best guess was that the lot was never contemplated to be developed because of the spring.

Hap Seliga, stated that he lives at 1871 Little Kate, which is adjacent to 1851 Little Kate. He has lived there for three years. Mr. Seliga remarked that the Bakers are very good neighbors; but he opposed their request to approve this plat amendment. He stated that the reasons are three-fold. The first is that idea of "shoe horning" something that is inconsistent with the look and feel of the neighborhood. The second is the privacy he enjoys with his lot. However, because of where his house sits, they can hear normal conversations from people sitting on their porches or from the athletic club across the street. He was concerned that squeezing in another house would make the situation more prevalent. In addition, the house would look out of place and invade the privacy to his lot. Mr. Seliga had consulted a number of real estate professionals and their answers were consistent. They all felt that the presence of a house at the base of his lot would materially impact the value and appeal of his home if he ever chose to sell it.

Chair Worel closed the public hearing.

Commissioner Joyce commented on the fundamental question of what is a neighborhood and what should be used for compatibility. He was broke on the 300, 600, 900 feet, and he was equally split on what was showing on the screen this evening. If the logic is that the neighborhood consists of all this space, he questioned why they would exclude anything. Commissioner Joyce had driven the street again and it was easy for him visually to distinguish one neighborhood from another. Closer to the subject property the houses are different and the lots are different sizes and closer together. In his opinion, encompassing everything and calling it a neighborhood is wrong because it is easy to visually identify the separate neighborhoods.

Commissioner Joyce pointed out that the plat map is the neighborhood that all the owners bought into. He remarked that the fact that Lot 83 is exempt from the CC&Rs is irrelevant because the City does not enforce CC&Rs. Commissioner Joyce stated that in looking at

the neighborhood and the idea of subdividing one of the smallest lots in the neighborhood into what would become the two smallest, he would need an overwhelming and positive reason to convince him that it should be done. Economic gain for the applicant was not a convincing reason. Commissioner Joyce stated that he could not find good cause for allowing the subdivision.

Commissioner Campbell thought everything to the right felt like it belongs to the smaller houses on the other side. He did not like the idea of saying there was one neighborhood on the left and a different neighborhood on the right because they are 20 feet apart. In his opinion it was all one neighborhood. He used to live in that area and he always assumed it was an empty lot. When the two larger homes were built within the last few years, he expected the next new home to be built on what appeared to be an empty lot. That reason alone gets him from “no” to “why not” in terms of considering the subdivision.

Commissioner Gross disclosed that he is a Holiday Ranchettes homeowner and he was on the Board of Trustees in past years. He lives on Lucky John and during the General Plan discussion the Planning Department wanted to subdivide his backyard and he fought it. Commissioner Gross stated that since the City no longer uses the previous water delivery system through the Holiday Ranchettes to deliver water to the golf course, he believed it left the Baker’s with the ability to do whatever they want with their property. Commissioner Gross agreed with the comments about making a small lot smaller and increasing the density within a subdivision that was set up for 100 homes and 300 acres for ranch style living. He could not support the request to subdivide the lot.

Commissioner Stuard stated that he has known Dr. and Mrs. Baker for a long time and they are outstanding citizens in the community. However, he agreed with Commissioners Joyce and Gross regarding the plat amendment request. Commissioner Stuard pointed out that this topic was vetted through the General Plan update process and there was a resounding “no” from the community for re-subdividing existing subdivisions; and it was taken out of the General Plan update. Commissioner Stuard thought the lot was unique because of its limited depth and the presence of the Dority Spring. To make two lots out of what is already a uniquely shaped and smaller lot does not fit with the neighborhood.

Commissioner Phillips stated that he has been on the fence in making this decision. He began by walking down the neighborhood, and like Commissioner Campbell, he thought it appeared to be an empty lot. However, through the process and looking at the different exhibits and hearing all the comments, he struggled with finding good cause. He agreed with Commissioner Stuard about having a lot that is already unique from the rest of the neighborhood and dividing it into two even more differentiated lots. Commissioner Phillips thought it was important to take into consideration the neighbor who could be negatively

impacted; however, that concern was offset by the fact that the neighbor would be equally impacted if someone were to build a barn on the lot.

Commissioner Strachan concurred with his fellow Commissioners except Commissioner Campbell. He bikes by this lot nearly every day and he has looked at it really hard. Like Commissioner Phillips, he was borderline, but he could not meet the statutory definition for good cause. Commissioner Strachan offered some direction for defining compatibility in the future. He noted that if the house was being sold they would look at the comps, and the comps would not include the Racquet Club condos. He suggested that as a barometer for defining compatibility in a neighborhood.

Dr. Baker stated that only two lots in Park Meadows are eligible to do this. A fundamental American right is property rights and he has a legal right to apply for this subdivision. He reiterated that his property is on the fringe and there is no compatibility in that area. Dr. Baker stated that like Commissioner Campbell, most people always assume it's an empty lot.

MOTION: Commissioner Joyce moved to forward a NEGATIVE recommendation to the City Council for 1851 Little Kate Road, Dority Springs Subdivision Plat Amendment based on the Findings of Fact and Conclusions of Law found in the Staff report. Commissioner Gross seconded the motion.

VOTE: The motion passed 5-1. Commissioner Campbell voted against the motion.

Findings of Fact – 1851 Little Kate Road

1. The property is located at 1851 Little Kate Road within the SF District.
2. The subject property consists of lot 83 of the Holiday Ranchettes Subdivision.
3. According to the plat the lot is 0.999 acres or approx. 43,516.44 square feet.
4. The site contains Dority Springs.
5. The proposed plat amendment creates two (2) lots of record from one platted lot.
6. A SFD is an allowed use.
7. A duplex dwelling is permitted only on lots designated for duplexes on the official subdivision plat. This lot has not been designated as a duplex lot.

8. The maximum density for Subdivisions in the SF District is three (3) units per acre. In terms of density alone, the minimum lot area is 14,520 square feet or 1/3 acre.
9. The minimum front yard setback is twenty feet (20').
10. New front facing garages for SFD must be at least twenty-five feet (25').
11. The minimum rear yard setback is fifteen feet (15').
12. The minimum side yard setback is twelve feet (12').
13. No structure shall be erected to a height greater than twenty-eight feet (28') from existing grade. A gable, hip, or similar pitched roof may extend up to five feet (5') above the zone height, if the roof pitch is 4:12 or greater.
14. A SFD requires a minimum of two (2) parking spaces.
15. Lot 83a would still have the existing family dwelling.
16. Proposed lot 83a would be 0.605 acres or approx. 26,353.8 square feet.
17. Proposed lot 83b would be 0.395 acres or approx. 17,206.2 square feet.
18. Both proposed lots have the ability to meet code requirements under Land Management Code.
19. The City does not enforce any Subdivision Covenants, Conditions, & Restrictions (CC&Rs).
20. Section 2.4 of the Holiday Ranchettes Declarations indicates that the subject site, is not subject to the Subdivision Declaration.
21. Section 6.7 of the Holiday Ranchettes Declarations indicates that the prior owners, Lot 53 and 83, are not subject to the declaration, restrictions, or limitations.
22. The subject site is labeled on the Subdivision Plat as Lot 83 Dority Springs and as indicated by the applicant the Fire Department used to pump water from the pond.

23. Holiday Ranchettes (HR) was platted in 1974.

24. Holiday Ranchettes contains a total of 102 lots and is 107.98 acres.

25. Holiday Ranchettes is 0.597 units per acre (102 units divided by 170.98 acres), which equates to an average lot size of 1.676 acres per unit.

26. The subject site is located on the outer rim of the subdivision adjacent to the T-intersection of Little Kate Road and Evening Star Drive.

27. The SFD lots across the street belong to the Park Meadows Subdivision No. 5

28. The Park Meadows Subdivision No. 5 which is located directly northeast of the subject site contains lots much smaller than Holiday Ranchettes as they range in size from 0.249 to 0.801 acres.

29. Purpose statement B: indicates that the a purpose of the SF District is to allow for Single Family Development Compatible with existing Developments.

30. Compatibility should not be limited to its own subdivision but to single family dwellings with a specific proximity.

31. Given the direction that the Planning Commission provided on May 14, 2014 Staff concluded several maps/studies which included all of the SFDs on Little Kate Road from Monitor Drive to Lucky John Drive. Staff excluded the multi-unit dwellings, the PC MARC, and the golf course. See Exhibit J-L.

32. The four (4) lots across the street consist of a much smaller lot areas as they are approximately 1/3 of an acre. The average size of these four (4) lots is 0.33 acres.

33. The Holiday Ranchettes Lots, on the same side of the street of the subject site, consist of nine (9) lots, and the average lot size is 1.47 acres.

34. The applicant proposes Lot 83a to be 0.605 acres and lot 83b to be 0.395 acres

35. The Holiday Ranchettes lots are much bigger, almost 3-4 times bigger than the lots in the proposed plat amendment.

36. In terms of compatibility the lots on the same side of the street from Monitor Drive to Lucky John Drive be included in the compatibility comparison as Little Kate

Road separates the character of each subdivision ranging from Racquet Club Condos to Park Meadows V to Holiday Ranchettes subdivisions.

37. Across the street the separation from each house ranges between 40 and 28 feet.

38. On the same side of the street, the south side, the separation from each house ranges between 184 and 25 feet.

39. The average separation is 73 feet.

40. The applicant proposes to add a new structure to be separated by approximately 123 feet to the structure on the west and 57 feet from the structure to the east (existing Baker residence).

41. In terms of structure separation there is a wide range in the neighborhood. Staff does not find the proposed separation incompatible.

42. The average lot width on the same side of the street is 143 feet.

43. The average lot width of the lots across the street is 118 feet.

44. The average lot width in both areas is 131 feet.

45. The width of the subject lot is much more than the ones in the neighborhood as the subject site is approximately 233 feet, which is the widest lot.

46. The applicant requests lot 83a to be 133 feet and lot 83b to be 101 feet.

47. In terms of lot width alone staff does not find the width parameter inconsistent with the neighborhood.

48. Staff does not find that this parameter needs to be utilized in determining a plat amendment due to the flexibility that each property owner has to determine the placement of each home which could range from 30 to 190 feet.

49. The average lot depth on the same side of the street is 414 feet.

50. The average lot width of the four (4) lots across the street is 131.75.

51. The existing lot's depth is 141 feet.

52.The average lot depth on both sides of the street is 327 feet.

53.The existing lot is not compatible with the surrounding lots on the same side of the street, or even on its own subdivision in terms of lot depth. The proposed plat amendment splits the existing lots into two (2), it does not increase the lot depth.

54.The property owner hired a wetland consultant to work with the U.S. Army Corps of Engineers as they submitted preliminary jurisdictional wetland delineation.

55.The prepared delineation was accepted by the Corps.

56.The applicant does not request to disturb any of the identified wetland as they request to subdivide the property to build a new SFD. The wetland would not be disturbed by the applicant.

57.Should the owner request to disturb the wetland they would have to file a permit with the U.S. Army Corps of Engineers as well as the state. The applicant would also have to file appropriate permit with the City.

58.The applicant does not request to alter the delineated wetland and does not plan of contesting any water rights associated with Dority Springs as they plan to not disturb any of the delineated wetland.

59.The LMC does not indicate a specific standard of setback protection for wetlands outside the Sensitive Lands Overlay (SLO). The site is not within the SLO.

60.The Water Department brought issues regarding the Dority Spring that have been addressed in the Staff Report. The Water Department also indicated that should the City approve the plat amendment the property owner would be responsible of paying Impact Fees.

61.There are no significant fiscal or environmental impacts from this application.

Conclusions of Law – 1851 Little Kate Road

1. The proposed plat amendment is not consistent with the Park City Land Management Code and applicable State Law regarding lot combinations.

2. The public will be materially injured by the proposed plat amendment as the

proposed plat amendment is not compatible with the direct neighborhood in terms of lot size and depth.

3. Approval of the plat amendment does adversely affect health, safety, and welfare of the citizens of Park City.

4. There is Good Cause to deny the proposed plat amendment as the plat does cause undo harm on adjacent property owners because the proposal is not compatible with existing Single Family development (lots) in the near proximity.

6. 632 Main Street, Silver Queen Condominiums – First Amended Record of Survey (Application PL-14-02301)

Planner Kirsten Whetstone reviewed the request for an amendment to an existing condominium plat for the Silver Queen Condominiums located at 632 Main Street, at the corner of Heber and Main. The building was constructed in 1982 and a condominium plat was recorded with Summit County in 1995 for 15 residential units and commercial on the ground floor.

Planner Whetstone reported that a Historic District Design Review was approved in 2011 for remodeling the exterior of the building, as well as gutting the interior and reducing the units from 15 residential condominium units to seven units. The commercial on the ground floor was reconfigured. There are existing elevators and stairways within the building and hallways. The building is located in the HCB zones and multi-family is an allowed use. The seven units do not require a master planned development. The commercial is also an allowed use. Planner Whetstone stated that there was no increase in the building footprint and the requested plat would not create any non-complying situations.

Planner Whetstone commented on a change to the table on page 261 of the Staff report. When she calculated the Floor Area Ratio, she inadvertently excluded the hallways, elevators and staircases. Those were added in, which changed the lot size to 5,047 square feet from 5,045, and changed the FAR to 20,188. Adding in the hallways, elevators and staircases also changed the actual gross floor area to 16,332, which is a FAR of 3.24. Planner Whetstone recommended memorializing the changes by adding Finding 16 to say, "The plat reflects an FAR of 3.24 which is less than the maximum allowable FAR of 4.0 in the HCB Zone."

Planner Whetstone stated that an active building permit to create the seven units was approved by the Chief Building Official. Therefore, because it was such a large project, the condominium plat needs to come in after the units are built so they can be surveyed and become an actual record of survey. The Chief Building Official allowed the permit to go



**PARK CITY REDEVELOPMENT AGENCY
SUMMIT COUNTY, UTAH
July 10, 2014**

- I. **ROLL CALL-** Chair Thomas called the Park City Redevelopment Agency meeting to order at 3:30 pm in the Marsac Municipal Building on Thursday, April 17, 2014. Members in attendance were Jack Thomas, Liza Simpson, Dick Peek, Tim Henney, Cindy Matsumoto and Andy Beerman. Staff present were Diane Foster, Executive Director; Mark Harrington, City Attorney and Marci Heil, Secretary.

I. **CONSIDERATION OF MINUTES FROM JUNE 5 AND JUNE 12 RDA MEETINGS**

**Board member Simpson moved to approve the minutes from
the June 5 and 12, 2014 meetings.
Board member Beerman seconded
Approved unanimously**

II. **CONSENT AGENDA**

**Board member Matsumoto moved to remove the items from the consent agenda
Board member Simpson seconded
Approved unanimously**

1. Consideration of a Lease Agreement with the Park City Film Series for lease of City owned space in the Park City Library and Education Center located at 1255 Park Avenue with Park City Film Series.

Jonathan Weidenhamer, Economic Development Manager clarified that the previous rent has been 5% and staff is now recommending 3%

**Board member Simpson moved to approve the Lease Agreement with the Park City Film Series for lease of City owned space in the Park City Library and Education Center located at 1255 Park Avenue with Park City Film Series
Board member Henney seconded
Approved unanimously**

2. Consideration of a Lease Agreement with the Park City Cooperative Preschool for lease of City owned space in the Park City Library and Education Center located at 1255 Park Avenue.

The exclusive and non-exclusive space was discussed. Jason Glidden, Economic Development Project Manager, stated that staff is currently working through the site plan as the Library and Education center moves forward and will have a definite outline of the space in the future.

**Board member Peek moved to approve the Lease Agreement with the Park City Cooperative Preschool for lease of City owned space in the Park City Library and Education Center located at 1255 Park Avenue
Board member Simpson seconded
Approved unanimously**

III. ADJOURNMENT

**Board member Simpson moved to adjourn the RDA meeting
Board member Peek seconded
Approved unanimously**

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

Prepared by Marci S. Heil, Secretary.





Redevelopment Authority Staff Report

Subject: Park City Library Remodel
Change Order #2 to Architect Service Provider Contract
Author: Jonathan Weidenhamer
Department: Sustainability
Date: September 4, 2014
Type of Item: Administrative

Summary Recommendations:

Authorize the City Manager to execute a change order to the Professional Service Provider Agreement in a form approved by the City Attorney's Office with Blalock and Partners LLC., in the amount of One Hundred Forty Nine Thousand Three Hundred Seventy Eight Dollars (\$149,378).

Topic/Description:

Park City Library Remodel – Blalock and Partners Change Order #2.

Background:

On February 7, 2013 the City Council awarded the Library Remodel Professional Service provider design contract to Blalock and Partners in the amount of \$214,200. This amount was based on concept budget and plan to:

- Remodel the third floor;
- Expand the library into the entire second floor;
- New paint and carpeting on the first floor;
- New roof and mechanical upgrades.

The fees were 7% of the estimated \$3.0 M cost of construction plus some additional fees for assisting in the selection of and specifying fixtures, furnishes and equipment (FF&E).

What	Date	Construction Budget	Arch. & Eng. Costs	%
original scope	2/7/13	\$3,000,000	\$214,200	7.14%

At the March 28, 2013 Council Work Session, Council agreed to expand the project scope to remove the 1992 addition, completely remodel the entire interior of the building, and add a small addition to the north. The new estimated budget included \$4.6M in construction costs and a \$5.6 M in total project budget. The change order to the design contract added \$187,221 to the existing contract for a total of \$401,421 and was approved in May, 2013.

What	Date	Construction Budget	Arch. & Eng. Costs	%	incremental cost
Original Scope	Feb. 2013	\$3,000,000	\$214,200	7.14%	
Change Order #1	May-13	\$4,600,000	\$401,421	8.73%	\$187,221

On February 13, 2014 City Council expanded the scope and ultimately the construction budget to \$6.82 M and a total budget to \$9.32M (Exhibit B). The expanded budget allowed for:

- Green Building Elements
 - o Insulated building envelope (roof and walls);
 - o Enhance mechanical system;
 - o LEED certification and Commissioning Agent;
 - o LED lighting and modern lighting control systems;
- Structural upgrades to hold the snow on the insulated roof;
- Move Management for the interim library and relocating existing tenants;
- Santy Auditorium Upgrades;
- Allowances for technology for a “21st” century library.

The architect seeks additional payment for design and engineering services not anticipated in his original proposal, including (Exhibit A):

- Additional Scope (scope of construction increases);
- HDDR process – this was not included in the initial RFP and scoping;
- Historic Preservation Consultant;
- LEED Architecture and Engineering Services;
 - o Includes 3rd party energy modeling [LEED requirement]
 - o Includes 3rd party Commissioning Agent scope [LEED requirement]
- Donor Recognition/ Rebranding
- Santy Auditorium Upgrades – design and electrical sub-contractor.

Analysis:

We need to amend the architect’s contract to recognize the scope and budget which was increased a second time on February 13, 2014. In some cases we are allocating funds in the approved \$9.32M project budget to the architect, in others recognizing Additional Services not considered in the initial contract.

The scope and depth of the HDDR was not included in the initial RFP or therefore the architects’ original proposal (\$24,720). Design fees for the Santy upgrades were not anticipated at initial scoping either (\$14,214). The architect was initially seeking \$28,000 in additional services (increased scope of construction), based on the hourly rate identified in the initial contract for “additional services”. He has agreed to reduce that request to \$8,000 to ensure additional budget for the project.

Additionally, the expanded scope and short time frame to generate the construction documents and complete the necessary Historic District Design Review (HDDR) and other necessary approvals for building permits has been challenging and time consuming.

The current contract is for \$401,421. The proposed change order of \$149,378 takes the total contract with Blalock and Partners to \$537,578, but only has \$1,078 in incremental costs beyond the \$9.32M budget presented to Council on February 13, 2014, and can be absorbed within the project soft costs budget, which includes a soft cost contingency of \$62,000.

What	Date	Construction Budget	Arch. & Eng. Costs	%	incremental cost
Original Scope	Feb. 2013	\$3,000,000	\$214,200	7.14%	
Change Order #1	Mar-13	\$4,600,000	\$401,421	8.73%	\$187,221
Change Order #2	Sept. 2013	\$6,820,000	\$550,799	8.08%	\$149,378

Traditionally an architect's cost should be anticipated between 6-7% of the construction costs. In this case 7% of \$6.82 M = \$477,400. Staff asked the architect to procure and manage the LEED process which included \$48,000 in direct additional costs to Blalock for the LEED Commissioning Agent and Energy Model. Additionally, due to the complexity and duration of the design review and government approvals, significant extra hours were required – the architect's initial proposal allowed for only 3 public meetings. Staff believes the costs are reasonable for the time consumed to gain building permits.

Park City Library Renovation / Expansion: Budget (<i>Excerpt</i>)		blalock PARTNERS architectural design studio
Architecture & Engineering Fees	Council approved budget (Jan. 9, 14)	
ITEM	COST ESTIMATE	Proposed
Architecture & Engineering Fees	\$364,025	\$364,025
Add Service 01 - Planning / MPD Efforts	\$19,730	\$19,730
Add Service 01 - Sustainable Design Analysis	\$4,445	\$4,445
Add Service 02 - Increased Scope [\$400K x 7%]	\$28,000	\$8,000
Add Service 02 - LEED Energy Model	\$18,000	\$19,000
Add Service 02 - LEED - Arch. & Engineering Fees	\$43,500	\$43,150
PROPOSED: Donor Recognition; Logo / Re-branding	\$7,800	\$6,100
Santy Upgrades Arch. & Engineering Fees	\$0	\$10,614
Soft Cost (excerpt)		
HDDR Process & Consulting Expert	\$3,000	\$24,720
LEED Enhanced Commissioning	\$45,000	\$13,894
LEED Certification Registration / Processing	\$3,000	\$23,900
Soft Costs - A/E Fees Subtotal:	\$536,500	\$537,578
	incremental cost	\$1,078

Department Review:

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

Alternatives:

A. Approve:

Approve the request; authorize the City Manager to enter into a professional service provider agreement in a form approved by the City Attorney's Office with Blalock and Partners LLC., in the amount of (\$149,378): **(Staff recommendation)**

B. Deny:

Council could choose to modify the agreement, which would likely delay the schedule of the project.

C. Modify:

Council could choose to not continue with the project at this time.

D. Continue the Item:

Council may feel there is not enough information to make a decision, which will delay the project and the proposed schedule.

E. Do Nothing:

Same effect as continuance.

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 Impact?	+ Balance between tourism and local quality of life + Internationally recognized & respected brand + Varied and extensive event offerings (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome)	- Reduced municipal, business and community carbon footprints (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome)	+ Preserved and celebrated history; protected National Historic District + Skilled, educated workforce + Entire population utilizes community amenities + Community gathering spaces and places + Vibrant arts and culture offerings (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome)	+ Well-maintained assets and infrastructure + Ease of access to desired information for citizens and visitors (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome)
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Very Positive 	Neutral 	 Very Positive 	Positive 
Comments: The remodel project contemplates upgrading the mechanical equipment, however it is unclear if improvements will have a positive or negative impact on operating costs or carbon footprint.				

Funding Source:

The project is funded through the Lower Park Avenue RDA. The current \$9.32M Budget (Exhibit B) includes 5% in soft costs contingency (\$62,000). The incremental cost associated with this change order (\$1,078) can be accommodated within that line item.

Consequences of not taking the recommended action:

Consequences of not taking the recommended action will likely delay construction.

Recommendation:

Authorize the City Manager to enter into a professional service provider agreement in a form approved by the City Attorney's Office with Blalock and Partners LLC., in the amount of One Hundred Forty Nine Thousand Three Hundred Seventy Eight (\$149,378).

Attachments:

Exhibit A – Proposal from Blalock and Partners, amended

Exhibit B – Project Budget

Exhibit C – Scope of Original Contract

Exhibit A - Architect's Proposal

and
PARTNERS
blalock

p: 801.532.4940 a: 307 W 200 S #4003 / Salt Lake City, UT 84101 f: 801.606.7194

13 June 2014

Jonathan Weidenhamer

Economic Development Manager
Park City Municipal Corporation
445 Marsac Avenue
Park City, UT 84060
O: 435.615.5069
E: jweidenhamer@parkcity.org

**RE: Park City Library and Carl Winters School Building Remodel Project
Request for Additional Services Fees – Scope Increase
Add Service Request 02**

Jonathan -

I have prepared this Request for Additional Services Fees for your review. We have previously issued this Request (02), but it has never been formally approved. Since the initial submission, we have incurred some additional costs and incorporated additional scope at the request of Park City. Therefore, I am *resubmitting Add Service Request 02* as a comprehensive Request with all added scope items clearly identified. *Please disregard the submission made in early March.*

SUMMARY

In March, the City Council directed us to create a project achieving LEED Baseline Certification, at a minimum, as well as approving an increase in the project's construction scope for significant improvements in energy efficiencies and working toward more sustainable solutions in general. In order to become more energy efficient and achieve LEED certification, the project's construction budget has been increased substantially. Our original contract was based, in part, upon a value of 7% of the established Construction Budget. This Request seeks to reconcile the previous budget with the approved budget increase. Similarly, we have incurred additional expenses ourselves, as have our consultants, for the design work associated with the LEED certification process.

Related to that, the LEED certification process contains two prerequisite items for additional Professional Services: Building Commissioning and Energy Modeling. Park City has directed us to include the scope for each of those entities within our contract with the City.



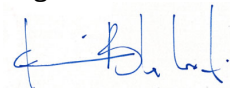
architectural design studio

This Request also includes the additional time spent for the extensive design and review measures required for completion of Park City's HDDR approval process with the Planning Department. At the time our contract was negotiated, I did not anticipate the extensive amount of information required, nor the supplemental meetings with the Planning Department, Planning Commission and Historic Preservation Board. Relative to that scope, and at the request of Park City, we hired an independent Historic Preservation Consultant to assist with the required documentation.

Lastly, we have seen a significant increase in scope - both in actual drawings and coordination effort - associated with upgrades to the Santy Auditorium A/V and lighting systems.

I have calculated the additional fees, along with a more complete explanation, for your consideration on the following pages. As always, if you have any questions, please feel free to contact me directly: 801.597.3900.

Regards -



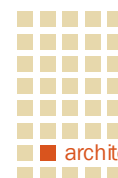
Kevin Blalock, AIA
Principal, Blalock & Partners

cc: File

date	
Additional Services Request 02 Approved By:	
company	
title	



project	Park City Library and Carl Winters School Building Remodel Project
additional scope	Additional Services Fees requested for Change in Scope: <u>Fee Reconciliation, Library Rebranding and LEED Services</u> Fee Reconciliation: Additional compensation is requested, for the latest increase in scope approved by the City Council, for improvements to the existing building envelope, aimed at increasing the energy efficiency of the existing building. Currently, the existing historic structure does not meet the insulative (R-values) that can be expected from modern construction technologies, and thereby will detract from any efforts made toward Energy Star and LEED certification, per Park City's Green Building Policies. To achieve a higher thermal resistance and improve the energy efficiency of the existing building envelope, the existing exterior walls will be furred out and insulation added to the walls and roof. In order to achieve this, the design team will incur costs for necessary structural upgrades, architectural improvements as well as changes in mechanical, electrical and plumbing engineering scopes. Library Rebranding & Donor Recognition: Additional compensation is requested, for integrating donor recognition and re-branding into the building design. Per coordination and approval from the Project Working Committee, the design team will design a donor recognition feature, expressing appreciation of past donors, allowing for new donor opportunities and integrated into the new library building design. Similarly, a new Park City Library logo will be created, in support of the building's transformation, and befitting a "21st Century Library." LEED Services: Additional compensation is requested, for Professional A/E services to obtain LEED Baseline certification for this project.



Park City has decided to pursue LEED Baseline certification, in support of achieving higher levels of certification and promoting energy efficiency and sustainable design, per the City's green high performance building requirements for new or renovated public buildings. A/E LEED services will include designing per LEED requirements, completing the required LEED templates for submittal to the USGBC, responding to questions by the USGBC and monitoring construction activities to ensure compliance with LEED requirements.

LEED Pre-requisite - Commissioning:

Park City has requested that Commissioning services be added to our team of project consultants. This will be an independent entity, but still contracted with Blalock & Partners. As selected by the project working committee, Total Building Commissioning will provide LEED 2009 Enhanced Commissioning services.

LEED Pre-requisite - Energy Modeling:

In order to fulfill the USGBC requirements, we must complete an energy model. The energy model is a comparative analysis between our proposed solution and a hypothetical energy code-compliant baseline performing building of the same size, function and location.

Exclusions from these additional A/E fees include USGBC registration, certification processing fees and obtaining the LEED recognition plaque.

**Additional Services Fees requested for Additional Scope:
Historic District Design Review**

Additional compensation is requested, for the unanticipated time it has taken to complete the HDDR process with the Planning Department. *This request is solely to cover expenses incurred to date* as the time and expenditures have substantially surpassed the initial anticipated scope.

1. Review times have included extensive conversations and coordination with planners, generally repeating previous information provided.
2. Create additional presentation material for



	presentation to the Historic Preservation Board / City Council. 3. Additional meetings/presentations with Planning Department, Historic Preservation Board, and City Council. 4. Coordination with an independent Historic Preservation Consultant. The planning review and approval process has significantly exceeded the time we had allocated for this effort and has resulted in a “start & stop” approach in the development and finalization of the design. Historic Preservation Consultant: As a part of that HDDR & Planning approval process, additional compensation is requested for the inclusion of an independent Historic Preservation Consultant to our team. Additional Services Fees requested for Additional Scope: <u>Santy Auditorium A/V & Lighting Upgrades</u> Additional compensation is requested, for the owner requested upgrades to the Santy A/V and lighting systems. Envision Engineering will design raceways and boxes for the A/V system as well as power to the A/V equipment, as designed and installed by Boston Light and Sound under a separate contract with Park City. Envision Engineering will design the replacement of existing incandescent track lighting with new LED track lighting. Due to the change in lighting technology type, the existing outdated and aging dimmer system will need to be replaced. The existing incandescent wall sconces will remain, but will need to be re-circuited back to the new dimmer system.
basis of fee: Fee Reconciliation	We propose the following fixed fee, calculated as a percentage of the approved project budget increase: Budget increase of \$400,000 x 7% A/E Fees = \$28,000 Fee Reconciliation: \$28,000.00
basis of fee: Donor Recognition	We propose the following fixed fee, for the creation of a new Library Logo / re-branding campaign and for incorporating

\$8,000 jw



& Rebranding	Donor Recognition: Recognition / Rebranding Fee: \$6,100.00
basis of fee: LEED A/E Fees	We propose the following fixed fee, for LEED services associated with LEED Baseline / Silver certification, including preliminary energy analysis/energy usage and LEED documentation: Civil/Landscape: \$ 3,800.00 Mechanical: \$ 11,600.00 Electrical: \$ 12,150.00 Architectural: \$ 15,600.00 LEED A/E Add Services Fee: \$43,150.00
basis of fee: Commissioning	We propose the following fees, as outlined in the approved proposal from Total Building Commissioning: Fundamental Commissioning EAP1: \$23,900.00 Enhanced Commissioning EACr3: \$13,494.00 Printing Expenses: \$ 400.00 Commissioning Add Services: \$37,794.00
basis of fee: LEED Energy Model	We propose the following fixed fee, for LEED energy optimization / building energy modeling: Energy Model Add Services: \$19,000.00
basis of fee: HDDR Process incl. Historic Preservation Consultant	We propose the following fees, as calculated from the hourly rates outlined in our contract: Administrative: 16 hours @ \$65 / hour = \$1,040 Tech Support: 76 hours @ \$85 / hour = \$6,460 Project Mngr: 28 hours @ \$125 / hour = \$3,500 Principal: 52 hours @ \$160 / hour = \$8,320 Preservation Consultant: Fixed Fee = \$3,900 Photo Boards (2) \$1,500 Additional context renderings for City Council HDDR Add Services: \$24,720.00



basis of fee: Santy Upgrades	We propose the following fixed fees, for upgrades to the Santy Auditorium A/V and Lighting systems: <table> <tr> <td>A/V Systems – Raceways and Boxes:</td><td>\$ 2,742.00</td></tr> <tr> <td>Replacement of Track Lighting:</td><td>\$ 2,469.00</td></tr> <tr> <td>Replacement of Dimming System:</td><td>\$ 2,603.00</td></tr> <tr> <td>Architectural Coordination/Mgmt:</td><td>\$ 2,800.00</td></tr> <tr> <td>Santy Upgrades Add Services:</td><td>\$10,614.00</td></tr> </table>	A/V Systems – Raceways and Boxes:	\$ 2,742.00	Replacement of Track Lighting:	\$ 2,469.00	Replacement of Dimming System:	\$ 2,603.00	Architectural Coordination/Mgmt:	\$ 2,800.00	Santy Upgrades Add Services:	\$10,614.00
A/V Systems – Raceways and Boxes:	\$ 2,742.00										
Replacement of Track Lighting:	\$ 2,469.00										
Replacement of Dimming System:	\$ 2,603.00										
Architectural Coordination/Mgmt:	\$ 2,800.00										
Santy Upgrades Add Services:	\$10,614.00										

TOTAL ADDITIONAL SERVICES REQUEST:	Fee Reconciliation:	\$28,000	\$8,000 jw
	Donor Recognition / Rebranding:	\$ 6,100	
	LEED A/E Services:	\$43,150	
	LEED Commissioning Agent:	\$37,794	
	LEED Energy Modeling:	\$19,000	
	HDDR Add Services:	\$24,720	
	Santy Upgrades Add Services Fee:	\$10,614	
	TOTAL ADDITIONAL SERVICES FEE: \$169,378*		
exclusions	1. Design of the A/V systems, including A/V equipment, speakers, cables, etc... (design by Boston Light and Sound)		
	2. USGBC registration & certification fees as outlined above.		

*NOTE: This amount results in a total NET ADD of \$27,078 to the project as the bulk of these fees have already been allocated in the Total Project Budget. Further, I would recommend that this ADD be allocated as a part of the Soft Cost Contingency number so that there is no net increase to the Project Budget.



Exhibit B - \$9.32 M Project Budget

Park City Library Renovation / Expansion: Cost Study



CURRENT PROJECT APPROACH

ITEM	COST ESTIMATE
Construction Costs: Library + Community Spaces	\$ 3,475,612.00
RENOVATION & SMALL EXPANSION: [new entry sequence / lobby; recapture existing space / open floor areas; reveal historic structure; site improvements; new interior finishes; boiler replacement; new power / data; new bathrooms; new elevator; etc.]	
Add Air Conditioning [VRF System]	\$ 950,000.00
Seismic Upgrades - Roof / Floor Diaphragm	\$ 191,700.00
SUBTOTAL CONSTRUCTION COSTS:	\$ 4,617,312.00
Construction Costs: Exterior Envelope Upgrades	\$ 174,092.00
ADD: 6" metal stud furring at exterior walls; 6.5" blown-in insulation [R-22 assembly]; painted gyp.bd; solid wood sills	
Construction Costs: Santy Roof Improvements	\$ 444,400.00
ADD: structural bracing to existing trusses; 12" batt insulation [R-38 assembly]; replace / repair ceilings; replace carpeting; protect existing interior	
Construction Costs: Additional Contingency	\$ 200,000.00
ADD: recommended additional contingency dollars for unknown conditions, incomplete design, historic repairs, structural remediation	
Construction Costs: Sustainable Design Solutions	\$ 1,196,465.00
SITE DEVELOPMENT: increased bike capacity; staff shower / changing room; reduced asphalt (concrete, more planting)	
WATER EFFICIENCY: native / adaptive plants (low-water use); low-flow / dual-flush / auto-control plumbing fixtures	
ENERGY PERFORMANCE:	
MECHANICAL: High-Efficiency Boiler; HVAC control system;	
ELECTRICAL: LED Fixtures; Lighting Control System - dimmable fixtures, daylight harvesting	
BUILDING ENVELOPE - EXISTING BUILDING: Insulate exterior walls & roof	

BUILDING ENVELOPE - NEW CONSTRUCTION:
Rainscreen wall assembly; high-performance glazing; exterior insulation

MATERIAL USE: Building re-use; high recycled- / recyclable-content; certified wood

INDOOR ENVIRONMENTAL QUALITY: Increased ventilation / air exchange; low VOC content; occupant-controlled systems

Construction Costs: Upgrades / Adds from 02/04 Meeting	\$	187,905.00
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STUDY ROOMS: maintain (9) rooms per original design; evaluate structural steel options

MEDIA CENTER: leave all-glass mallfront system in lieu of proposed screen wall

Finish Upgrades; Sound Room; Exterior Insul. At Addition

TOTAL CONSTRUCTION COSTS: \$ 6,820,174.00		
Soft Costs		
ITEM	COST ESTIMATE	
Geotech Report	\$	6,000.00
Property / ALTA Survey	\$	10,000.00
Water Meter	\$	-
Landscape / Irrigation Fee	\$	5,762.00
Public Safety Impact Fee	\$	-
Parks, Trails & Open Space	\$	-
Utility Connection Fees (RMP)	\$	30,000.00
Testing & Special Inspections	\$	15,000.00
Move Management	\$	400,000.00
Data / Security	\$	40,000.00
Historic / HDDR	\$	3,000.00
Reimbursables	\$	5,000.00
Environmental	\$	5,000.00
LEED Enhanced Commissioning	\$	45,000.00
LEED Certification Registration / Processing	\$	3,000.00
Public Art - 1%	\$	68,201.74
owner soft cost contingency		\$16,057.12
10% Soft Costs Contingency:	\$	63,596.37
Soft Costs - Construction Fees Subtotal:	\$	715,617.23

ITEM	COST ESTIMATE	
FF&E - LIBRARY: 1st & 2nd Floors; staff / support areas; storage [\$25 / sq.ft.]	\$	629,075.00
FF&E - COMMUNITY / MEETING: Lobby, Meeting Rooms; Multi-Purpose Room [6,000 NSF @ \$25 / sq.ft.]	\$	150,000.00
Santy Upgrades	\$	130,000.00
ADDED TECHNOLOGY BUDGET:	\$	330,000.00
5% Soft Costs Contingency:	\$	61,953.75

Soft Costs - FF&E Subtotal:		\$ 1,301,028.75
	ITEM	COST ESTIMATE
	Architecture & Engineering Fees	\$ 364,025.00
	Add Service 01 - Planning / MPD Efforts	\$ 19,730.00
	Add Service 01 - Sustainable Design Analysis	\$ 4,445.00
	Add Service 02 - Increased Scope [\$400K x 7%]	\$ 28,000.00
	Add Service 02 - LEED Energy Model	\$ 18,000.00
	Add Service 02 - LEED Baseline / Silver - A/E Fees	\$ 43,500.00
	PROPOSED: Donor Recognition; Logo / Re-branding	\$ 7,800.00
	Soft Costs - A/E Fees Subtotal:	\$ 485,500.00
TOTAL ESTIMATED SOFT COSTS:		\$ 2,502,145.98
	ITEM	COST ESTIMATE
	Estimated Construction Costs	\$ 6,820,174.00
	Soft Costs - Fees for Construction	\$ 715,617.23
	Soft Costs - FF&E Items	\$ 1,301,028.75
	Soft Costs - A/E Fees	\$ 485,500.00
TOTAL ESTIMATED PROJECT COSTS:		
CURRENT PROJECT APPROACH		\$ 9,322,319.98
	cost/sf	\$ 232

Exhibit C – Architect’s Original Scope

proposed fee: SERVICE

Blalock and Partners, LLC, is pleased to provide a formal Fee Proposal for professional architectural and engineering services for the Park City Library and Carl Winters School Building Remodel Project.

We have formatted our Fee Proposal in accordance with the requirements of the Request For Proposal (RFP). Our proposed fee approach represents our understanding of the information provided in the RFP, and includes the following professional services:

Basic Architectural & Engineering (A/E) Services

- Civil Engineering
- Structural Engineering
- Mechanical & Plumbing Engineering
- Fire Protection (riser system & performance specification)
- Electrical Engineering
- Data & Telecommunications Engineering
- Audio/Visual Systems Design & Engineering

Interior Design Services

LEED Design & Certification (excludes USGBC fees)

Cost Estimating

FF&E Services

Construction Administration

proposed fee: ASSUMPTIONS

Our fee approach makes certain reasonable assumptions based upon standard practices or previous experiences, and information provided in the Request for Proposal (RFP). These assumptions are outlined as follows:

- Site observation visits and Owner-Architect-Contractor (OAC) meetings are anticipated at intervals of every week.
- Construction duration of 10 months
- 2 meetings for public involvement
- 3 meetings with City Council
- 3 meetings with Library Board/Friends of the Library

proposed fee: EXPENSES

This proposal excludes certain services or deliverables, to the benefit and protection of Park City Municipal Corporation. We suggest a not-to-exceed amount be provided for these services & deliverables.

- Reimbursable Expenses: mileage, printing, reproductions, express mail, etc. These expenses will be billed at cost + 10%
- Reimbursable Expenses: models, rendering, graphics, etc. These expenses will be discussed & negotiated based upon available budget, desired format and quantity. A not-to-exceed amount will be provided based upon this discussion.

proposed fee: BREAKDOWN

For the professional Services and Assumptions identified above, Blalock and Partners proposes the following fixed fee, based on approximately 7% of an estimated construction cost of approximately \$3,000,000:

Proposed Fixed Fee..... \$204,400

Blalock and Partners shall provide regular monthly billings, based upon actual work completed to date, in accordance with the following percentages:

Schematic Design	20%	\$40,880
Design Development	25%	\$51,100
Construction Documentation	30%	\$61,320
Bidding/ Negotiation.	2.5%	\$5,110
Construction Administration	20%	\$40,880
Record Documents	2.5%	\$5,110
TOTAL FEE	100%	\$204,400

proposed fee: HOURLY RATES

From time to time, additional services may become necessary or requested by our clients. For those services, we have provided a current schedule of hourly rates, which is applicable for 2013.

Principal	\$160
Project Manager.....	\$125
Project Design Lead.....	\$125
Project Architect.....	\$110
Tech Support	\$85
Administrative.....	\$65

Redevelopment Agency Staff Report



Author: Matthew Twombly
Subject: Library and Education Center Building Remodel
- Award of Construction Manager at Risk Agreement
Amendment 1
Date: September 4, 2014
Type of Item: Administrative – Amendment 1 of Contract

Sustainability

Summary Recommendation –

Staff requests authorization to proceed with the Library and Education Center Building Remodel Project and authorize the City Manager to enter into Amendment #1 to the Construction Manager at Risk Agreement in a form approved by the City Attorney's Office with Okland Construction Inc. for a total Guaranteed Maximum Price of Seven Million Ninety One Thousand Seven Hundred Thirty Three Dollars. **(\$7,091,733)**

Topic: Library and Education Center Building Remodel Project.

Background:

On December 19, 2013 Council awarded the Preconstruction Services Contract to Okland Construction. The Preconstruction Services contract with Okland provided the project team with an in depth analysis of the costs of construction, costs for LEED certification and other green building envelope concepts and costs. Based on the work by Okland and the project team staff returned to Council on February 13, 2014 with a finalized budget and recommendation to proceed with the Library and Education Center Remodel project.

At the February 13, 2014 Council meeting there was significant discussion regarding the budget, green initiatives and where to move and operate the Library during the course of construction. The final direction from Council was to proceed with the Carl Winter's School Building remodel with a budget of \$6.82M for construction (\$9.32M total with soft costs) and proceed with the project this spring in order to get the Santy Auditorium open for Sundance.

In order to meet the project construction timeline for Sundance, on April 17th Council authorized the City Manager to enter into a Construction Manager at Risk agreement Addendum 1 with Okland Construction for the procurement of long lead items including the elevator, the steel, demolition, carbon fiber reinforcement and early mobilization. Due to the constrained timeframe and the desire to bring the construction cost within budget the project team split the remaining construction bids into 2 packages. Bid Pack #2 includes the majority of the project except for the finishes. The Bid Pack #2 contains the earthwork, concrete, electrical, mechanical, plumbing, and fire sprinklers. Bid Package 2 was authorized by Council as Addendum 2 on June 5, 2014.

Bid Pack #3 includes all of the remaining items not included in Bid Packs 1 and 2 which consists of mainly finishes. These items briefly include; millwork, railings, ceilings, flooring, signage, doors and hardware, painting, railings, site work and miscellaneous work. This phasing of the project and breaking up of the GMP was used on the Ice Arena project and more recently on the Main Street projects in order to meet the project timelines for completion, to procure long lead items and to lock in pricing on major commodities that could substantially inflate such as steel and concrete.

As defined in the City's purchasing policy a (CM/GC) Construction Manager/General Contractor 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. The Construction Manager will implement all bid packages and subcontractors under a competitive bid requirement as required in the City's purchasing policy. The purchasing policy requires that the Project Manager will attend the award of all subcontracts which meet the threshold requirements in which the State Code (and our purchasing policy) requires a formal bid if it was bid individually.

Analysis:

Because the project is complex and on a tight schedule, the project team recommended that Okland Pre-qualify all potential subcontractors on the project. The prequalification insures that the project will not be delayed due to irresponsible bidders. The Request for Qualifications (RFQ) for subcontractors was advertised on March 8th and March 12th, 2014 in the Park Record and in the Salt Lake Tribune on March 8th and 9th. Additionally, the Request for Qualifications was posted on the City's website and at utahlegals.com. The Bid package #3 was released to the prequalified bidders on July 8, 2014. The subcontract bids for Bid Package #3 including finishes described above, were opened at 2:00 PM on July 23, 2014.

Prior to the advertisement of Bid Pack 1 when the Design Development Drawings were being completed in February and March there was an extensive value engineering process performed by Okland, the architects, consultants and staff. This process was helpful in directing the design to meeting the budget. After the bids from Bid Pack 3 were received by Okland, the project team conducted another value engineering exercise for both Bid Pack 2 and 3 to help rectify the Guaranteed Maximum Price proposal with the project budget. The total value engineering price reduction is \$310,620. Since the Bid Pack 2 GMP was already awarded this will be applied to Bid Pack 3 and incorporated into the entire GMP.

The Guaranteed Maximum Price proposal of \$7,091,733 from Okland includes the totals from Bid Packages 1-3. This includes the subcontracts, allowances, general conditions, bonds, insurance, the construction manager's fee of 2%, and a contingency. The Guaranteed Maximum Price does not include the Pre-construction Services fee of \$19,948.

Bid Pack 3

Subcontracts	\$1,809,438
General Conditions	\$94,550
Construction Manager's Fee	\$61,389
Bonds	\$10,235
Insurance	\$14,763
Value Engineering	(\$310,620)
Total	\$1,679,755

Bid Pack #1 GMP	Addendum 1 4-17-14	\$1,074,159
Bid Pack #2 GMP	Addendum 2 6-05-14	\$4,337,818
Bid Pack #3 GMP	Amendment 1 9-04-14	\$1,679,755
Total	GMP	\$7,091,733

The original construction budget placeholder was \$6,820,174 out of the \$9,322,320 Project Budget. The GMP is over the construction placeholder by \$271,559. There is also the Preconstruction Services at \$19,948 and change orders of \$180,000. Staff will offset this overage by a reduction in soft costs including Soft Cost Contingency at \$62,000, reducing the Technology Budget by \$140,000, and moving costs and miscellaneous soft costs by \$270,000. In conjunction with the library staff the Technology Budget reduction is for items such as the Book Sorter which can be installed at a later date and do not significantly impact the level of service for the Library. The move was significantly under the estimate for the movers and because it originally included rent.

The change orders to date were mostly due to significant structural deficiencies discovered during demolition. The 1926 structure was not built according to the 1926 structural plans. Oakland Construction is carrying \$150,000 in contingency as part of Bid Pack 2. The project team felt it prudent to maintain that \$150,000 contingency until the demolition was complete. Any future change orders will either come from the Contractor contingency or a reduction in the \$780,000 placeholder for Fixtures, Furnishings and Equipment (FF&E). As we are nearing the end of demolition, the project team feels confident that the overall project budget is sufficient for all construction and soft costs to complete the project.

Schedule:

Construction Timeline			
date		Item	comment
April	17	Council award of contract for Bid Pack 1 Early Mobilization	
May	28	Okland mobilizes trailer, Limits of Disturbance fencing	
June	5	Council award of contract for Bid Pack 2	
June	9	Okland to begin interior demolition and structural upgrades	
June	16	Exterior Demolition begins	
July	28	Reconstruct roof	
Aug	15	Exterior Demolition complete	
Aug	18	Begin footings for addition	
Aug	18	Begin interior framing	
Aug	28	Complete roofing	
Sept	4	Council to consider Bid Pack 3 and total GMP	
Dec	14	3rd Floor Complete for Sundance	
Dec	14	New addition substantially complete	
Jan	5	Sundance takes occupancy of 3rd Floor of CW building	Certificate of Occupancy required
May	19	Substantial Completion	
June	1	Library move in	
June	15	Library opens	

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

Alternatives:

- A. **Approve the request, and authorize the City Manager to enter into a Construction Manager at Risk Agreement in a form approved by the City Attorney's Office with Okland Construction Inc. for Bid Package 3 for \$1,681,445 and a total Project Guaranteed Maximum Price of Seven Million Ninety One Thousand Seven Hundred Thirty Three Dollars. (\$7,091,733): (Staff recommendation)**
- B. Deny the request: Council could choose to reject the Guaranteed Maximum Price proposal. This would delay the project and have significant impacts for the completion of the remodel project.
- C. Continue the Item: Council may feel there is not enough information to make a decision, which will significantly impact the schedule.

D. Do Nothing: Same effect as continuance.

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 Impact?	+ Balance between tourism and local quality of life + Varied and extensive event offerings (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome)	+ Abundant preserved and publicly-accessible open space - Reduced municipal, business and community carbon footprints (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome)	+ Preserved and celebrated history; protected National Historic District + Skilled, educated workforce + Entire population utilizes community amenities + Community gathering spaces and places + Vibrant arts and culture offerings (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome)	+ Well-maintained assets and infrastructure (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome)
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Positive 	 Neutral 	Very Positive 	Positive 
Comments: Events and accessibility may have temporary negative impacts during construction, but the improvements are positive in the long term. Storm water improvements will have a neutral effect on water quality. The carbon footprint will be neutral even though more resources are used due to the maintenance and lifecycle costs of the materials we are considering for Main Street. The historic side is neutral in that we will celebrate historic sites and provide information, but many may consider the improvements less than desirable as historic.				

Funding Source:

There is currently \$9.32 million budgeted for the Library and Education Center Remodel project.

Staff Recommendations:

Staff requests authorization to proceed with the Library and Education Center Building Remodel Project and authorize the City Manager to enter into Amendment #1 to the Construction Manager at Risk Agreement in a form approved by the City Attorney's Office with Okland Construction Inc. for a Guaranteed Maximum Price of **Seven Million Ninety One Thousand Seven Hundred Thirty Three Dollars. (\$7,091,733)**

Exhibit A - Bid Pack 3

Exhibit A



Park City Library and Carl Winters School Remodel Project

August 28, 2014

Bid Package 3 Summary

	SYSTEM DESCRIPTION	Subcontractor	Bid Value	Comments
1	BP-3			
3	Rough carpentry	Okland	\$24,034	
4	Stage demo and repair	Okland	\$10,000	
2	Ornamental Railings	Premier metal works	\$100,653	includes film allowance
5	Main stair framing	Statur Construction	\$25,000	
6	Millwork	Clients Design	\$358,318	Snow boards and skate boards by others
7	Insulation	Hansen's	\$23,634	
8	Door and Hardware	ABS	\$119,766	includes ASI 10
9	Specialty doors	NA	none	
10	Lay-in ceilings	CSI	\$269,492	
11	Tile	Millcreek tile	\$159,300	
12	Flooring	Midwest Commercial	\$125,800	
13	Painting and wall coverings	Grow Painting	\$157,118	
14	Div 10	B and B	\$15,681	
15	Signage	Allowance	\$16,500	Sign schedule and locations not provided
16	Window coverings	Lloyd's	\$49,162	Includes allowance for curtains
17	Asphalt	Morgan	\$19,458	
18	Site concrete- does not include planter alternates	Jerry Broome	\$89,101	
19	Landscaping	Aerospace	\$71,251	
20	Site furnishings	Allowance	\$13,000	Need further information to bid
21	Weather protection	Okland	\$30,000	
22	Final clean	Okland	\$11,634	
23	Additional scaffolding rental	Okland	\$13,000	
24	Additional pre-construction	Okland	\$15,000	
25	General Conditions	Okland	\$71,319	
26	General requirements	Okland	\$23,231	
27	Changes in BP-1 and 2 scopes	BP 1 and 2 subs	\$92,536	includes credit back to owner for A/V equipment
28			\$1,903,988	
29				
30	GL Insurance .75% - Contractor	Okland	\$14,763	
31	Payment and Performance Bond .52%	Okland	\$10,235	
32	Contractor Contingency	Okland	\$0	
33	Fee- 2%	Okland	\$39,367	
34	SUB TOTAL		\$1,968,353	
35	Added fee on BP-1 and 2		\$22,022	
36	TOTAL BP-3		\$1,990,375	

BP-3 TOTAL	\$1,990,375
ASI 12-13 TOTAL	-\$252,620
ADDITIONAL VE	-\$58,000
REVISED TOTAL	\$1,679,755

OVERALL GMP SUMMARY

Descriptions	Values	Comments
Approved BP-1 Total	\$1,074,159	
Approved BP-2 Total	\$4,337,818	
BP-3 Total	\$1,679,755	
Total of BP-1, 2 and 3	\$7,091,733	

CLARIFICATIONS (BP1-3 and ASI 10-13) :

Building permit is assumed to be by owner
A/E fees is assumed to be by owner
Testing and inspections are assumed to be by owner
Hazardous material testing and abatement is assumed to be by owner if required
Document printing is assumed to be by owner
Commissioning of systems is assumed to be by owner if required
Drive up book drop is by owner- no information was provided for bidding
Metal clad site walls are excluded- none are shown
An allowance to replace ceiling type NDL is included
An allowance to replace the felt walls is included.
Spray foam insulation spec is excluded. None shown
Specifications for tile were not included.
Terrace is assumed to be grey concrete with a saw cut pattern- no details were provided
An allowance for glazing film has been included. Actual pattern will need to be defined for accurate pricing
Projection screens and mounts are not included in the GMP and are assumed to be by owner
AV equipment and wiring is by owner- raceway is included in the GMP
Voice/Data equipment and wiring is by owner- raceway is included in the GMP
Access control equipment and wiring is by owner. Raceway is included in the GMP
Cost GRG and Plaster architectural elements are not shown and not included.
An allowance for patch and repair existing masonry included- \$13,480
An allowance for blackout curtains is included. More information is needed for accurate pricing
Marker boards are not shown and not included in the GMP
It is assumed that any items associated with Sundance scopes that are to be by in the GMP are included in BP-3. No other costs have been included in the GMP
Landscape steel edging is included as 3/16" thickness. Specified 1/4" thickness is not available- refer to VE list for scope reductions
Coffee shop casework is not included- no information is provided
Residential type appliances are not included in the GMP and are assumed to be by owner.
Stair-3 is included with rubber treads and risers per A401