PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JULY 14, 2005

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, July 14, 2005.

Executive Conference Room
Open Session
2:00 p.m. Planning Commission interview – Jim Barth

Closed Session
2:15 p.m. Personnel, property and litigation

Work Session – City Council Chambers
3:30 p.m. Council questions/comments
3:45 p.m. Planning Commission stipend
4:00 p.m. Joint session with Planning Commission – Village at Empire Pass
5:30 p.m. Establishment and appointments to the IHC/Burbidge/USSA Task Force
5:45 p.m. Break

Regular Meeting – City Council Chambers
6:00 p.m.

I ROLL CALL

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Thank-you to All-America Cities delegation

III PUBLIC INPUT (any matter of City business not scheduled on agenda)

Election update – Summit County Clerk Sue Follett

IV WORK SESSION NOTES AND MINUTES OF MEETING OF JUNE 30, 2005

V CONSENT AGENDA PUBLIC HEARINGS

1. Ordinance approving a condominium plat for Arrow Leaf, Park City, Utah **(motion to continue to August 4, 2005)**

2. Ordinance approving a plat amendment for 1439 Woodside Avenue, Park City, Utah **(motion to continue to August 4, 2005)**

3. Ordnance approving a record of survey plat for Grand Lodge at Empire Pass, Park City, Utah **(motion to continue to August 4, 2005)**

4. Ordinance approving the final record of survey plat for 1825 Three Kings Drive, Spiro Condominiums Buildings A – F, Park City, Utah

VI CONSENT AGENDA

1. Ordinance approving the final record of survey plat for 1825 Three Kings Drive, Spiro Condominiums Buildings A – F, Park City, Utah

2. Conveyance of non-exclusive utility easement located between Fairway Hills and the National Ability Center to Snyderville Basin Water Reclamation District

VII NEW BUSINESS

Resolution establishing the IHC/Burbidge/USSA Annexation Task Force in Park City, Utah and appointment of two City Council members

VII ADJOURNMENT

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JULY 21 AND 28, 2005

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will **not** hold its regularly scheduled meetings on Thursday, July 21, 2005 and Thursday July 28, 2005.

Posted: 07/11/05
See www.parkcity.org

Note: This future meeting schedule is TENTATIVE and subject to change.
PARK CITY COUNCIL TENTATIVE MEETING SCHEDULE

July 2005
21 **No meeting**
25 Pioneer Day
28 **No meeting**

August 2005
4 Quarterly goals update
777 Aerie Drive subdivision plat – Ray
Ordinance - 1439 Woodside Avenue plat amendment - Brooks
Ordnance - Grand Lodge at Empire Pass record of survey plat - Brooks
Policy on naming amenities on city property – work
Two appointments to the Planning Commission
Park Meadows Well water treatment design contract
Award contract – replacement of seven buses
11 **No meeting**
18 Award of parking services contract
Ordinance - 860 Saddle View Way, Finnegan's Bluff Subdivision – Kirsten
MFL – Literary Festival - Max
25 Ordinance - Sign Code amendments – Ray

September 2005
1
5 Labor Day
8 Election Judge appointment (if Primary)
15
22
29

October 2005
4 Primary Municipal Election Day *(tentative)*
6 Election Judge appointment (if not done for Primary)
11 Official Primary Election Canvass *(tentative*) (Canvass must take place no sooner than 3 days and no later than 7 days after the election 20A-4-301(2)
13
20
27

November 2005
3
8 Municipal Election Day
10
15 Official Election Canvass *(Tentative*)
17
24 Thanksgiving

December 2005

1
8
15
22
29

Pending Items:

Resolution adopting a strategic plan for City-owned properties
KPCW 99 year lease
General Plan update
Regional bus service SLC
CDBG preliminary hearing – July
LMC amendments – Section 15-2.21-10 Sensitive Lands Overlay District
LMC amendments , Title 15, Chapter 2 – outdoor merchandise
Conveyance of easement from Iron Mountain & Associates

PLANNING DEPARTMENT

City Council Staff Report

Author: ReNae Rezac
Subject: Planning Commission Compensation
Date: July 14, 2005
Type of Item: Informational update & request for direction

Summary Recommendations:

Review staff's analysis of Planning Commissioner compensation, consider possible alternatives and provide staff with direction.

Background:

Staff received preliminary direction from City Council to explore compensation given to other cities' Planning Commissions. In response to this request staff conducted a compensation comparison survey. Comparisons were made with other resort communities in Colorado and Utah, as well as some Wasatch Front cities. Staff's findings are as follows.

Analysis:

Currently, members of the Park City Planning Commission receive $100 per meeting. Usually, the Planning Commission meets twice per month. This equals roughly $2,400 per year. The City also pays the American Planning Association membership dues payment of $64 per year for each commissioner. Staff's analysis shows Park City's Planning Commissioners receive compensation at the high end of that paid to other communities (along with Breckenridge) as indicated in the table below.

City/Town	Total Compensation	Meetings per month	Estimated hours per month
Aspen	$0	2	10
Bountiful	$25/meeting	2	8
Breckenridge	$100/meeting	2	10
Moab	$0	2	9
Park City	$100/meeting APA dues $65/year	2	10
Sandy	$50/meeting approximately ($40/meeting + dinner)	2	12
Steamboat Springs	$0	2	10
Summit County, Utah	$75/meeting	2	10
Telluride	$0	2	11
Vail (no money, but	$729/annually (There is		

receive golf and ski passes)	no charge for golf passes since Vail owns the golf course land)	2	12
West Jordan	$25/meeting	2	8

Should City Council recommend an increase in compensation for the Park City Planning Commission, a budget adjustment would need to be made to the Planning Department budget in June, 2006.

Department Review:

City Manager's Office, Planning and Engineering Departments.

Alternatives:

Recommend an increase in compensation or other benefits:

Increase the stipend for Planning Commissioners.

Continue the Item:

Council could continue the item and direct staff to conduct further research for their consideration at a future date.

Do nothing:

Council could recommend the Planning Commissioners continue to be compensated at their current rate of $100/meeting.

Recommendation:

Review and consider alternatives for Park City Planning Commission compensation and provide staff with direction. Staff will return on August 4 for formal Council action depending on the direction provided.

City Council and Planning Commission Joint Meeting

PARK CITY 1884

PLANNING DEPARTMENT

Author:	**Brooks T. Robinson**
Subject:	**Village at Empire Pass, Pod B-2 Master Planned Development and Amendment to Development Agreement**
Date:	**July 14, 2005**
Type of Item:	**Work Session**

Summary Recommendations:
The Planning Department recommends the City Council and Planning Commission hold a joint work session discussion to provide direction to the Planning Commission, staff and the applicant on whether and how the City should amend the Development Agreement. Staff will also be looking for direction from Council as to whether a joint Council/Planning Commission task force should be formed.

<u>Topic</u>	
Applicant	**United Park City Mines / Talisker Corp.**
Location	**Village at Empire Pass (formerly known as Flagstaff Mountain Resort)**
Zoning	**Residential Development (RD) as part of the Flagstaff Master Planned Development (MPD)**
Adjacent Land Uses	**Deer Valley Resort ski terrain including the Empire Day Lodge, State Route 224**

<u>Background</u>
On June 24, 1999, Council adopted Ordinance 99-30 approving the annexation and development agreement for the 1,655 acre Flagstaff Mountain area. Ordinance 99-30 granted the equivalent of a ”large-scale” master planned development (MPD) and set forth the types and locations of land use; maximum densities; timing of development; development approval process; as well as development conditions and amenities for each parcel.

The Development Agreement specifies that only 147 acres of the 1,655 acre annexation may be developed. The remainder of the annexation area is to be retained as passive and recreational open space.

Prior to construction, the applicant must receive site-specific MPD and final plat approval from the City. The Planning Commission takes action on MPD applications and forwards a recommendation to Council on subdivision plats.

Ordinance 99-30 also required that the applicant submit 14 specific technical reports for review and approval by the City. The 14 studies, along with the Land Management Code and the Development Agreement (99-30) form the standards under which the subject MPD and preliminary/final plat will be reviewed.

The Development Agreement constrains the mixed-use development in the Mountain Village area (Pods A, B-1, and B-2) to:

- The Mountain Village is to be contained within 84 acres.
- No more than 705 Unit Equivalents (2,000 square feet each) in no more that 470 residential units (including not more than 60 PUD-style units) and no more than 16 single-family home sites.
- 65% of the residential units (306 of 470) must be within Pod A.
- No more than 75,000 square feet of resort support commercial.
- A maximum 35,000 square foot day skier lodge in Pod B-2 with no public road access, no day skier parking, and limited parking to meet service and administrative requirements.

Proposal

On June 24, 2005, the City received an application for a Master Planned Development. The applicant seeks Master Planned Development (MPD) approval for the Montage Hotel and Spa to be located at Pod B-2, adjacent to the Empire Day Lodge. Pods A and B-1 were previously approved and comprise the bulk the Village at Empire Pass. Residual units and unit equivalents remain for the B-2 MPD. Included in the MPD application and the subject of the Joint Meeting is a request for additional density of 80 Unit Equivalents above what is allowed by the Development Agreement.

The Village at Empire Pass, as currently approved, comprises 372.5 residential units utilizing 520.4 Unit Equivalents. The Development Agreement would allow an additional 97.5 residential units and 184.6 Unit Equivalents. The proposal would encompass 175 residential units (an additional 77.5) and 264.6 Unit Equivalents (an additional 80 UEs). In addition, 195 Hotel rooms are proposed that the applicant is not counting towards the unit count.

Analysis

Amending the Development Agreement

The direction sought from the City Council is whether or not to amend the Development Agreement as set forth in the Development Agreement:

> 6.1 This Agreement may be amended from time to time by mutual written consent of the Parties.

As the applicant has sought specific changes to the Development Agreement as outlined in their narrative (attached Exhibit A), staff seeks direction on whether other aspects of the Development Agreement should be addressed. Specifically, Staff has concerns about sections of the Development Agreement relating to water, Richardson

Flats, off-mountain affordable/employee housing, the Silver Mine Adventure (Ontario Bench), commercial activities and parking at the Empire Day Lodge, State Route 224 and the private road to Red Cloud/ Bonanza Flats, the Gondola/No Gondola alternatives, and controlling commercial snowmobile activities.

Questions for discussion:

a) **Is the Council amenable to amending the Development Agreement?**
b) **What elements of the DA should be discussed for amendment?**

Density

With respect to additional density, the Development Agreement provides a specific vehicle for additional density:

0.2 **Request for Transfer of Bonanza Flats Density to Flagstaff Mountain**. DEVELOPER may seek approval from the City of additional density within Flagstaff Mountain in exchange for DEVELOPER transferring approved density from Bonanza Flats and deed restricting such land as open space. City's contractual restrictions on development in Bonanza Flats in no way shall be construed as an endorsement of such densities either in Bonanza Flats nor transferred to the Mountain Village. Upon DEVELOPER's request, the City would consider such transfer. If favorably inclined to entertain such density transfer, the City would attempt in good faith to negotiate an interlocal agreement with Wasatch County to address fiscal issues associated with such action. In connection with any such request by DEVELOPER, the City may give higher priority to the transfer of multifamily or lodging units and may consider many factors, including but not limited to the following:

0.2.1 The location and quality of open space within the Bonanza Flats property that would occur as a result of the transfer;

0.2.2 The suitability of increased density in the Mountain Village;

0.2.3 The potential reduction of traffic;

0.2.4 The potential positive impacts on the transportation system;

0.2.5 The visual and other impacts to the Mountain Village; and

0.2.6 The positive and negative impacts to the Bonanza Flats Property.

The Developer has consistently refused to include Bonanza Flats in preliminary discussions with Staff. Instead, they have suggested that the Park City Mountain Resort ski lease lands being put into a conservation Easement are a satisfactory public benefit for the additional density. However, this approximately 3,500 acres is zoned within Summit County as Mountain Remote with a density of one unit per 160 acres (1/160) yielding twenty-two units. UPCM/Talisker has also indicated that they will develop these units at two locations: the Silver King mine area and the top of White Pine Canyon above the Colony. As far as current density that may be allowed, there is no net benefit to the City or County for the ski lease being in a Conservation Easement.

The Park City General Plan Land Use Map does not identify additional development areas within the ski lease of PCMR. The General Plan description for Park City Resort/West Hill indicates development potential surrounding the Resort Base.

Questions for discussion:

- **a) Is the Council willing to entertain adding density from areas other than Bonanza Flats?**
- **b) If there is no transfer of density from PCMR, is there a persuasive public benefit?**

Hotel Rooms

2.2. **Maximum Density**. The maximum density within the Mountain Village is 705 Unit Equivalents configured in no more than 470 residential units. Such density shall be configured as multi-family, **hotel** (emphasis added), or PUD units, provided the PUD units do not exceed 60. PUD units consume Unit Equivalents in the same respect as multifamily units. Additionally, the Mountain Village may contain up to 16 detached single family home sites.

Footnote: "Hotel rooms of 500 square feet or less constitute ¼ Unit Equivalents."

The proposed Montage hotel includes 195 hotel rooms. These rooms would not have kitchens and therefore do not meet the definition of a Dwelling Unit; however, under the DA the actual unit count should include these rooms as units. Nothing in the Development Agreement or Land Management Code would cause these rooms not to be counted. Therefore, the actual unit count is **272.5 over the Development Agreement maximum.** Whether or not these are Dwelling Units, the impacts of traffic and parking must be considered.

Question for discussion:
a) Should Hotel Rooms be included in the total unit count?

Alternatives for Process

With the above questions for discussion, the Council is requested to provide guidance on the amendment process. As the governing authority for the City, the Council may agree to amend the Development Agreement and set the parameters for which the City will agree to such an amendment. The City Council may give direction to the Planning Commission on certain aspects of the Development Agreement changes and charge the Planning Commission with review of the application with a recommendation to be forwarded to the Council after review by the Commission

As with any MPD or MPD amendment, the Planning Commission reviews and takes action on the application. This action can be appealed to the City Council. The Council may direct the application (Development Agreement and MPD) to be fully reviewed by the Planning Commission with a recommendation from the Commission forwarded to the Council on the DA amendment.

The City Council may review and take action on the proposed amendments to the Development Agreement and direct the MPD to be reviewed by the Planning Commission in accordance with any changes made to the Development Agreement.

Exhibits
Exhibit A – Project description
Exhibit B – Open Space proposal

Empire Pass Pod B2

Master Plan Development
And
Development Agreement Amendment
Project Description
June 2005

PROJECT OVERVIEW

The purpose of this application is to set forth the proposed master plan for the B2 development Pod at Empire Pass. This development area represents the final phase of the Empire Pass "Mountain Village" MPD. The primary component of the proposed development is a luxury resort hotel with spa and conference facilities which will be operated by Montage Hotels and Resorts and developed by The Athens Group in conjunction with Talisker. The Athens Group developed the Ritz-Carlton at Bachelor Gulch. Montage and The Athens Group developed the 262-room Montage Resort and Spa Laguna Beach which has been recognized as one of the finest resort hotels in the world. A second Montage hotel is currently under development in Beverly Hills, California.

The Montage Resort at Empire Pass will consist of 192 luxury hotel rooms and suites. The spa will be a 35,000 sq ft destination facility. Additional resort support facilities and amenities include two restaurants, 15,000 sq. ft. of meeting/conference space, lounge areas and a swimming pool, all in keeping with the goal of creating a year round resort destination. In addition to the resort hotel component, an associated hotel condominium component will be developed in two phases. This resort hotel project represents a unique opportunity for the City to bring a high-end destination resort, spa and conference facility that will compliment the City's efforts to increase the quantity and quality of summer and shoulder season business and will enhance the resort character of Park City.

OVERVIEW OF EXISTING DEVELOPMENT APPROVALS

The Flagstaff Mountain Resort Large Scale Master Plan Development (LSMPD) sets out the major development parameters of the Empire Pass project. The LSMPD contemplated a series of subsequent MPD approvals that further define the development standards for the project. The LSMPD segregates the development into two general development areas. The first is the Mountain Village, which consists of three development Pods (A, B1 and B2), and the second is the Red Cloud Neighborhood (aka Pod D). The project's initial development has occurred within the Mountain Village.

Three MPD approvals have been granted within the Mountain Village to date, they are: The Northside MPD (two phases), which include Pod B1 and one building in Pod A, the Phase 1a MPD within Pod A, and the Village MPD which encompassed all of the remaining development in Pod A. All of these approvals have projects under construction within them. These approvals total 317 multifamily units, 60 PUDs and 16 single family homes. The remainder of the development within the Mountain Village is the subject of this MPD application, and is located in Pod B2.

The LSMPD provides that the Mountain Village contains a maximum of 470 units and an additional 16 single-family homes. The 470 units are composed of up to 60 PUD's with the remainder being multifamily units. In addition, the Village is allowed up to 75,000 sq ft of Resort Support Commercial.

The Empire Pass project is subject to the Flagstaff Mountain Annexation Resolution, Development Agreement (DA), and the Large Scale Master Plan Development (LSMPD) approval dated June 24, 1999. Further, the Empire Pass project is subject to the 14 "Plans" or studies identified in the LSMPD, as adopted by the Planning Commission in December of 2001, and subsequent revisions of some of those Plans.

THE POD B2 PROJECT DESCRIPTION, LSMPD & DA ANALYSIS

The development that is the subject of this application consists of all of the remaining development within the Mountain Village and will complete the development within the Mountain Village as defined in the LSMPD. The MPD resulting from this application will establish building height and volumetrics, and will assign units and Unit Equivalents within Pod B2.

THE B2 SITE

Pod B2 is the site of the Daly West Mine and is highly disturbed with no remnants of natural grade in most of the areas of disturbance. In addition, the majority of the east side of the site is subject to mine soils remediation that will necessitate the removal of all of the trees in that area. Consequently, consistent with section 2.2.1.6 of the DA, the B2 site is the area within the project that fulfills the goal of locating development within existing disturbed areas, and therefore minimizes new disturbance within the Empire Pass project.

POD B2 PROGRAM

The heart of the B2 program is the Montage Resort hotel and spa. The creation of the Montage Resort and Spa at Deer Valley is a unique opportunity for the Park City community to distinguish itself in the high end luxury resort market. The spa and conference facility will drive year round occupancy and increase shoulder season business throughout Park City's business community. The hotel consists of 192 suites, with spa, restaurant and conference facilities. The hotel also includes a residential component that consists of hotel condominiums that have lockout units that can be placed into room inventory. All of these qualities will create an expanded market for Park City that will target resort conference business of a quality that is currently not served in the area. The spa is 35,000 sq ft in size. Two restaurants, lounge, and some retail space occupy an additional 28,000 sq ft. The average size of a hotel's rooms and suites is 725 sq ft.

Public Meeting & Banquet Facilities Usage

Montage Resort & Spa will serve as gathering place for local, regional and national leisure vacations, pre planned corporate meetings and local social affairs on a year round basis. The design of this luxury mountain property will provide both indoor and outdoor venues to host receptions, dinners, and local social events. The capacity for hosting these events will be greatest in the shoulder and summer seasons and factored into the marketing plan for the resort. The ability to bring groups to this high-end facility during those seasons when resort business is low in volume or dollars will have a significant positive effect on local businesses.

Unit Counts and Types

The LSMPD sets out unit counts and UEs for the project. A total of 470 multi family units and 16 single family units are within the Mountain Village. The first phase approvals for the Northside Subdivisions include all of Pod B1 and building H in Pod A. This approval contained 64 units. An additional 12 units have been platted in Pod A phase 1a for a total of 76 units approved. The final approval of Pod A establishes 323 units within that Pod.

Pod B2 Unit Counts and Types

Pod B2 is comprised of two areas flanking the Empire Day Lodge; they are referred to as the West and East sites. The total unit count proposed for Pod B2 is as follows:

Building or lot	Notes	Average Sq Ft per Unit	Total Net sq ft	Unit Equivalent	Total MF Unit Count
West	Hotel Units/192 rooms	725	139,150	69.6	0.0
West	Hotel Condominiums	2,000	108,000	54.0	54.0
West	Hotel Penthouse Condominiums	3,000	120,000	60.0	40.0
East	Hotel Condominiums	2,000	162,000	81.0	81.0
Total B2			529,150	264.6	175.0

Visual Analysis

The Pod B2 development site is the least visually sensitive location within the Empire Pass Project when viewed from either the Sensitive Lands vantage points or the vantage points selected by the Commission to analyze the Empire Pass Project. The Commission selected vantage points were picked based on the high degree of visibility of the Mountain Village from those vantage points and include Stein's, the Guardsman Connection Rd, Royal Street, the Marsac building, and King Road two switch backs up from the gate. The project is not visible from any of these vantage points. In addition, near views are framed by large mountain backdrops. Consequently, this application proposes that the tallest elements of the Empire Pass be sited here.

The proposed buildings require the grant of additional height over the base zoning. The west side buildings, which contain the resort hotel, range from 3 to 8 ½ stories from finished grade in a structure that provides considerable façade and roof line variation generally in excess of LMC minimums. The spa and conference facilities are primarily subterranean with limited daylight on one side in order to reduce overall building height, yet provide natural light and views for the pre-function area. Parking is completely below finished grade. The B2 East buildings range from 2 ½ to 5 ½ stories and are composed of 4 structures in a series of elements that cause considerable variety of building mass and bulk. The architectural character of the buildings and the proposed volumetrics are attached.

TRANSIT

The Transit and Parking Management Plan calls for a system that is a mix of fixed route and on-demand shuttles. The on-demand system targets the guests of the resort, and the fixed route is primarily geared towards employees (although some cross over will occur). The on-demand shuttle system consists of both 20 passenger shuttles and smaller capacity vehicles that will pick up at individual buildings as well as circulate from Old Town to the transit center at the Empire Club and the resort hotel in B2. This transit system will link the hotel, spa and restaurant with the rest of the Mountain Village and will help reduce trips off site from the balance of the project. In addition to that system which is operated by the Master HOA, the hotel will provide a separate guest shuttle system that will target the arriving hotel guest at the airport in order to substantially reduce reliance on individual rental cars. Such transit systems are common at high-end, full service hotels and have proven track records within Park City. These systems are highly successful due to the proximity of the airport, direct access to the ski resort and in-house shuttle systems.

EMPLOYEE HOUSING

The Empire Pass Employee Housing Plan requires an employee housing commitment equal to 10% of the residential Unit Equivalents[1] and 20% of commercial. 25% of the total required housing must be located on site. 38.9 units will be required by this development of which 10 units must be provided on site to meet the 25% on site requirement.

PARKING

Project parking for commercial and residential with common garages are required by the Transit and Parking Plan to have 25% fewer stalls than required by the Land Management Code. The calculation for parking is as follows:

B2 West

Description	**Units**	**Park City Land Management Code**		**25% Reduction**
Hotel Rooms	192	1	192	144
Condos (2000 SF)	54	2	108	81
Condos (3000 SF)	40	3	120	90
Hotel rooms in lockouts	27	1	27	20
Employee Housing	8	1.5	12	9
Spa	34000	0.005	170	128
Bar/Rest/Retail	28059	0.005	140	105
Total Spaces			769	577

B2 East

Description	**Units**	**Park City Land Management Code**		**25% Reduction**
Condos (2000 SF)	81	2	162	122
Employee Housing	2	1.5	3	2
Total Spaces			165	124

Of the spaces needed for residential units, the applicant proposes to assign one space per residential unit and allow the remainder to float. This

[1] A "Unit Equivalent" is measure of development that is 1 per 2000 sq ft per residential development and 1 per 1000 sq. ft. of commercial

assignment will effectively decrease available parking to the general public and would increase the reliance on the use of transit for commercial users and employees consistent with the objectives of the Transit Plan

SUMMARY OF APPROVED AND PROPOSED DEVELOPMENT

The density and unit types for existing and proposed development are summarized in the following table.

Development Summary Table

APPROVED DEVELOPMENT			Average Sq Ft per Unit	Total Net sq ft	Unit Equivalent	Total MF Unit Count
Pod A total multifamily including PUDs				875,755	437.9	329.5
Pod B1 total multifamily including PUDs				165,000	82.5	43.0
Total A and B1				**1,040,755**	**520.4**	**372.5**
PROPOSED DEVELOPMENT						
Location	**Building**	**Notes**				
Pod	**or Lot**					
B2	West	Hotel Units 192 rooms	725	139,150	69.6	0.0
B2	West	Hotel Condominiums	2,000	108,000	54.0	54.0
B2	West	Hotel Penthouse Condominiums	3,000	120,000	60.0	40.0
B2	East	Hotel Condominiums	2,000	162,000	81.0	81.0
	Subtotals B2			529,150	264.6	175.0
Total Project				1,569,905	785.0	547.5
Total Project Entitlements				1,410,000	705.0	470.0
Deficit				-159,905	-80.0	-77.5

Commercial Uses, Resort Support				**Total Net Sq. Ft.**	**Maximum per D.A.**	**Surplus**
Village					75,000	
Hotel (lounges, restaurant, etc.)				28,059		
Hotel Spa				34,000		
Total Commercial				**62,059**	**75,000**	**12,941**

In addition to the multifamily and PUDs, the project was granted 46 single family (16 in the Mountain Village and 30 in Red Cloud). There is no increase proposed for single family units or PUDs. The proposed increase in density is 11% in total.

Resort Accessory Uses within the project do not consume UEs as stated in the Development Agreement.

LSMPD COMPLIANCE ANALYSIS

The LSMPD called for the preparation and adoption of a series of technical reports or studies that set out detailed requirements and mitigation for the project. These studies were adopted by the Planning Commission in December of 2001. Some of these studies have been amended as the project plan has evolved. At the MPD approval stage it is verified that the project is compliant with these reports. The following analysis applies to the B2 MPD application.

The introductions to all of the LSMPD Exhibits contain the following statement:

"This study is one of several reports that have been prepared to support the Flagstaff Mountain Resort's Large Scale Master Plan Development (LSMPD) application. As LSMPDs are programmatic in nature and subject to refinement at subsequent Master Planned Development (MPD) or Conditional Use Permit (CUP) stages, correspondingly, the contents of this report should be viewed as conceptual in nature and subject to change as specific plans are developed. Details developed at the MPD or CUP stage will not require a modification of this plan provided that they comply with the Goals and Objectives of this Plan."

Consequently compliance with these Exhibits is based on the compliance with the Goals and Objectives of the Exhibits and the details as reflected in this MPD.

Compliance Matrix for B2 MPD with LSMPD Exhibits

Report	Project Summary
1. Mine Soil Hazard Plan	**Status:** This Plan was revised by UPK, and the revisions were approved by the Commission in January of 2004. The current submittal is consistent with this Plan. The report addresses hazards from mine shafts and related features, and contaminated soils and the plan for remediation. Contaminated soils will be removed from the building site consistent with the mine soils CUP and EPA approved remediation plan. The report requires that all mine workings within 150 feet of the surface be identified and mitigated prior to building adjacent to the feature. The Daly West shaft is adjacent to the project and remains a functioning hoist connected with the maintenance of the water system within the mine which is owned and operated by JSSD. The plan also contains a draft Work Plan for the cleanup in Empire Canyon. That Work Plan has been approved by the EPA

	and reviewed by PCMC and is currently being implemented.
2. Design Guidelines	**Status:** The current submittal is consistent with this Plan. Compliance with design guidelines occurs at CUP. The current B2 MPD submittal is compliant with this report.
3 & 4. Transit and Parking Management Plan	**Status:** The current submittal is generally consistent with this Plan. A modification to the parking management is proposed. Transit: The Transit section of this plan calls for a system that is a mix of fixed route and on-demand shuttles. The on-demand shuttle system consists of both 20-passenger shuttles and smaller capacity vehicles that pick up at individual buildings as well as the Club. The fixed route system will operate between the Old Town Transit Center and the Village, and is designed to target employee trips. The on-demand or "dial-a-ride" system has been placed in service commencing with the first occupancy permits issued in Pod A. Shuttles from the Old Town Transit Center will begin once the project has sufficient demand to warrant their use. Construction parking will be provided at Richardson Flats. Roads: The proposed road network is consistent with the Traffic plan. The permanent redundant loop through Pod A is under construction. A temporary loop will be maintained through the construction of the permanent road. The final phase of the Mine road improvements from Hillside to the Guardsman Connector is under construction and will be completed this year. Parking: This submittal is programmed for the 25% parking reduction as set out in the Plan for common parking garages within multifamily and mixed use projects. This MPD complies with the 25% reduction for common garages; however, the MPD proposes to assign 1 residential space per unit and to not make these spaces available to commercial uses.

5. Open Space Mgt. Plan	**Status:** The current submittal is consistent with this Plan. The proposed development area is consistent with this Plan. The areas designated as Protected Open Space have been rezoned to POS. The Prospect Ridge conservation easement has also been recorded. All Conservation easements are dedicated to both the City and Summit Land Conservancy.
6. Historic Preservation Plan	**Status:** The current submittal is consistent with this Plan. Stabilization and preservation plans for the structures identified in the plan include the Judge building, Little Bell Ore Bin and Daly West Fire Building. The Historical Society has been funded to complete the interpretive sign plan, and the majority of the signs have been installed. The Judge building has been cleaned up and is stable. It will remain unoccupied and has been closed to deter unauthorized access. The Little Bell Ore Bin and Daly West Fire buildings have been studied by a consultant chosen by the Historical Society in order to determine the appropriate stabilization plans. This plan has been submitted for review by the Historic Society.
7. Emergency Response Plan	**Status:** This Plan was revised by UPK and the revisions approved by the Commission in January of 2004. The current submittal is consistent with this Plan.
8. Trails Plan	**Status:** The current submittal is consistent with this Plan. The construction of the 8000' trail was completed last summer and provides an important route for cyclists to travel around the development area. Trail closures, signs and public information have been coordinated with Mountain Trails and the updates shown on their trail map.
9. Private Road Access Limitation Procedures	**Status:** The current submittal is consistent with this Plan.
10. Construction and Development Phasing Plan	**Status:** The current submittal is consistent with this Plan The Goals and Objectives of the Construction and Development Phasing Plan stated the following:

	"The City's intent is that the multifamily product gets the highest priority in terms of development and that sufficient resources are committed to the Village area early in the development process to maximize the marketability of the stacked condominium product. It is important that something more than just infrastructure needs to be provided and that some "sense of place" needs to be developed in order to attract developers for high-density product." Construction of multifamily in the Village has commenced and CUPs are pending for more multifamily projects. The Empire Club and Transit Center will begin construction this summer. The Village Lift and ski run were opened last winter. The first stacked condominium project developed by East West Partners (Shooting Star) is under construction and is scheduled for completion this winter. Their second stacked project is scheduled for ground breaking later this summer and the third will follow shortly thereafter. These projects are known as Arrowleaf A and B. Another stacked project has begun on the western end of Pod A (the "Grand Lodge").
11. Utility Master Plan	**Status:** The current submittal is consistent with this Plan. The constructed and proposed utilities are consistent with this concept plan. The completed water infrastructure system is sufficient for existing approvals. The balance of the water infrastructure system for the Mountain Village is scheduled for a construction start this summer.
12. Drainage Study	**Status:** The current submittal is consistent with this Plan The proposed storm water system is consistent with this concept plan. The infrastructure for the Mountain Village is under construction and scheduled for completion this summer.
13. Wildlife Management Plan	**Status:** The current submittal is consistent with this Plan. Perimeter fencing is prohibited through the CCR's. The sensitive habitat signage will be installed this summer. A wildlife construction mitigation plan will be completed prior to the construction of Pod Z.
14. Employee/ Affordable Housing Plan	**Status:** The current submittal is consistent with this Plan. The Plan requires an employee housing commitment of 10% of the residential units and 20% of commercial. 25% of the total required housing must be located on site.

15. Construction Mitigation Plan	**Status:** This Plan was revised by UPK and the revisions approved by the Commission in January of 2004. The current submittal is consistent with this Plan. This Plan sets out the conceptual construction mitigation techniques. The Plan calls for subsequent detailed Construction Mitigation Plans (CMPs) for all construction projects. Several of these plans have been approved and are administered by the building department currently. The proposed MPD complies with the provisions of this Plan.
16 – 21 Geotechnical	**Status:** The current submittal is consistent with this Plan. The report makes recommendations for locations of buildings relative to geological conditions including mine hazards.

Changes to the Development Agreement

The project as described would require some minor changes to the Development Agreement that are described on the attached text.

Matrix of Proposed Changes to the Development Agreement

Existing Development Agreement Provision	Proposed Change
1. **"Mountain Village" definition (1.7) and Maximum Development Area (2.2.1.2).** This section limits the Village to 84 acres.	Modify to increase the Village by ~ 3 acres or 3.6 percent
2) **"Pedestrian Village" Definition (1.10) and Pedestrian Village section (2.2.1.4).** A clustering ratio is established for density in Pod A. The definition versus development parameter is contradictory.	Need to remove the contradictory language and allow for a minimum of 50% of the Village density to be in Pod A.
3) **Maximum Density (2.2.1.3).** The DA sets density limits for units and Unit Equivalents.	Need to add 80 Unit Equivalents within 78 multifamily units and 192 hotel rooms for a net change of under 11% over the density provided for in the DA. No change to single family or PUDs. See chart in Project Description.
4) **Parking (2.2.1.9)** Mixed use buildings are required to have shared parking with residential and commercial uses	Need to be able to control access for both commercial and residential parking, i.e. vary assignment of spaces. Need to assign 1 parking space for each residential unit.
5) **Ski Related Development (2.5)**	Confirm public road access to entire B2 site.
6) **Beano's Cabin (2.6)** The DA restricts the on mountain club facility to 7,000 sq ft.	The proposed "Treehouse" on mountain restaurant will be a phased development that may ultimately reach 11,000 sq ft in total size. Beano's and other similar on mountain clubs are roughly this size and/or larger.
7) **Fireplaces (2.9.5).** Wood burning fireplaces are limited to one per lodge or hotel.	The hotel has multiple public and commercial spaces and is requesting 3 wood burning fireplaces.
8) **Zoning Exhibit. Exhibit P**	The zoning exhibit for the project would be revised to reflect a slight change in the configuration of the B2 bubble. The development of the Montage project would be located in areas disturbed by previous mining activities.
9) Pod D.	Confirm that vertical construction in Pod D can begin at commencement of construction of Empire Club.
10) Deer Valley Ski Runs (2.4.1.2)	Allow Deer Valley to make ski run improvements that may come closer than 50' to a building based on a site specific review of landscaping by staff.

TALISKER

Open Lands Conservancy

June 24, 2005

Mr. Tom Bakaly
Park City Municipal Corporation
P.O. Box 1480
Park City, Utah 84060

Dear Tom:

I am pleased to advise you that the Talisker Open Lands Conservancy (TOLC) has officially been formed.

Admirably, Park City has successfully secured substantial open space in and around our community for current and future generations to enjoy, through concerted and continuing efforts and financial commitments. TOLC is excited about its opportunity to become a major contributor to Park City's recreational open space preservation initiatives.

As part of Talisker Corporation's overall land planning efforts, it is seeking to balance selected development intensification with preservation and open space planning. This will provide TOLC with opportunities to acquire open space easements from Talisker's land owner subsidiaries such as United Park City Mines Company (UPCM) , Tuhaye LLC and others.

One of the first and most exciting of such opportunities concerns UPCM's approximately 3,000 acres of land currently subject of a land lease to the Park City Mountain Resort (PCMR). Due to its location, topography and size, the land is visually and physically strategic to the overall City and County open space initiatives, as it is highly visible from almost everywhere in Park City. It is the intent of TOLC to acquire an open space easement over this massive and extremely important potential open space parcel from UPCM.

TOLC is currently studying appropriate strategies towards making this happen. Under this plan, TOLC would take stewardship of the land to promote recreational and resort uses, ensure its protection and proper management, and liaise with other City and County agencies to preserve and enhance the recreational enjoyment of the land by Park City's residents and visitors. Two development areas within the current PCMR leased area

890 Main Street, Suite 5109
P.O. Box 4349
Park City, UT 84060

Telephone 435-615-8395
Facsimile 435-615-1239

TALISKER
Open Lands Conservancy

Mr. Tom Bakaly
Park City Municipal Corporation
Page Two

would remain as possible future development sites: the Silver King site, and an area near the top of the Colony development known as White Pine.

We anticipate being able to identify future opportunities to acquire open space easements, and will certainly keep you advised in due course.

We are very pleased and proud to be able to move forward with TOLC, which will ensure sound stewardship of recreational open space and enhance Park City's efforts towards preserving recreational open space for current and future generations of residents and visitors.

Sincerely,

T. James Tadeson, CFA
Executive Director

890 Main Street, Suite 5109
P.O. Box 4349
Park City, UT 84060

Telephone 435-615-8395
Facsimile 435-615-1239

PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JUNE 30, 2005

Present: Mayor Dana Williams; Council members Kay Calvert, Marianne Cone, Candace Erickson; Jim Hier, and Joe Kernan

Planning Commission Chair Jim Barth; Commission members Michael O'Hara, Andrew Volkman, Bruce Erickson, Jack Thomas, and Bob Powers

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Jonathan Weidenhamer, Planner; and Patrick Putt, Planning Director

Randy Probst, agent for Intermountain Health Care (IHC)

1. Joint meeting with Planning Commission:

Outdoor display of merchandise. Planner Jonathan Weidenhamer explained that Council directed staff to consider expanding outdoor display of merchandise regulations on a City-wide basis. On May 26, alternatives were presented and Council proposed using the LMC to continue to regulate the display of outdoor merchandise. General guidelines include allowing for-sale merchandise on private property or leased public property. Outdoor merchandise must be sold inside the licensed premised, and allowed exceptions could be expanded to include motorized scooters. He detailed the process for outdoor dining where restaurants often lease public property (sidewalk) from the City with operational criteria. Mark Harrington explained that the City holds sidewalk easements over private property areas and pointed out that sidewalk sales are allowed on public property without a lease. There was discussion about discouraging alterations to historic buildings to accommodate displays.

Candace Erickson acknowledged the merits of expanding outdoor display if the result is in good taste which is impossible to control, and she would like to provide more opportunities for merchants without destroying the look of the community. Michael O'Hara expressed his reservations with opening up regulations and favored at least administrative permits so there are some controls. He felt that Main Street sidewalk areas are too narrow for these activities. Kay Calvert felt plaza are appropriate and Jim Hier suggested that perhaps Main Street should not be included. He described a sculpture garden in Jackson adjacent to the town square, which is quite attractive and a project that the City should explore. He desires to provide more flexibility for merchants but isn't particularly interested in expanding sidewalk sales, which tend to clutter the street. Jonathan Weidenhamer referred to legislation in Breckenridge which is quite detailed but seems to work, and proposed formulating criteria for the Planning Commission to review. Andrew Volkman urged Council to render clearer direction; is the issue display of merchandise or displays creating a look to attract patrons. Kay Calvert responded that it is both.

IHC. Patrick Putt explained that over the past eight months, staff has been working with the Burbidges, Intermountain Health Care, and USSA for annexation of 157 acres. The proposal has been reviewed for compliance with the General Plan and Council has requested a joint session with the Planning Commission to discuss an appropriate zoning designation in the event the property is annexed. Zoning establishes land uses and density and Mr. Putt referred to the staff's analysis in his staff report. Though illustration of renderings, he pointed out the location of the property at the SR248 and US40 interchange and its relationship to the Quinns Recreation Complex, NAC, and the Kearns Industrial Park across US40. In late 1990s before the City purchased the Round Valley property, the General Plan identifies the property as undeveloped open land. The thinking was to transfer some of the development densities from Round Valley to receiving areas. He relayed that the current County zoning is one unit per 20 acres and one unit per 40 acres in sensitive areas; there are no vested approvals. Both the City and County planning commissions held a community open house on Quinns Junction, which resulted in a general development map, augmenting the two jurisdictions' general plans, and the Quinns Junction development principles, which further outline potential land uses.

Through display of exhibits, Mr. Putt discussed the informal plans submitted by the Burbidges which roughly include 600,000 to 700,000 square feet of development on 39 acres. The plan includes the hospital area, medical office buildings, USSA training facility, and future expansions. Randy Problst clarified that Phase 1 includes 140,000 square feet of development; 90,000 square feet for a finished hospital, 9,000 square feet for medical support functions, 18,000 square feet for physician offices, and 23,000 square feet for the construction of a shell for the expansion of the hospital. Preliminary efforts were to compress the development footprint so that the support uses were moved into the hospital. This means that in addition to the 140,000 square feet in Phase 1, there is 84,000 square feet for the USSA training complex, and 25,000 for support uses, totaling 249,000 square feet. Per the annexation and MPD applications, the total area for build-out is 350,000 square feet for the hospital, 100,000 square feet in office support, and 84,000 square feet for USSA, or 534,000 square feet.

By way of comparison, Patrick Putt discussed the City's Recreation Complex, at 51,000 square feet including the ice sheet, associated buildings on 70 acres, which translates to .73 unit equivalents per acre. Another ice sheet would create 97,000 square feet on 85 acres, or a little over one unit per acre. Phase 1 for the IHC project is projected at 140,000 square feet, resulting in 1.2 unit equivalents per acre, and including USSA in the calculation, equates to 1.75 unit equivalents per acre. The hospital and support buildings represent 3.2 unit equivalents per acre, and factoring in USSA's 84,000 square feet at total build-out, represents 3.75 units per acre with 73% open space. He read the annexation elements of the General Plan and encouraged the group to focus on these. Public benefits like open space, trails, recreation areas, well planned neighborhoods with affordable housing, and projects that enhance and expand our resort economy are reasons to favorably consider annexations. Park City expects to entertain a wide range of development proposals when reviewing annexation petitions concentrating on preserving and enhancing desirable open space, wildlife habitat, community facilities, important view corridors, and the resort character of the City. The

City will offer incentives resulting in density and development bonuses for the dedication of open space, construction of affordable housing, construction of preferred receiver sites, enhancement of resort facilities, provision of community and recreational facilities and other community amenities. Mr. Putt pointed out that nearly all land being considered for annexation is currently zoned at very low densities; one unit per 20 acres in Park City or one unit per 40 acres in Summit and Wasatch Counties. The City will consider these base densities for future annexation petitions and these low densities establish beginning points for negotiating additional density, based on the City's development objectives.

Patrick Putt then asked the City Council and Planning Commission to consider if the synergies between the proposal and the City's recreation complex warrant consideration of increased project density beyond the base zoning to the extent requested by the applicants. He relayed that this work session is an opportunity to provide direction to staff on proceeding with the application and forming a joint task force may be an option.

With regard to the General Plan analysis, Jim Barth noted that the economic review has been cursory and understood that Council will take a comprehensive look at this element. Jim Hier felt it important to also apply the Quinns Junction principles, specifically that "*density should result in significant public benefits that promote Park City's resort, recreation, tourism and resort-based second home economy. Highway service commercial and regional big box commercial are strongly discouraged in and along the SR248 corridor"*. He acknowledged that a hospital is not big box retail but the visual impacts are similar and the hospital will be a regional attraction. Mr. Hier encouraged focusing on the total build-out and 3.76 equivalent units per acre is more dense than single family residential in the City limits. There needs to be discussion on the density at Park City's entry, which is his main concern.

Bruce Erickson indicated that the Commissioners have considered Mr. Hier's points as a part of the General Plan review, and are more concerned with the generation of traffic which could promote long-term problems on SR248. The Commission is waiting for the traffic study from the applicant, but mentioned that the General Plan discourages increasing intersection delays and trip generations. He felt that potential impacts to SR248 could be significant and there are cumulative and growth inducing aspects associated with the hospital project. The future demands on SR248, because of the hospital, can be compared to SR224. Chairman Jim Barth reported that the Planning Commission has just formed a General Plan Transportation Sub-committee. The Mayor felt that the initial community hospital concept has grown into a 550,000 square foot project at build-out and questioned if Phase 2 is appropriate at all. Jim Hier pointed out that the only reason the hospital is not described as *regional commercial* is because it is a non-profit organization. He felt it should be processed as regional commercial and added that the General Plan should be amended to define a more finite target density for this annexation area. Mr. Erickson explained that the Planning Commission will continue to apply the Quinns Junction principles to the project which will be reflected in its annexation recommendation. With regard to the Mayor's comments, Commissioner Erickson continued that there has been significant testimony from health care groups about the demand for health care at this location. The community needs to decide if this model of health care is great enough to tolerate the traffic and other growth-inducing impacts. Jack Thomas pointed out that hospital trips will be generated in town and also from out-lying areas. Kay Calvert asked why the applicants selected this site. Randy Probst, agent for IHC, explained that their contractor analyzed seven sites with parameters including accessibility, adequate size to provide open space, and compatibility, and Quinns Junction was recommended and supported by the Board. Discussion ensued between Joe Kernan and Jack Thomas about the generation of traffic and Commissioner Erickson interjected that if the project goes forward, he expects an increased demand for housing for employees in town.

Mr. Probst emphasized that total build-out is contemplated over a 40 year period. There was discussion about open space requirements, benefits and ultimate build-out. Candace Erickson expressed that “need” can be interpreted differently by parties. Bruce Erickson pointed out that initially the idea was to create a new zone to regulate hospital uses and to formulate a phasing plan, which would be regulated by the MPD. Candace Erickson expressed concern that the project doesn’t meet the General Plan principle relating to the promotion of the resort, recreation and tourism economy, with the exception of USSA. Mayor Williams pointed out that Summit County has changed its vision for the area to retail commercial and from a regional standpoint; he felt the use may fit. Mr. Hier believed regional efforts should include matters like traffic mitigation, improving overall transportation in the community, and providing medical services to citizens.

Council member Kernan stated that he preferred the project to be a medical care use than single family development cluttering the hillside. Michael O’Hara clarified that the question is not whether or not to build a hospital at that location, but whether it should be within the City limits or in the County. He doesn’t believe the project meets the resort character criteria outlined in the General Plan. In response to a comment made by Kay Calvert, Mr. Hier added that he didn’t feel the City will lose control if the project is processed through Summit County. There is a process in place for annexations, allowing for the City’s input. Planning Director Patrick Putt explained the RD-MPD process and suggested considering creating a new zone with a base density and the opportunity for additional density if certain criteria is met, like providing more open space or affordable housing than required. There may be opportunities to require additional traffic mitigation or a supplemental transit component. Bruce Erickson interjected that he felt the base density would be closer to Estate than RD and the last two annexations adjacent to Quinn’s were zoned Estate. Mr. Putt indicated that he wasn’t suggesting RD zoning but rather using the zone as an example. Joe Kernan mentioned the importance of providing useable open space. There was Council consensus to participate on the task force.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JUNE 30, 2005

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, June 30, 2005. Members in attendance were Dana Williams, Kay Calvert, Marianne Cone, Candace Erickson, and Jim Hier. Joe Kernan was excused. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Lloyd Evans, Chief of Police; Jonathan Weidenhamer, Planner; Alison Butz, Special Events and Facilities Manager; and Kim Leier, Human Resources Director.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

1. Swearing-in of Officer Vai Lealaitafea – Chief Lloyd Evans introduced Officer Lealaitafea and the Mayor administered the oath of office.

2. Resolution extending the Mayor's and City Council's appreciation of the patriotic commitment of United States Marine Corps Sergeant Jessica Nelson for her service to our country – Sergeant Nelson was presented a resolution and congratulated by the Mayor and the audience on her accomplishments

III PUBLIC INPUT (any matter of City business not scheduled on agenda)

1. IHC contribution – Joan Calder, board member, assured Council that the applicant is not requesting a contribution from the City, contrary to rumors in the paper. She emphasized that there will be no taxpayer subsidy for the project.

2. KPCW's 25th Anniversary - Jane Campbell, board member, thanked Council for declaring July 2 as Community Wireless Day.

3. All-America Cities Award - David Hull expressed his disappointment in Park City not being named a winner.

IV WORK SESSION NOTES AND MINUTES OF MEETINGS OF MAY 26, JUNE 2 AND JUNE 9, 2005

Kay Calvert, "I move approval of the work session notes and minutes of the meetings of May 26, June 2, and June 9, 2005". Marianne Cone seconded. Motion carried.

Kay Calvert	Aye
Marianne Cone	Aye
Candace Erickson	Aye
Jim Hier	Aye
Joe Kernan	Absent

V CONSENT AGENDA PUBLIC HEARINGS

1. Ordinance approving the Arrow Leaf Condominium Record of Survey Plat, Park City, Utah **(motion to continue to July 21, 2005)** - Kay Calvert, "I move to continue to July 21, 2005". Marianne Cone seconded. Motion carried.

2. Ordinance approving the Henderson Subdivision creating one lot of record out of a metes and bounds parcel located at 1499 Park Avenue – Jonathan Weidenhamer explained that the Planning Commission forwards a positive recommendation. The request is to create a legal lot of record from a metes and bounds parcel. A ten-unit condominium is contemplated for the lot. The Mayor invited input, and hearing no comments from the floor, closed the public hearing.

3. Intermountain Mustang Master Festival License to be held August 12 – 14, 2005 and closure of Main Street from the Treasure Mountain Inn to 9th Street on August 13 from 6 a.m. to 3 p.m. – Alison Butz explained that most activities will take place at Park City Mountain Resort. The street closure will accommodate a display cars and the HMBA is supportive of the event. The Mayor opened the public hearing, and with no comments, closed the hearing. In response to a concern expressed by Candace Erickson regarding deliveries, Ms. Butz explained that delivery information will be distributed to suppliers and merchants addressing both this event and the Arts Festival. Patrons will be directed to park at PCMR.

VI CONSENT AGENDA

Jim Hier, "I move we adopt Consent Agenda Items 1 through 10". Candace Erickson seconded. Motion carried.

Kay Calvert	Aye
Marianne Cone	Aye
Candace Erickson	Aye
Jim Hier	Aye
Joe Kernan	Absent

1. Resolution extending the Mayor's and City Council's appreciation of the patriotic commitment of United States Marine Corps Staff Sergeant Jessica Nelson for her service to our country – Staff recommends approval.

2. Ordinance approving the Henderson Subdivision creating one lot of record out of a metes and bounds parcel located at 1499 Park Avenue – See staff report and public hearing.

3. Intermountain Mustang Master Festival License to be held August 12 – 14, 2005 and closure of Main Street from the Treasure Mountain Inn to 9th Street on August 13 from 6 a.m. to 3 p.m. – See staff report and public hearing.

4. Resolution celebrating KPCW's 25th Anniversary – Staff recommends approval. See public input.

5. Outdoor dining lease for 412 Main Street, Bistro 412 – See staff report.

6. Outdoor dining lease for 227 Main Street, Uptown Fare – See staff report.

7. Authorization to staff to enter into a contract with Turf Sprinkler Co., in a form approved by the City Attorney, for the irrigation system upgrade at City Park, in an amount not to exceed $112,720 – See staff report.

8. Resolution approving an inter-local agreement with BackNET and the Park City Police Department to become a member of the drug task force – See staff report.

9. Termination of lease with Utah Escapades for space located at 514 Main Street – See staff report.

10. Historical Society lease amendment – See staff report.

VII OLD BUSINESS

Resolution adopting revised Personnel Polices and Procedures Manual, dated July 1, 2005 for Park City Municipal Corporation – Kim Leier explained that Council suggested edits at its June 9 work session, which are reflected in the staff report and the manual. She encouraged Council to make suggestions on topics for the task force to consider this upcoming year. Jim Hier, "I move we adopt the revised Personnel Policies and Procedures Manual, dated July 1, 2005". Marianne Cone seconded. Motion carried.

Kay Calvert	Aye
Marianne Cone	Aye
Candace Erickson	Aye
Jim Hier	Aye
Joe Kernan	Absent

VIII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned.

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 3 p.m. Members in attendance were Mayor Dana Williams, Kay Calvert, Marianne Cone, Candace Erickson, Jim Hier, and Joe Kernan, who was excused from the regular meeting. Staff present was Tom Bakaly, City Manager and Mark Harrington, City Attorney. Marianne Cone, "I move to close the meeting to discuss property and litigation". Kay Calvert seconded. Motion carried unanimously.

The meeting opened at approximately 4:30 p.m.

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 Janet M. Scott

Janet M. Scott, City Recorder

City Council
Staff Report

PLANNING DEPARTMENT

Author:	**Kirsten Whetstone**
Subject:	**Spiro Condominiums- Buildings A-F record of survey plat**
Date:	**July 14, 2005**
Type of Item:	**Administrative**

RECOMMENDATION

The Planning Commission forwarded a positive recommendation to approve the expandable record of survey plat for the Spiro Condominiums Buildings A – F. Staff recommends the City Council hold a public hearing, consider any input, and approve the Spiro Condominiums Buildings A-F expandable record of survey plat (also known as Silver Star at Park City) based on the findings of fact, conclusions of law, and conditions of approval outlined in the ordinance.

DESCRIPTION

Project Name:	Spiro Condominiums Buildings A-F (Silver Star)
Applicant:	Rory Murphy for Paladin, LLC
Location:	1825 Three Kings Drive
Zoning:	Residential Development (RD) and RDM (Residential Development Medium Density) as part of the Spiro Tunnel MPD Master Planned Development (MPD)
Adjacent Land Uses:	Park City Mountain Resort, Condominiums, City Golf Course, single family residences

BACKGROUND

The subject property is a portion of the Spiro Tunnel Master Planned Development. The Spiro MPD property is located at 1825 Three Kings Drive and consists of a total of 19.96 acres. The property is subject to the Spiro Tunnel Annexation Agreement (August 12, 2004) and the Spiro Tunnel MPD Development Agreement (ratified by the Planning Commission on February 23, 2005).

A subdivision plat, known as the Silver Star Subdivision was approved by the City Council on March 31, 2005. The subdivision plat created 4 platted lots for the Spiro Tunnel MPD. The subdivision plat was recorded on June 10, 2005. The property subject to this record of survey plat amendment consists of Buildings A- F, located on Lots 1 and 2 of the Silver Star subdivision.

The Spiro Tunnel MPD and conditional use permit set forth further conditions regarding the specific development of the Spiro Tunnel site. The Spiro Tunnel MPD was approved for 22 cottage units, 1 single family residence with guest house, 75 condominium units, as well as 14.5 commercial ue of office and retail, and employee housing units.

The purpose of a condominium record of survey plat is to identify private, limited common and common areas within the project. Recordation of a condominium record of survey enables the owner to sell individual condominium units. This record of survey plat identifies 38 residential units, three commercial units, and parking for these uses.

ANALYSIS

The project is located at 1825 Three Kings Drive within the Park City limits. The property is zoned RDM, Residential Medium Density and RD, Residential Development, and is subject to the Spiro Tunnel MPD. The proposed condominiums are consistent with the zoning district and the MPD. The record of survey plat is for Buildings A- F, as the first phase of the Spiro Tunnel MPD. Primary access to these buildings is from private drives and Three Kings Drive. The plat is consistent with the Spiro Tunnel MPD, in terms of size and location of the building, proposed uses, access, and required parking. This application meets the requisite subdivision requirements of Title 15-7 of the Park City Municipal Code. All conditions of approval of the Spiro Tunnel MPD and Silver Star Subdivision plat approval continue to apply.

The condominium record of survey plat identifies private, common, and limited common areas for these buildings.

Building A consists of 15 residential units ranging in size (area) from 1,464 sf to 2,537 sf, as well as 3,539 sf of support retail space (3.54 commercial ue).
Building B consists of 8 residential units ranging in size (area) from 1,980 sf to 1,996 sf.
Building C consists of 4 residential units ranging in size (area) from 1,418 sf to 2,499 sf.
Building D consists of 3 residential units ranging in size (area) from 1,418 sf to 1,945sf.
Building E consists of 4 residential units ranging in size (area) from 1,418 sf to 2,499 sf.
Building F consists of 4 residential units ranging in size (area) from 1,418 sf to 2,499 sf.

The units are proposed to be owner occupied or nightly rental. Nightly rental is an allowed use in the zoning districts (RD and RDM). Twenty-nine parking spaces are located within Building A and are identified as limited common area and 16 parking spaces are located on the west side of the building as surface spaces dedicated as limited common. Forty-three parking spaces are located within a parking structure under buildings C, D, E and F.

A total of 76 spaces are required for these uses (36.75 unit equivalents (ue) of residential and 3.54 ue of commercial) and 88 spaces are proposed.

The remaining floor area is designated as either common area or limited common area (exclusive for use by a particular unit). The elevator that will take pedestrians from the bus stop on Three Kings Drive to the project's plaza level and future Spiro ski lift will be located within Building A.

The remaining unit equivalents for the Spiro Tunnel MPD will be identified with subsequent plats. This area is identified as convertible space and additional land as shown on the current plat. All required parking for the first phase is shown on the plat and identified as limited common space. Prior to recordation, the plat and condominium declaration and CCR’s will be reviewed as to form, by the City Engineer and City Attorney.

NOTICE
The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also placed in the Park Record.

DEPARTMENT REVIEW
This project has been reviewed at the interdepartmental review meeting. The applicant is addressing grading, access and utility issues that were raised at that meeting. As of the date of this report there is no approved utility plan for the project. Building A currently conflicts with the Spiro Tunnel Bulkhead Water Line, Park City’s main source of water. Much construction must take place in the vicinity of the project to mitigate these impacts. Traffic on Three Kings Drive will be heavily affected. Driveways may also need to be relocated to achieve proper design.

ALTERNATIVES
1. The City Council may approve the Spiro Condominiums Buildings A-F, an expandable condominium plat, based on the findings of fact, conclusions of law, and conditions of approval outlined in the ordinance; or
2. The City Council may deny the expandable condominium plat and direct staff to make Findings for this decision; or
3. The City Council may continue the discussion on this condominium plat to the next meeting (August 4, 2005).

SIGNIFICANT IMPACTS
The most significant fiscal impact resulting from this application is the ability of the owner to sell individual condominium units. There are no environmental impacts as a direct result of this condominium plat as the building can be physically constructed without this condominium plat.

RECOMMENDATION
The Planning Department recommends the City Council conduct a public hearing for the Spiro Condominiums Buildings A- F expandable condominium record of survey plat, consider any input and approve the plat according to the findings of fact, conclusions of law and conditions of approval as outlined in the ordinance.

AN ORDINANCE APPROVING THE SPIRO CONDOMINIUMS BUILDINGS A-F EXPANDABLE CONDOMINIUM RECORD OF SURVEY PLAT, LOCATED AT 1825 THREE KINGS DRIVE, PARK CITY, UTAH.

WHEREAS, the owner of lots 1 and 2 of the Silver Star Subdivision, located at 1825 Three Kings Drive, petitioned the City Council for approval of an expandable condominium record of survey plat, and

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

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

WHEREAS, the Planning Commission held a public hearing on July 13, 2005, to receive input on the proposed expandable condominium record of survey plat; and

WHEREAS, the Planning Commission, on July 13, 2005, forwarded a positive recommendation to the City Council; and

WHEREAS, on July 14, 2005, the City Council held a public hearing and approved the expandable condominium record of survey plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the expandable condominium record of survey plat, to allow individual units to be bought and sold.

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

<u>SECTION 1. APPROVAL.</u> The expandable condominium record of survey plat as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

<u>Findings of Fact:</u>
1. The property is located in the RDM zoning district.
2. The property is subject to the 2004 Spiro Tunnel MPD Development Agreement.
3. The Spiro Tunnel MPD Development Agreement sets forth a maximum density of 97 unit equivalents (ue). This first phase condominium plat identifies 38 units (36.75 residential ue). The units range in size from 1,418 to 2,537 square feet. Three commercial condominium units are identified as well. Total commercial unit equivalents within the first phase are 3.54 ue. The remaining residential and commercial unit equivalents are subject to future condominium conversion (convertible space). The remaining floor area is designated as either common area or limited common area (exclusive use of a particular unit).
4. The pedestrian elevator from Three Kings Drive to the plaza level is located within Building C. The general public’s access to portions of the site and building is restricted and further described in the Declaration of Condominium for the Spiro Condominiums.

5. The project lies within the Theriot Springs Water Source Protection Zone. Building A currently conflicts with the Spiro Bulkhead Water Line.

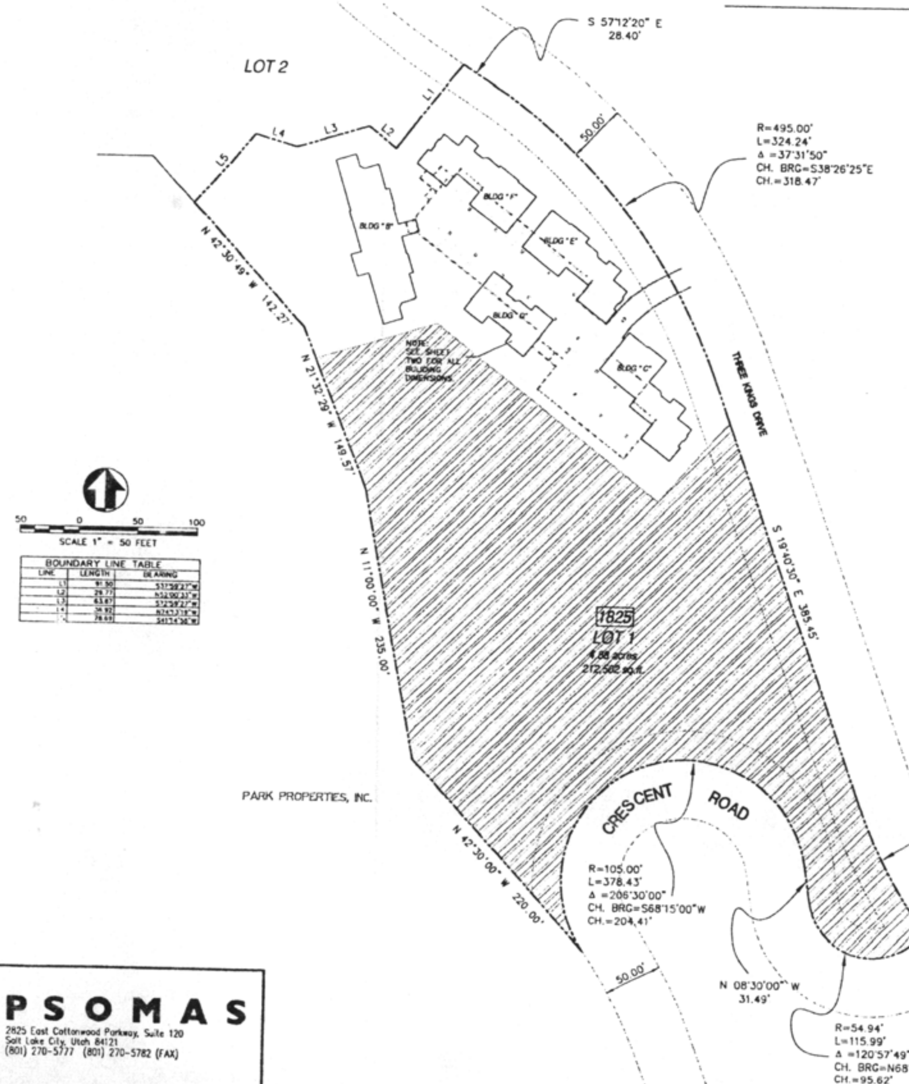
Conclusions of Law:
1. There is good cause for this Record of Survey.
2. The Record of Survey is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed Record of Survey, as conditioned.
4. Approval of the Record of Survey, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.
5. The proposed record of survey plat is consistent with the approved Spiro Tunnel MPD Development Agreement.

Conditions of Approval:
1. The City Attorney and City Engineer will review and approve the final form and content of the Record of Survey for compliance with State law, the Land Management Code, and the conditions of approval, as a condition subsequent to plat recordation.
2. The City Attorney will review and approve the final form of the Condominium Declaration and CCR's, as a condition subsequent to plat recordation.
3. The applicant will record the Record of Survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.
4. All conditions of approval of the Spiro Tunnel MPD continue to apply.
5. All conditions of approval of the Silver Star subdivision plat continue to apply.
6. The Owner shall certify on the plat that the condominium project will be built substantially as shown.
7. A financial guarantee for 125% of the value of public improvements shall be submitted prior to plat recordation, in an amount approved by the City Engineer and in a form approved by the City Attorney. The construction cost of these improvements could exceed $500,000.
8. Driveways to the condo units may be revised from those shown on the draft plans in order to achieve proper design. Revised driveway designs will be reviewed and, if acceptable, approved by the Planning Staff and City Engineer prior to plat recordation.
9. The applicant will record the plat amendment at the County within one year from the date of City Council approval.

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

PASSED AND ADOPTED this 14th day of July, 2005.

THE SPIRO CONDOMINIUMS
BUILDINGS "B","C","D","E" AND "F"



BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L1	91.50	S17°58'21"W
L2	29.77	N52°00'33"W
L3	63.87	S72°58'27"W
L4	36.92	N74°33'19"W
L5	78.69	S41°34'38"W

NOTES:

1. The dimensions of the private spaces and square footage calculations are based on drawings supplied by JSA Architecture. The square footage shown on this plat are calculated in accordance with the Utah Condominium Act and the Declaration of Condominium for the Spiro Condominium. Such calculation typically differs somewhat from the square footage determined by the architect or others using different methods of determining unit size. It is the intent that the private ownership area of the units will be as constructed.
2. The development shown on this Record of Survey Map is subject to an instrument titled "Master Declaration of Covenants, Conditions and Restrictions for Silver Star Condominium" (hereinafter referred to as the "Master Declaration" recorded in the offical records of the Summit County Recorder. The rights and obligations of all persons having or aquiring any interest in the development shown hereon are subject to the Master Declaration and such persons are referred to the Master Declaration for a description thereof.
3. Elevations are based upon local project datum. Benchmark "A" – Elevation 627.85, a alloy rivit in the rolled gutter on the south side of Three Kings Drive.
4. All common structural elements are designated as Common Areas, as described in the Declaration of Condominium.
5. All building ties are to property corners, right angles or radial to the boundary unless otherwise noted.
6. Access to the units is by private roads and is not warranted by Park City.
7. All common Area is dedicated as a non-exclusive easement to Park City Municipal Corporation, Snyderville Basin Water Reclamation District, Park City Fire Protection District, Summit County, for the purpose of providing access for utility and drainage installation, use, maintenance, and eventual replacement.

PRIVATE OWNERSHIP
COMMON OWNERSHIP
LIMITED COMMON OWNERSHIP
CONVERTIBLE SPACE
ADDITIONAL LAND

VICINITY MAP

SURVEYOR'S CERTIFICATE

I, Brian D. Arnold, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 187007 as prescribed by the laws of the State of Utah, and that I have caused the same to be made under my direction and by the authority of the owner(s), this Condominium Plat of THE SPIRO CONDOMINIUMS, BUILDINGS "B", "C", "D", "E" and "F", a Utah Condominium Project, in accordance with the provisions of the Utah Condominium Ownership Act. I further certify that the information shown hereon is correct.

______________________ BRIAN D. ARNOLD, L.S. #187007

No. 187007 BRIAN D. ARNOLD

______________________ DATE

LEGAL DESCRIPTION

All of Lot 1, SILVER STAR AT PARK CITY SUBDIVISION, according to the official plat thereof recorded ____________ as Entry No. ____________ of the official records in the office of the Summit County Recorder. Basis of Bearing is identical to that shown on said Silver Star at Park City Subdivision.

Contains 4.88 acres.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT THAT, Paladin Development Partners, L.L.C., the owner of the tract of land described herein as THE SPIRO CONDOMINIUMS, BUILDINGS "B", "C", "D", "E" and "F", a Utah Condominium Project, located on said tract of land, hereby certifies that it has caused this survey to be made and this Condomium Plat consisting of zero (0) sheets to be prepared, and does hereby consent to the recordation of this Condomium Plat and submit this property to the Utah Condomium Ownership Act.

The owner certifies that the buildings shown on this plat, but not under construction at the time the plat was recorded, will, when completed, be substantially as shown on this plat.

In witness whereof the undersigned has executed this certificate and dedication this ____ day of ____________, 2005.

PALADIN DEVELOPMENT PARTNERS, L.L.C., a Utah Limited Liability Company.

By: ______________________

Title: ______________________

ACKNOWLEDGMENT

State of ______________;
ss
County of ______________;

On this ________ day of ____________, 2004, personally appeared before me ______________________ who, being by me duly sworn, did acknowledge to me that he is a Principal of ______________________ a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Orginization, and said ______________________ acknowledged to me that said company executed the same.

Notary Public

Residing at: ______________________

My commission expires: ______________________ JUN 17 2005

CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS
BUILDINGS "B","C","D","E", "F" AND PARKING GARAGE

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

PSOMAS
2825 East Cottonwood Parkway, Suite 120
Salt Lake City, Utah 84121
(801) 270-5777 (801) 270-5782 (FAX)

SHEET 1 OF 17

SNYDERVILLE BASIN WATER RECLAMATION
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ________
DAY OF ______________, 2005 A.D.
BY ______________ S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ______, DAY OF ______________, 2005.
BY ______________ CHAIRMAN

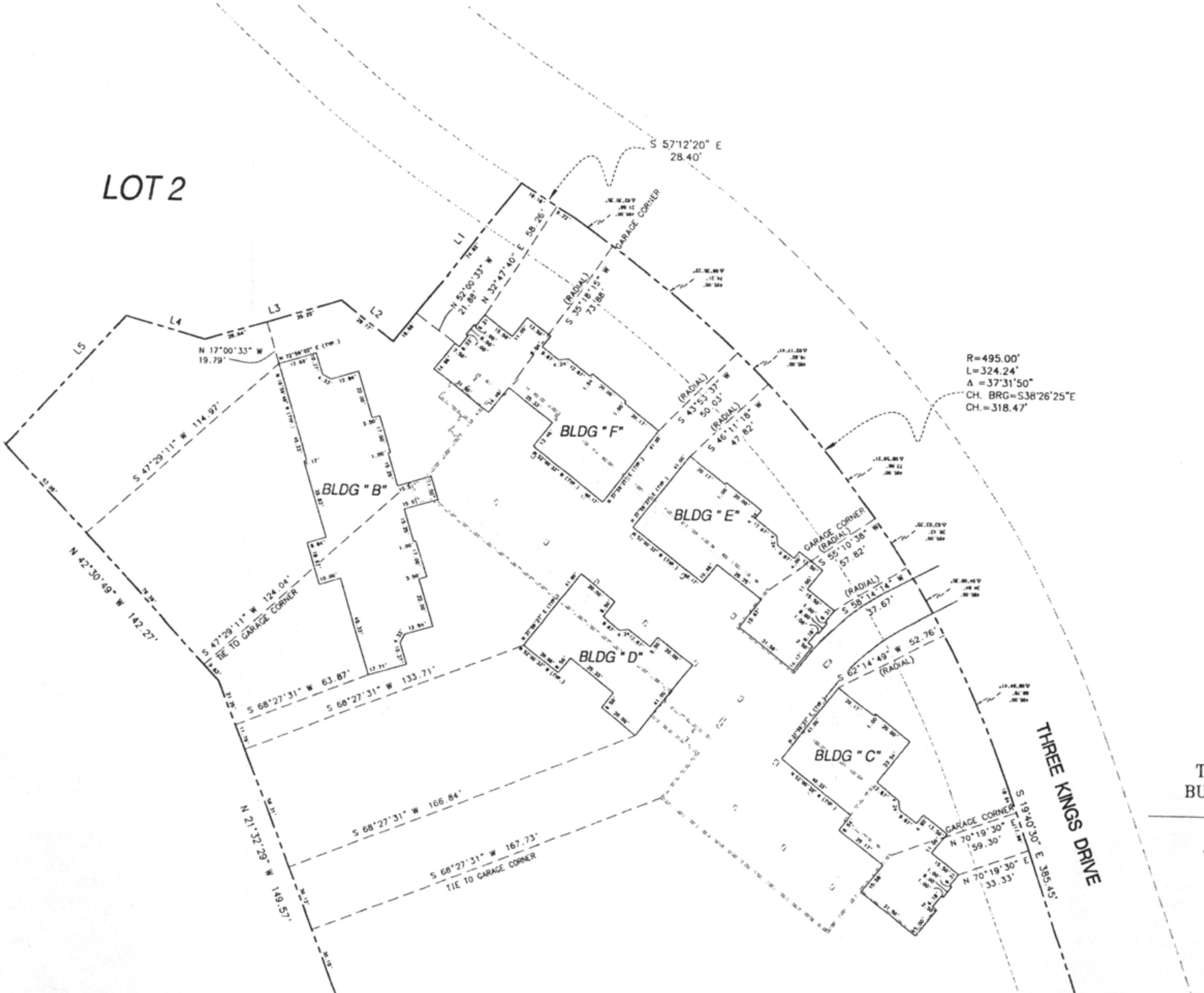
CITY ENGINEER
APPROVED AND ACCEPTED BY THE PARK CITY ENGINEERING DEPARTMENT
THIS ______, DAY OF ______________, 2005.
______________ CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM
THIS ______, DAY OF ______________, 2005.
BY ______________ PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL
THIS ______, DAY OF ______________, 2005.
BY ______________ PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVED AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ______ DAY OF ______________, 2005.
______________ MAYOR

RECORDED
ENTRY NO. ______ BOOK ______ PAGES ______
STATE OF ______________
COUNTY OF ______________
RECORDED AND FILED AT THE REQUEST OF: ______________
______________ COUNTY RECORDER



VICINITY MAP

JUN 17 2003

CONDOMINIUM PLAT

THE SPIRO CONDOMINIUMS
BUILDINGS "B","C","D","E", "F"
AND PARKING GARAGE

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

SHEET 2 OF 17

RECORDED	
ENTRY NO. ______ BOOK ______ PAGES ______	
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COUNTY OF ______	
RECORDED AND FILED AT THE REQUEST OF:	
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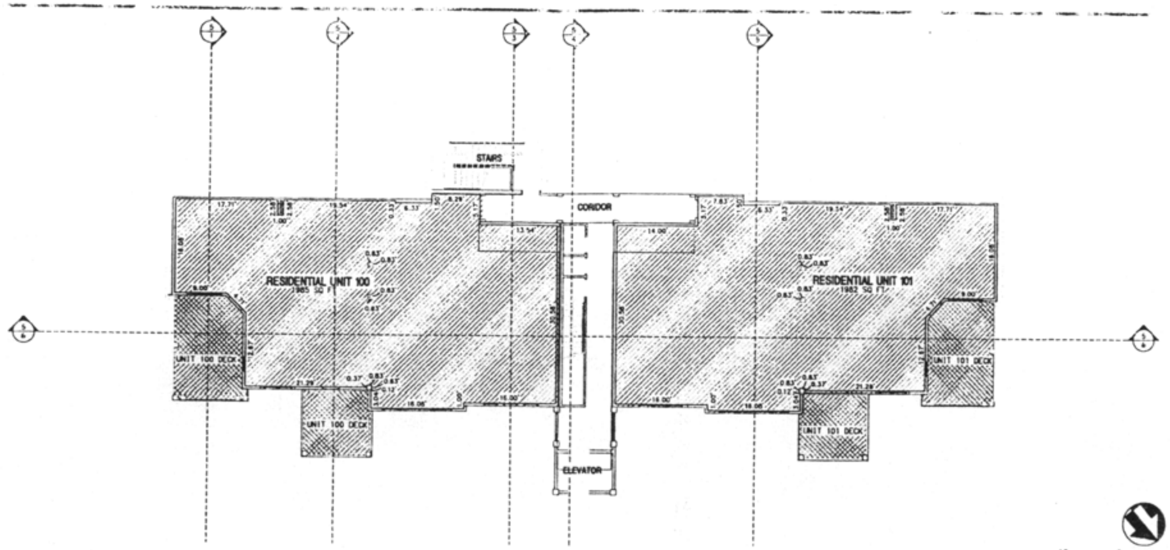
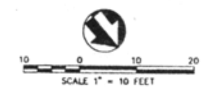
COUNTY RECORDER	



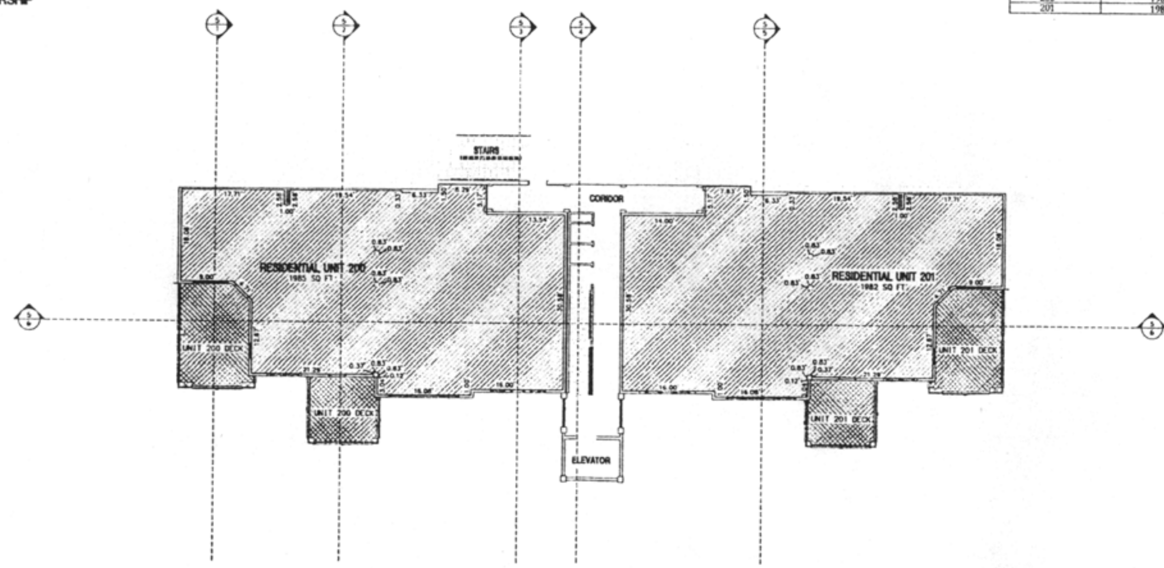
FIRST LEVEL



PRIVATE OWNERSHIP
COMMON OWNERSHIP
LIMITED COMMON OWNERSHIP
CONVERTIBLE SPACE

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
100	1985	6813.00'
101	1982	6813.00'
200	1985	6824.00'
201	1982	6824.00'



SECOND LEVEL

CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS
BUILDING "B"

A UTAH CONDOMINIUM PROJECT

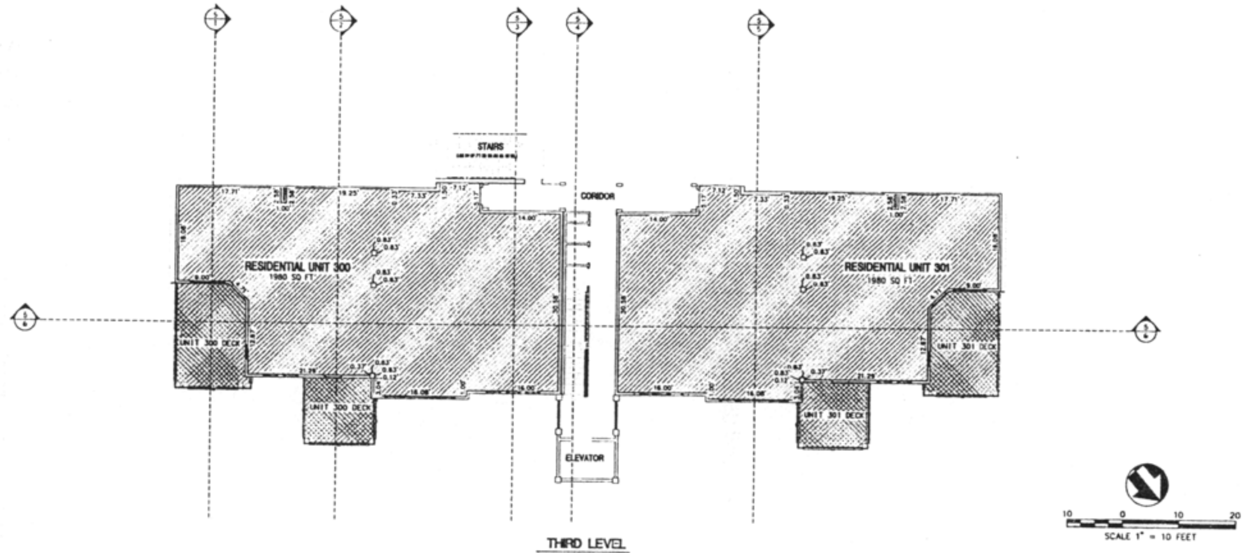
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 3 OF 17

RECORDED

ENTRY NO. ______ BOOK ______ PAGES ______
STATE OF ______
COUNTY OF ______
RECORDED AND FILED AT THE REQUEST OF:

COUNTY RECORDER

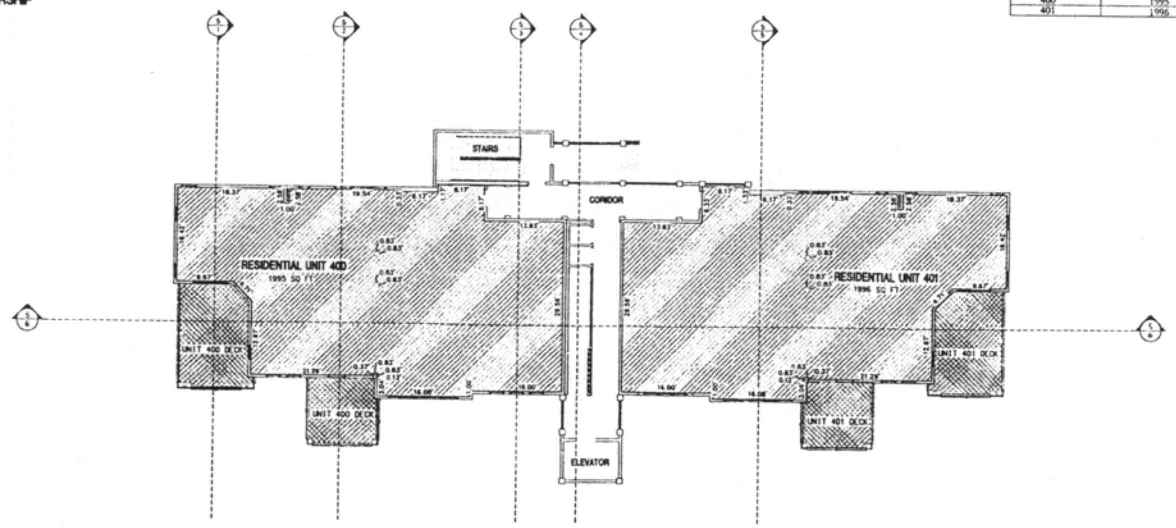


THIRD LEVEL

	PRIVATE OWNERSHIP
	COMMON OWNERSHIP
	LIMITED COMMON OWNERSHIP
	CONVERTIBLE SPACE

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
300	1980	6835.00'
301	1980	6835.00'
400	1995	6846.00'
401	1996	6846.00'



FOURTH LEVEL

CONDOMINIUM PLAT

THE SPIRO CONDOMINIUMS BUILDING "B"

A UTAH CONDOMINIUM PROJECT

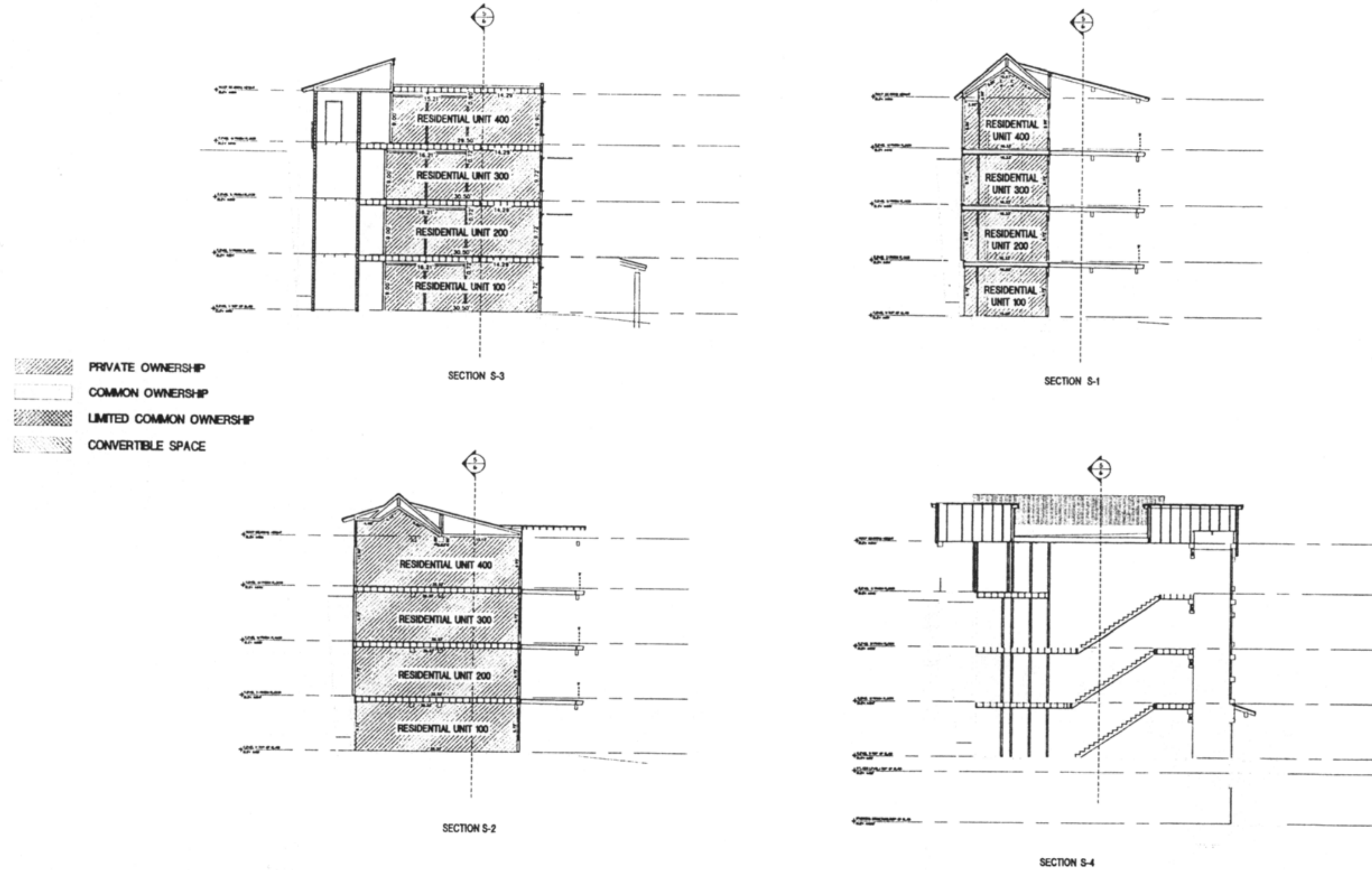
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

SHEET 4 OF 17

RECORDED

ENTRY NO. ______ BOOK ______ PAGES ______
STATE OF ______
COUNTY OF ______
RECORDED AND FILED AT THE REQUEST OF: ______

______
COUNTY RECORDER



10 0 10 20
SCALE 1" = 10 FEET

CONDOMINIUM PLAT

THE SPIRO CONDOMINIUMS BUILDING "B"

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

SHEET 5 OF 17

RECORDED

ENTRY NO. ______ BOOK ______ PAGES ______
STATE OF ______
COUNTY OF ______
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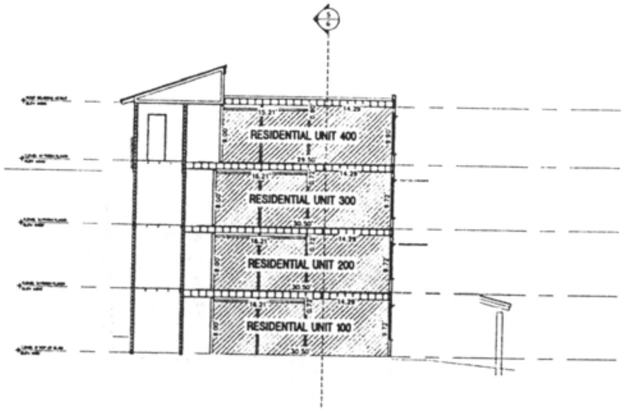
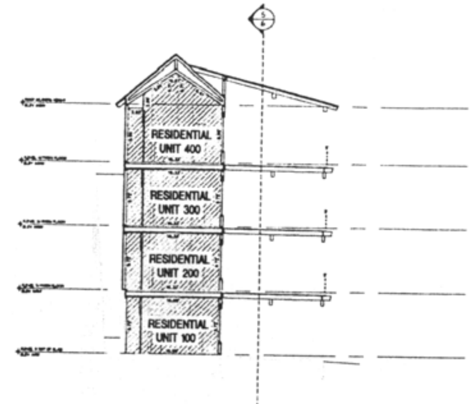
______
COUNTY RECORDER



SECTION S-3



SECTION S-1

10 0 10 20

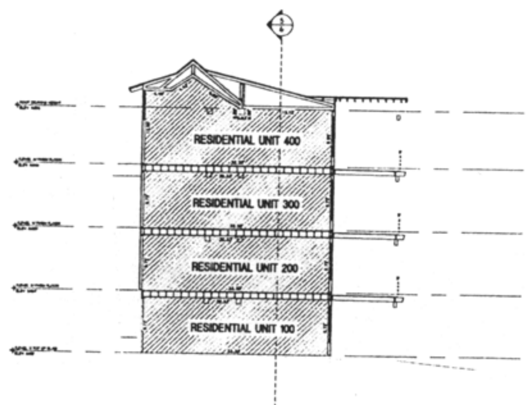
SCALE 1" = 10 FEET

PRIVATE OWNERSHIP

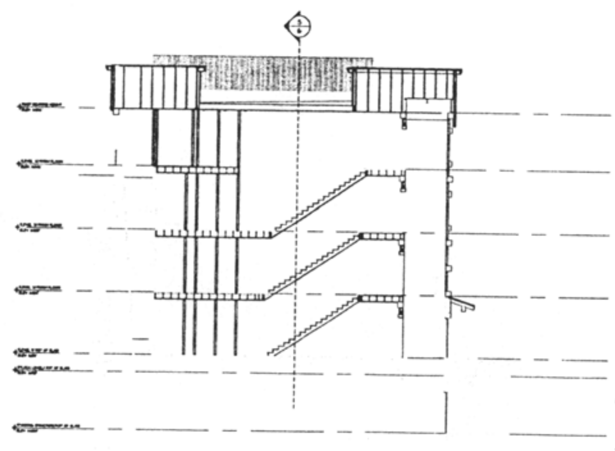
COMMON OWNERSHIP

LIMITED COMMON OWNERSHIP

CONVERTIBLE SPACE



SECTION S-2



SECTION S-4

CONDOMINIUM PLAT

THE SPIRO CONDOMINIUMS BUILDING "B"

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

SHEET 6 OF 17

RECORDED

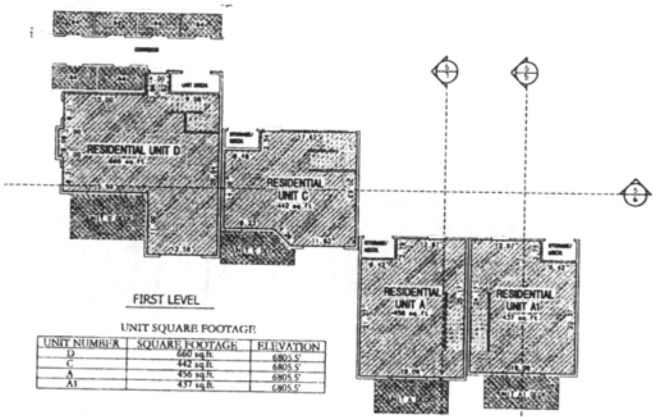
ENTRY NO. ______ BOOK ______ PAGES ______

STATE OF ______

COUNTY OF ______

RECORDED AND FILED AT THE REQUEST OF: ______

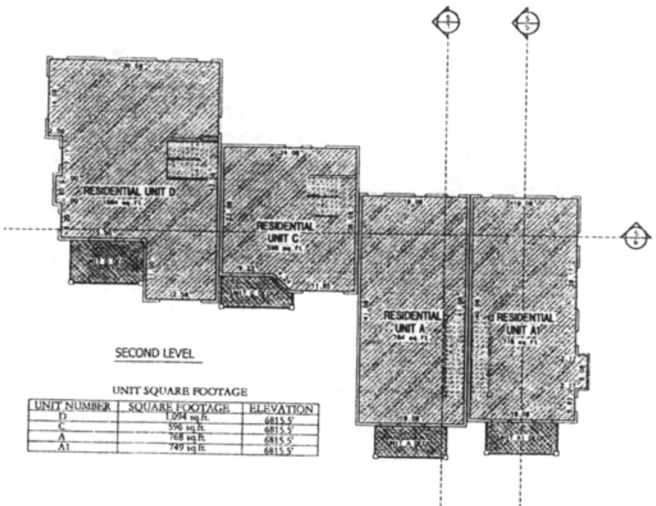
COUNTY RECORDER



FIRST LEVEL

UNIT SQUARE FOOTAGE

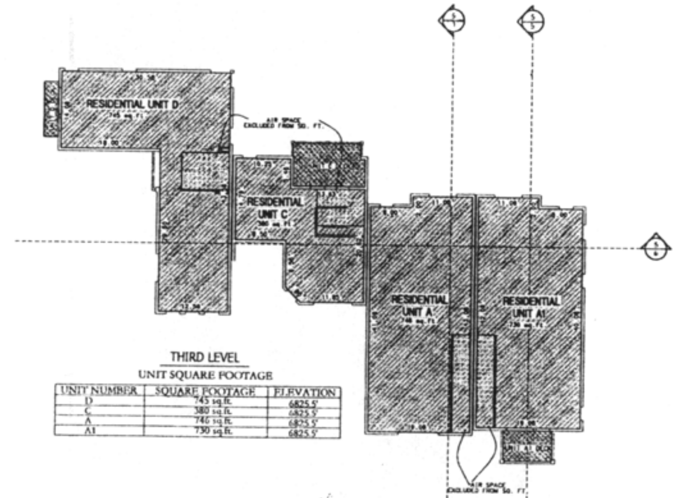
UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
D	660 sq.ft.	6805.5'
C	442 sq.ft.	6805.5'
A	456 sq.ft.	6805.5'
A1	437 sq.ft.	6805.5'



SECOND LEVEL

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
D	1,094 sq.ft.	6815.5'
C	596 sq.ft.	6815.5'
A	768 sq.ft.	6815.5'
A1	749 sq.ft.	6815.5'



THIRD LEVEL

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
D	745 sq.ft.	6825.5'
C	380 sq.ft.	6825.5'
A	740 sq.ft.	6825.5'
A1	730 sq.ft.	6825.5'

D=2499 125
C=1418 75
A=1970 1.0
A1=1910 1.0
40

SCALE 1" = 10 FEET

PRIVATE OWNERSHIP
COMMON OWNERSHIP
LIMITED COMMON OWNERS
CONVERTIBLE SPACE

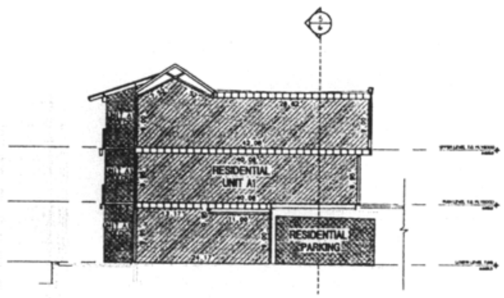
CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS
BUILDING "C"

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

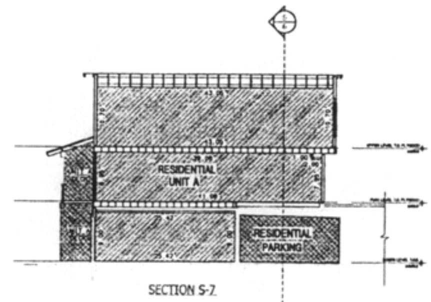
SHEET 7 OF 17

RECORDED
ENTRY NO. ______ BOOK ______ PAGES ______
STATE OF ______
COUNTY OF ______
RECORDED AND FILED AT THE REQUEST OF: ______

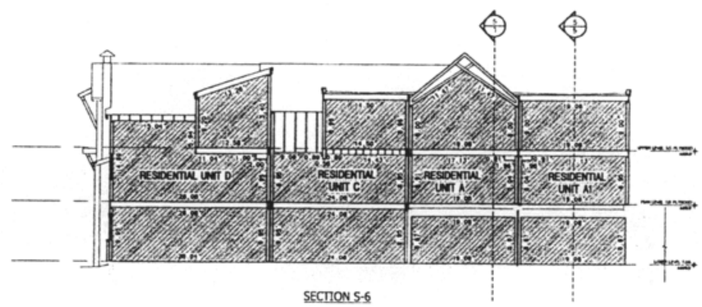
COUNTY RECORDER



SECTION S-5



SECTION S-7



SECTION S-6

10 0 10 20
SCALE 1" = 10 FEET

PRIVATE OWNERSHIP
COMMON OWNERSHIP
LIMITED COMMON OWNERSHIP
CONVERTIBLE SPACE

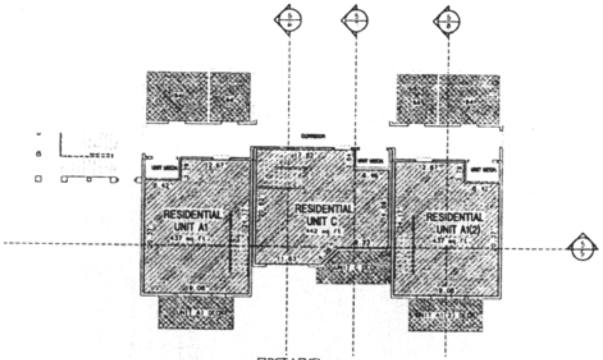
CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS
BUILDING "C"

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

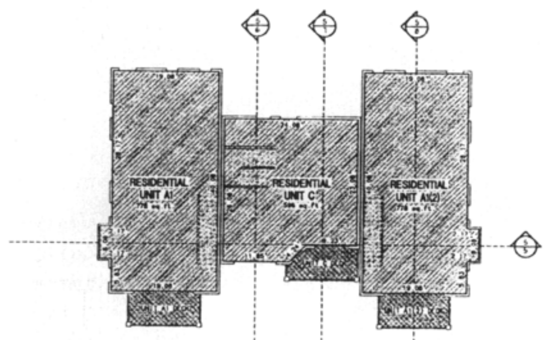
SHEET 8 OF 17

RECORDED
ENTRY NO ______ BOOK ______ PAGES ______
STATE OF ______
COUNTY OF ______
RECORDED AND FILED AT THE REQUEST OF:
______
COUNTY RECORDER



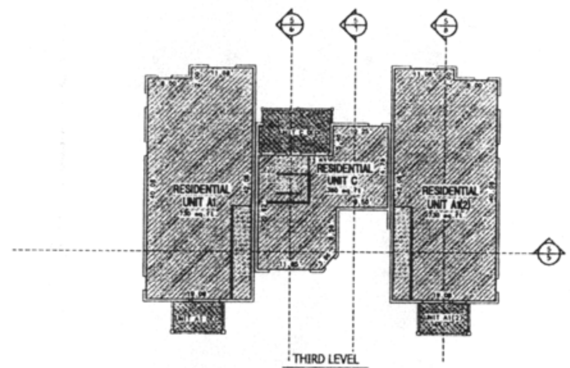
FIRST LEVEL
UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
C	442 sq.ft.	6810.5'
A1	437 sq.ft.	6810.5'
A1(2)	437 sq.ft.	6810.5'



SECOND LEVEL
UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
C	596 sq.ft.	6820.5'
A1	778 sq.ft.	6820.5'
A1(2)	778 sq.ft.	6820.5'



THIRD LEVEL
UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
C	380 sq.ft.	6830.5'
A1	730 sq.ft.	6830.5'
A1(2)	730 sq.ft.	6830.5'

C = 1418 .75
A1 = 1445 1
(A1)(2) = 1445 1
2.75

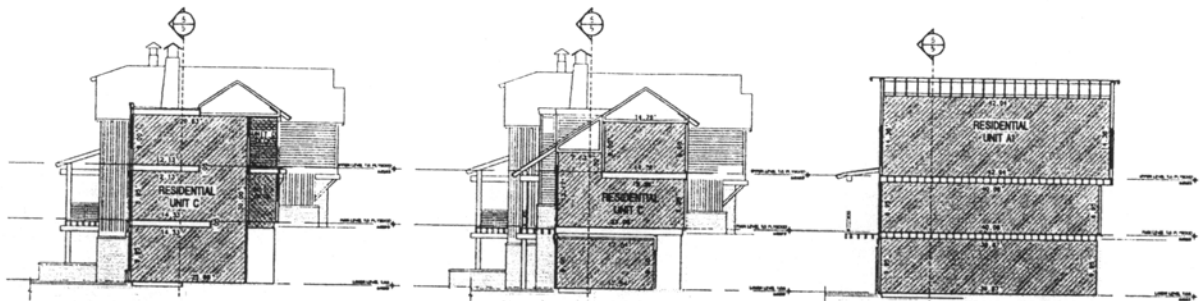
SCALE 1" = 10 FEET

PRIVATE OWNERSHIP
COMMON OWNERSHIP
LIMITED COMMON OWNERSHIP
CONVERTIBLE SPACE

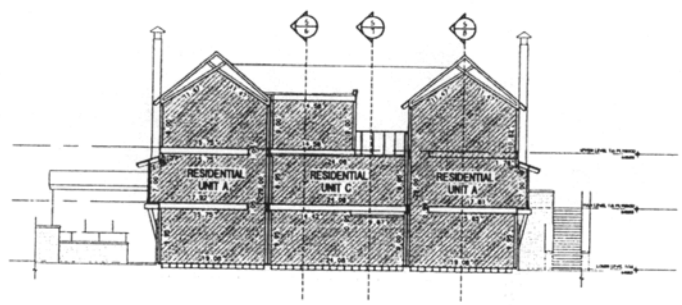
CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS BUILDING "D"
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

SHEET 9 OF 17

RECORDED
ENTRY NO ______ BOOK ______ PAGES ______
STATE OF ______
COUNTY OF ______
RECORDED AND FILED AT THE REQUEST OF:
______
COUNTY RECORDER



SECTION S-6 SECTION S-7 SECTION S-8



SECTION S-5

10 0 10 20
SCALE 1" = 10 FEET

PRIVATE OWNERSHIP
COMMON OWNERSHIP
LIMITED COMMON OWNERSHIP
CONVERTIBLE SPACE

CONDOMINIUM PLAT

THE SPIRO CONDOMINIUMS
BUILDING "D"

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 10 OF 17

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ENTRY NO. ______ BOOK ______ PAGES ______
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COUNTY OF ______
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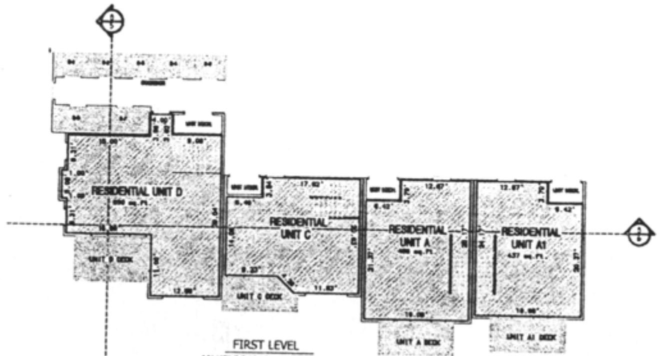
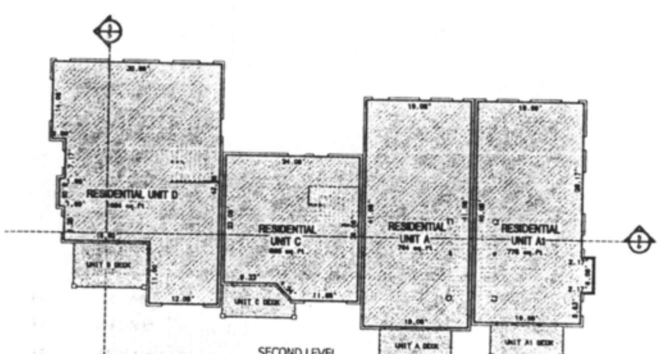


FIRST LEVEL

UNIT SQUARE FOOTAGE

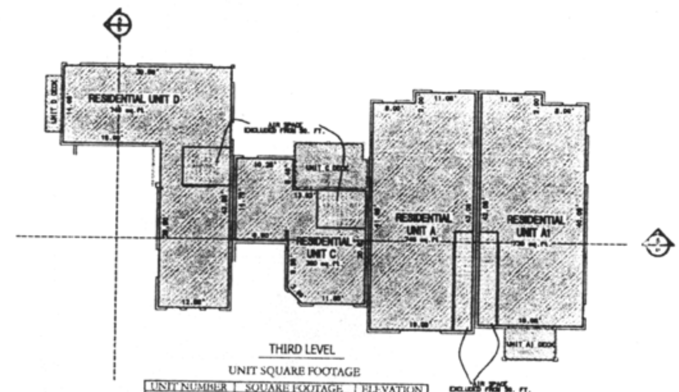
UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
D	660 sq.ft.	6805.5'
C	442 sq.ft.	6805.5'
A	456 sq.ft.	6805.5'
A1	437 sq.ft.	6805.5'



SECOND LEVEL

UNIT SQUARE FOOTAGE

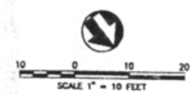
UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
D	1,094 sq.ft.	6815.5'
C	596 sq.ft.	6815.5'
A	768 sq.ft.	6815.5'
A1	749 sq.ft.	6815.5'



THIRD LEVEL

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
D	745 sq.ft.	6825.5'
C	380 sq.ft.	6825.5'
A	746 sq.ft.	6825.5'
A1	730 sq.ft.	6825.5'



PRIVATE OWNERSHIP

COMMON OWNERSHIP

LIMITED COMMON OWNERSHIP

CONVERTIBLE SPACE

CONDOMINIUM PLAT

THE SPIRO CONDOMINIUMS BUILDING "E"

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION [illegible], TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

SHEET 11 OF 17

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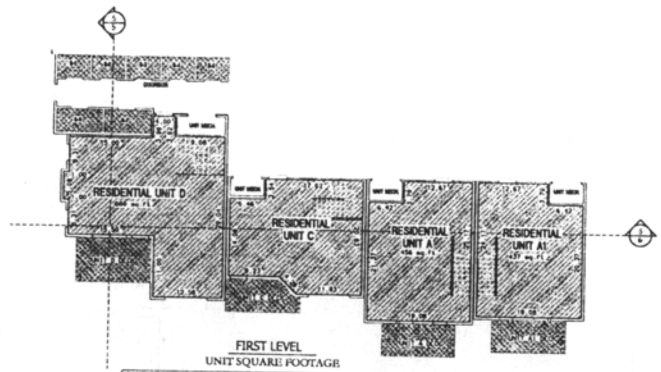

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UNIT SQUARE FOOTAGE

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C	442 sq.ft.	6805.5'
A	456 sq.ft.	6805.5'
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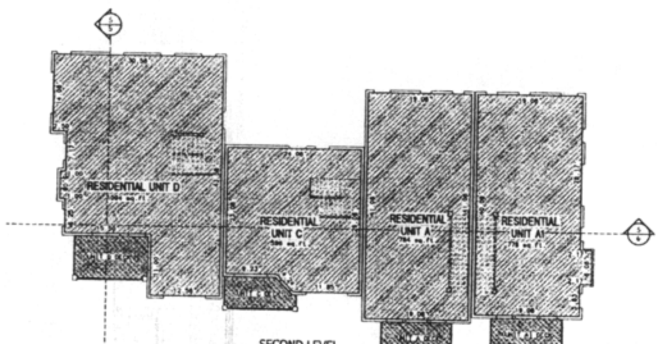

SECOND LEVEL

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
D	1,094 sq.ft.	6815.5'
C	596 sq.ft.	6815.5'
A	768 sq.ft.	6815.5'
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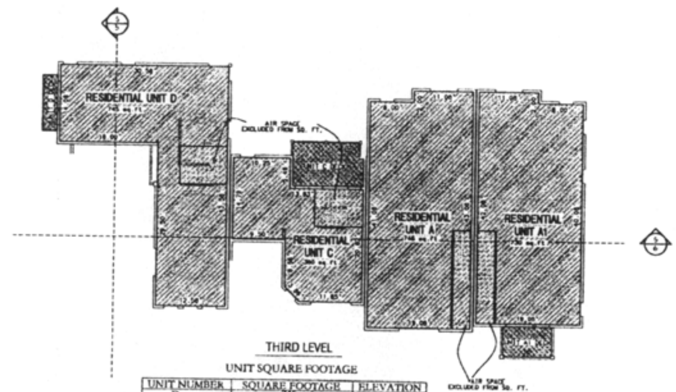

THIRD LEVEL

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
D	745 sq.ft.	6825.5'
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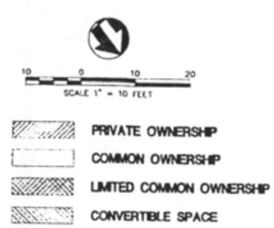

CONDOMINIUM PLAT

THE SPIRO CONDOMINIUMS BUILDING "E"

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

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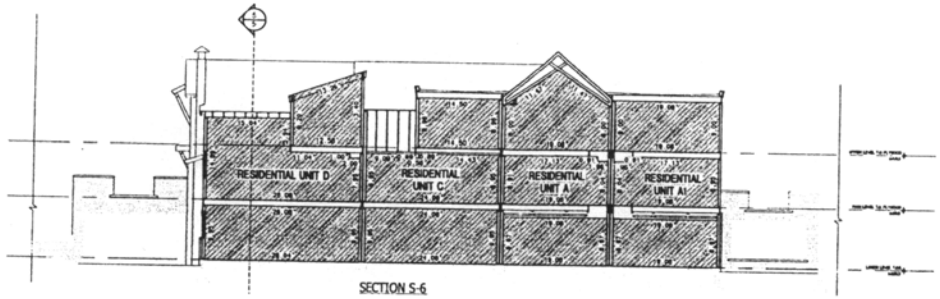
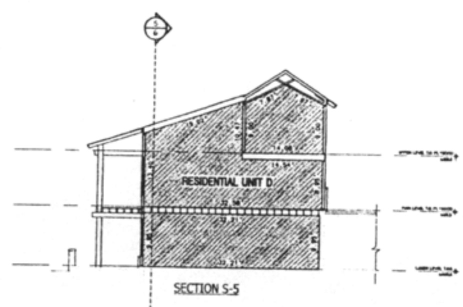


SECTION S-6



SECTION S-5

10 0 10 20
SCALE 1" = 10 FEET

PRIVATE OWNERSHIP
COMMON OWNERSHIP
LIMITED COMMON OWNERSHIP
CONVERTIBLE SPACE

CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS
BUILDING "E"

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

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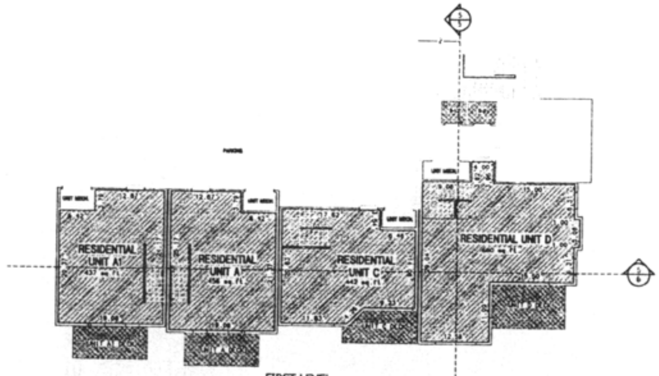

FIRST LEVEL

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
	660 sq.ft.	6805.5'
	442 sq.ft.	6805.5'
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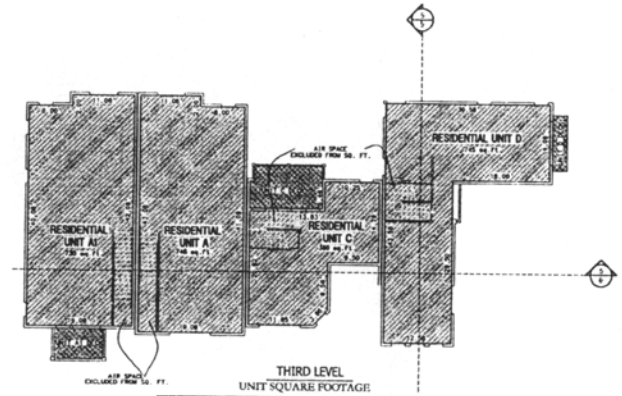

THIRD LEVEL

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UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
D	745 sq.ft.	6825.5'
C	380 sq.ft.	6825.5'
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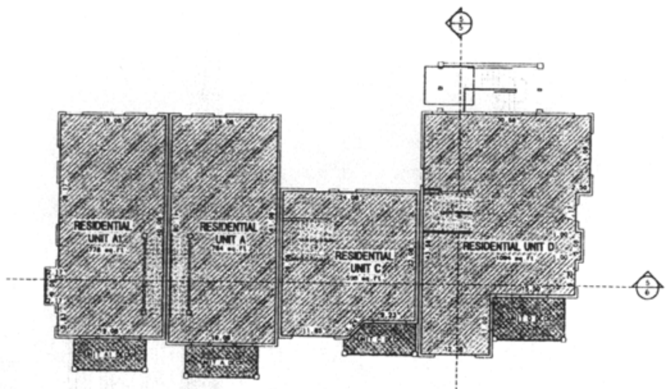
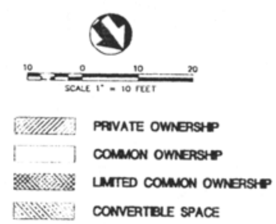


SECOND LEVEL

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
	1,094 sq.ft.	6815.5'
	596 sq.ft.	6815.5'
	768 sq.ft.	6815.5'
	749 sq.ft.	6815.5'

D = 1499 = 1.25
C = 1418 .75
A = 1470 1
A1 = 1916 1
4



CONDOMINIUM PLAT

THE SPIRO CONDOMINIUMS BUILDING "F"

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

SHEET 13 OF 17

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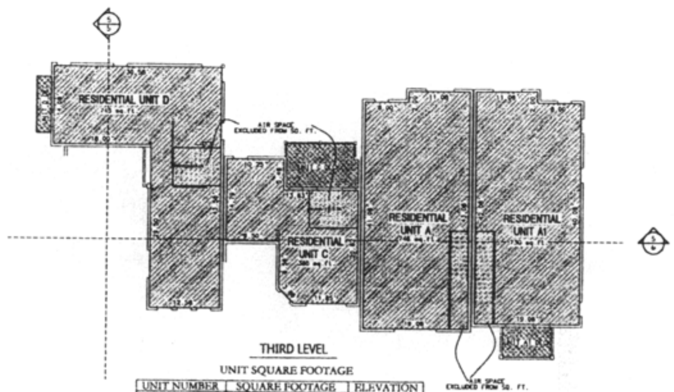
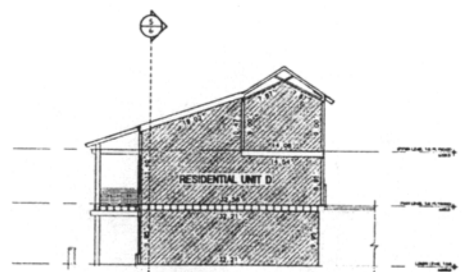


THIRD LEVEL

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
D	745 sq.ft.	6825.5'
C	380 sq.ft.	6825.5'
A	746 sq.ft.	6825.5'
[illegible]	[illegible]	[illegible]



SECTION S-5

SCALE 1" = 10 FEET

PRIVATE OWNERSHIP

COMMON OWNERSHIP

LIMITED COMMON OWNERSHIP

CONVERTIBLE SPACE

CONDOMINIUM PLAT

THE SPIRO CONDOMINIUMS BUILDING "F"

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

SHEET 14 OF 17

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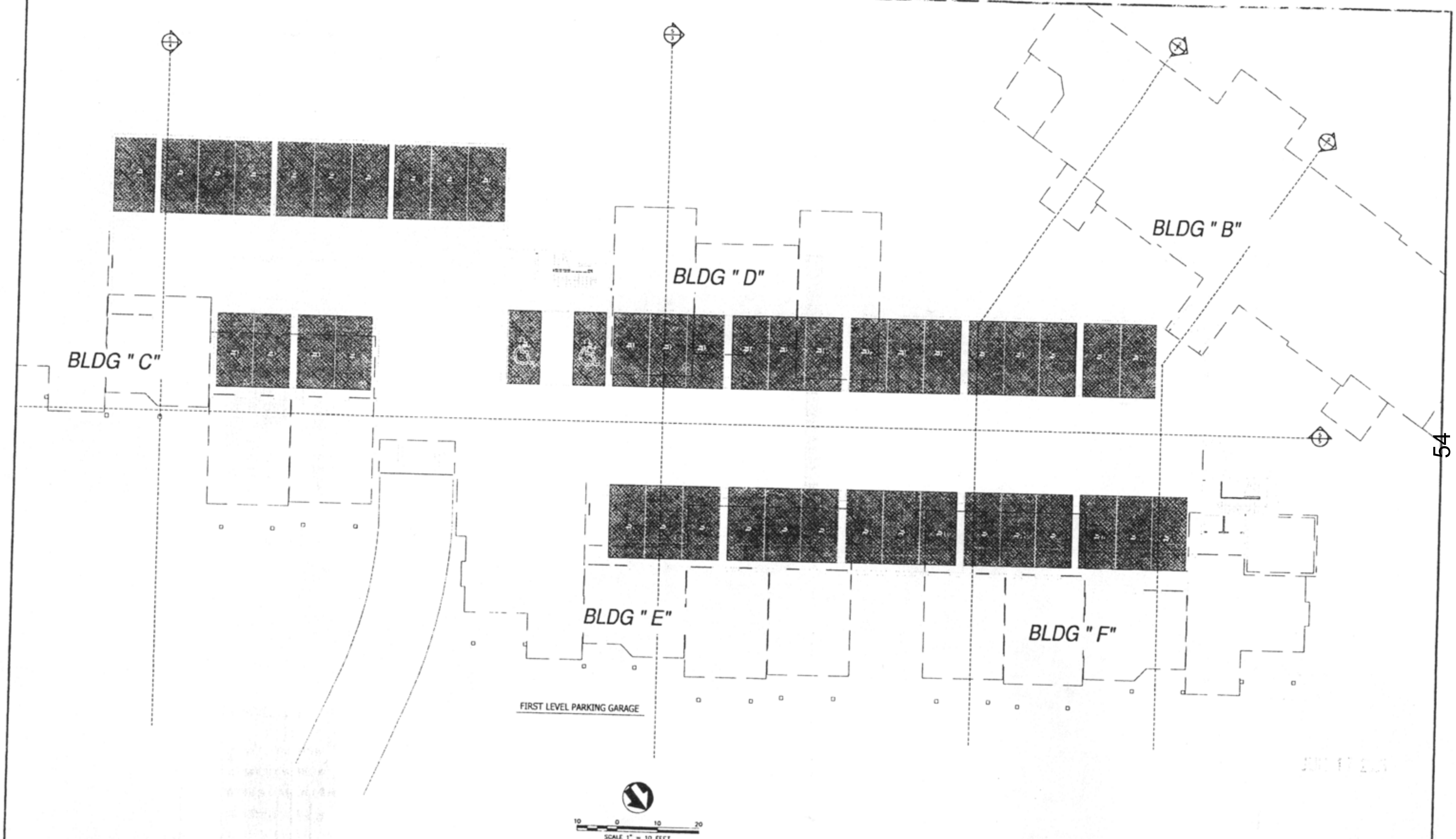

PRIVATE OWNERSHIP
COMMON OWNERSHIP
LIMITED COMMON OWNERSHIP
CONVERTIBLE SPACE

CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS
PARKING GARAGE

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

SHEET 15 OF 17

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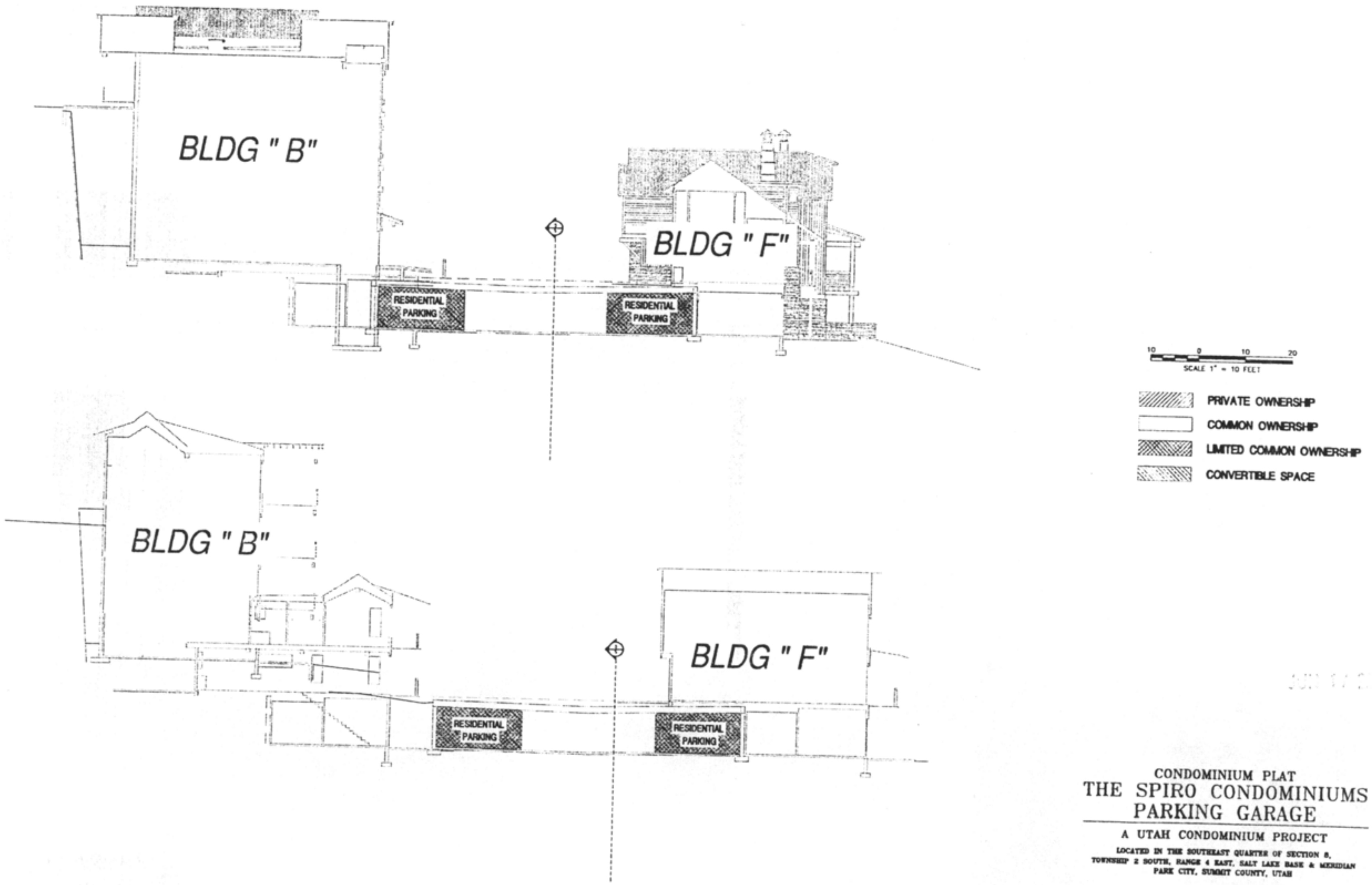

CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS
PARKING GARAGE

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

SHEET 16 OF 17

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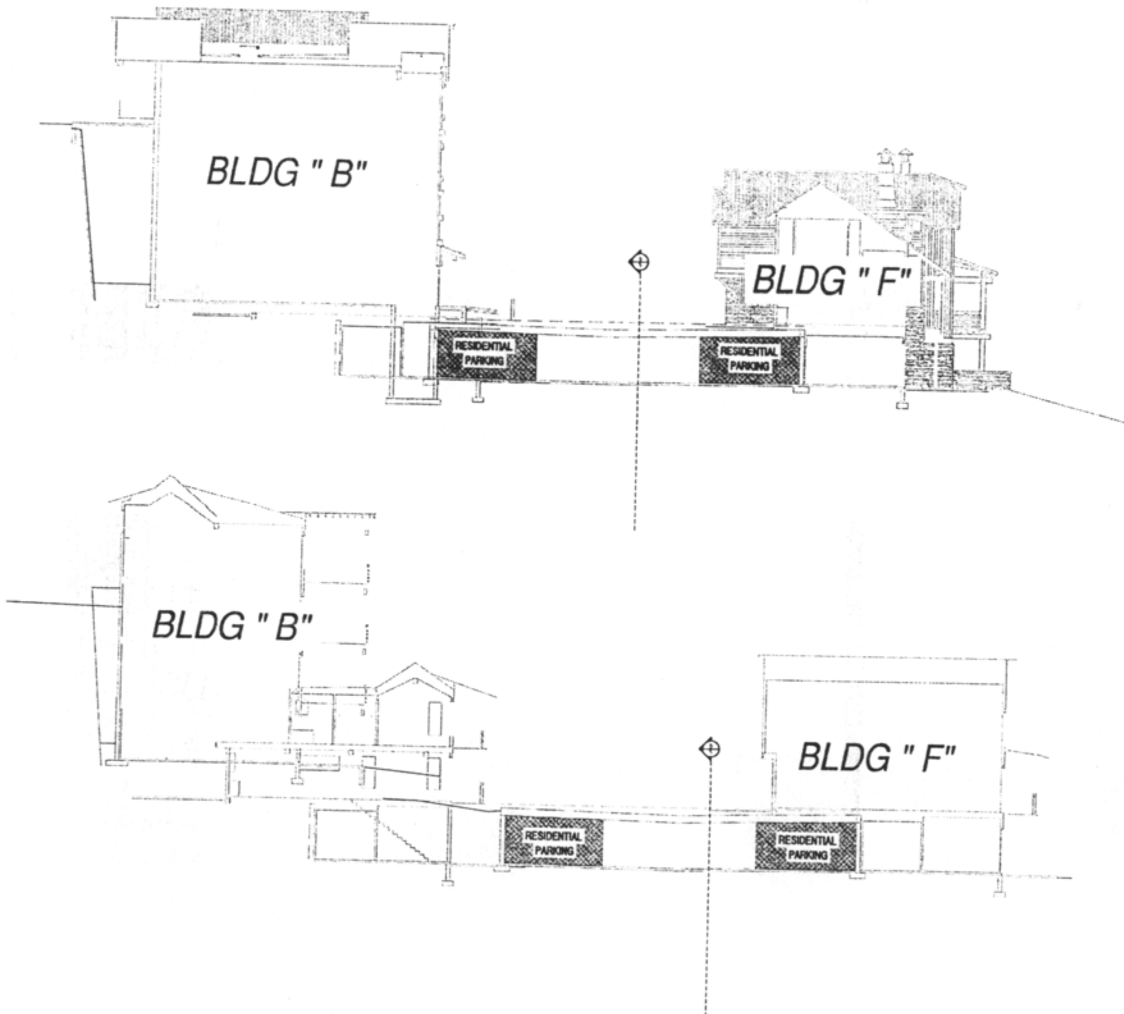

10 0 10 20
SCALE 1" = 10 FEET

PRIVATE OWNERSHIP
COMMON OWNERSHIP
LIMITED COMMON OWNERSHIP
CONVERTIBLE SPACE

CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS PARKING GARAGE
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

SHEET 17 OF 17

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COUNTY RECORDER

City Council
Staff Report

Author:	**Matthew A. Twombly**
Subject:	**Sewer Easement Dedication – Fairway Hills to Quinn's Rec.**
Date:	**July 14, 2005**
Type of Item:	**Legislative: Grant of Easement**

ECONOMIC DEVELOPMENT AND CAPITAL PROJECTS

Summary Recommendation:
Staff recommends that the City Council grant the non-exclusive utility easement to the Snyderville Basin Water Reclamation District (SBWRD) for the purpose of the construction, reconstruction, operation, maintenance and repair of an underground pipeline for the collection and transportation of wastewater as permitted by SBWRD.

Description:

Topic: Dedication of the Fairway Hills to Quinn's Rec. Sewer Line Easement

Background:

As part of the Quinn's Junction Recreation Complex project, the City has entered into a Line Extension Agreement (LEA) with the SBWRD for the public sewer line for the project. The public sewer line was recently completed to the property line at the National Ability Center, where the proposed line will connect. As part of the Quinn's Rec. project, the City needs to install a 12" water line from Fairway Hills to the recreation complex. The City jointly with the SBWRD, surveyed and designed the 12" water line and easements for the proposed utilities. The proposed utilities will run from the Fairway Hills subdivision to the Quinn's Recreation Complex across the recently purchased Edward Gillmor Open Space and the corner of the National Ability Center parcel.

Analysis:

The proposed 20'sewer easement will not be constructed within the existing easement across Edward Gillmor parcel due to required easement widths and the complexity in constructing the necessary utilities in close proximity to existing live utilities that serve the National Ability Center.

The proposed easements have been approved by the Summit Land Conservancy, where re-vegetation and restoration will be completed according to the conservation easement. The project also entails the construction of a non-motorized (limited use by maintenance vehicles) dirt or roadbase trail connecting the Recreation Complex with Fairway Hills.

The purpose of the sewer line is to serve the Morning Sky Court residents with a gravity sewer line to replace the sewer pump station at the end of Morning Sky Court and alleviate the maintenance, operation and potential problems with the existing system.

Department Review:
City Manager, Economic Development and Capital Projects, Engineering and Legal departments have reviewed this report.

Alternatives:

Approve the Request:
Grant the non-exclusive utility easement to the Snyderville Basin Water Reclamation District (SBWRD) for the purpose of the construction, reconstruction, operation, maintenance and repair of an underground pipeline for the collection and transportation of wastewater as permitted by SBWRD.

Deny the Request:
Denying the request would delay the projects.

Continuance:
Delaying a decision would delay the proposed schedule on the project.

Do Nothing:
Delay would impact the projects schedule.

Significant Impacts:
There will be temporary visual impacts to the Open Space parcel. All long term impacts will be mitigated as required by the conservation easement.

Consequences of not taking the recommended action:
Delay would impact the project schedule.

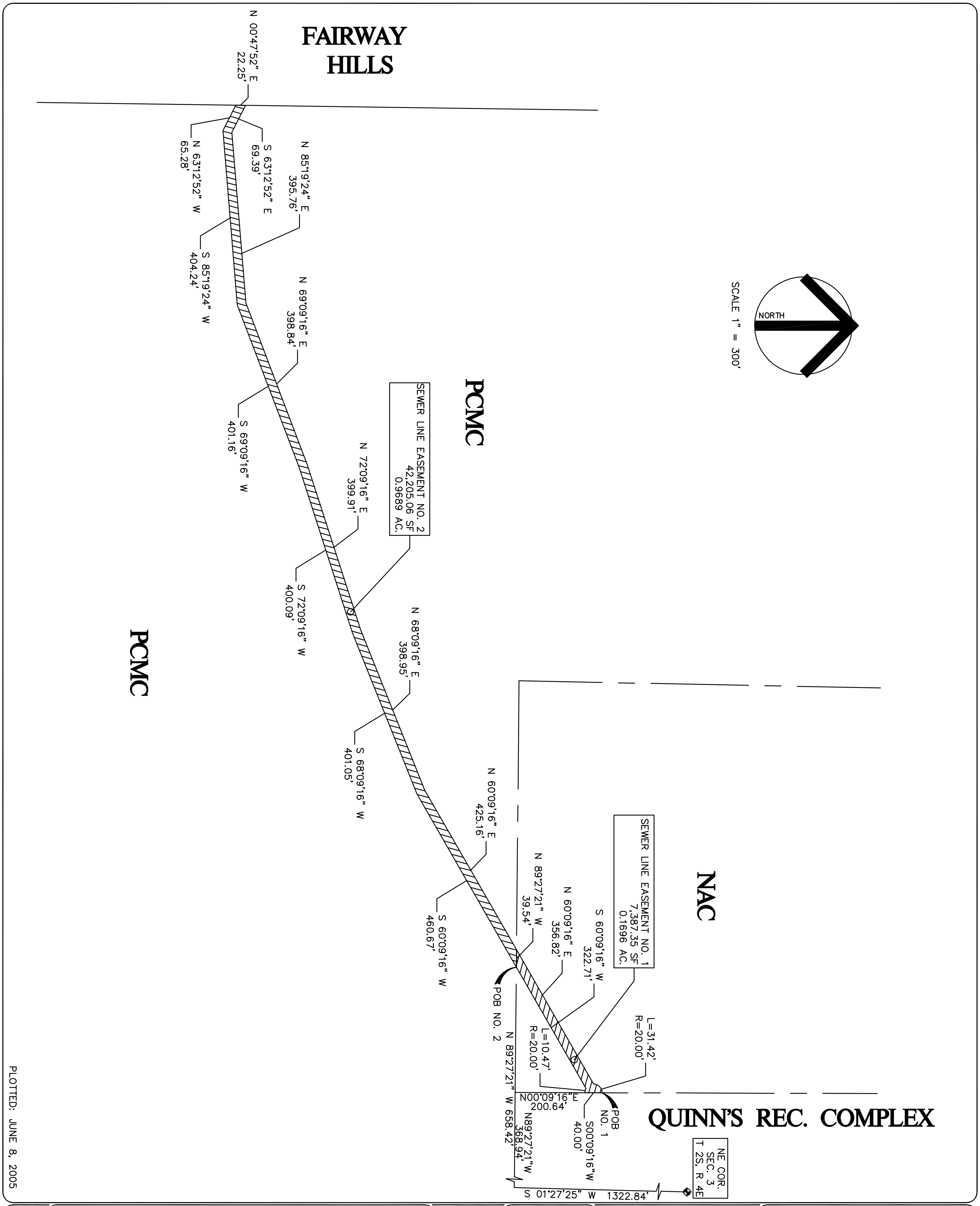
Recommendation:
Staff recommends that the City Council grant the non-exclusive utility easement to the Snyderville Basin Water Reclamation District (SBWRD) for the purpose of the construction, reconstruction, operation, maintenance and repair of an underground pipeline for the collection and transportation of wastewater as permitted by SBWRD.

EXHIBIT A.
Sanitary Sewer Easement

SANITARY SEWER EASEMENT NO. 2

BEGINNING AT A POINT LOCATED SOUTH 01°27'25" WEST, 1322.84 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND NORTH 89°27'21" WEST, 658.42 FEET; SAID POINT BEING ON THE SOUTH BOUNDARY LINE OF THE NATIONAL ABILITY CENTER (N.A.C.); THENCE LEAVING SAID BOUNDARY LINE SOUTH 60°09’16 WEST A DISTANCE OF 460.67 FEET; THENCE SOUTH 68°09’16 WEST A DISTANCE OF 401.05 FEET; THENCE SOUTH 72°09’16 WEST A DISTANCE OF 400.09 FEET; THENCE SOUTH 69°09’16 WEST A DISTANCE OF 401.16 FEET; THENCE SOUTH 85°19’24 WEST A DISTANCE OF 404.24 FEET; THENCE NORTH 63°12’52 WEST A DISTANCE OF 65.28 FEET MORE OR LESS TO THE EAST BOUNDARY LINE OF FAIRWAY HILLS ESTATES PHASE 2 SUBDIVISION; THENCE ALONG SAID EAST BOUNDARY LINE NORTH 00°47’52 EAST A DISTANCE OF 22.25 FEET; THENCE LEAVING SAID EAST BOUNDARY LINE SOUTH 63°12’52 EAST A DISTANCE OF 69.39 FEET; THENCE NORTH 85°19’24 EAST A DISTANCE OF 395.76 FEET; THENCE NORTH 69°09’16 EAST A DISTANCE OF 398.84 FEET; THENCE NORTH 72°09’16 EAST A DISTANCE OF 399.91 FEET; THENCE NORTH 68°09’16 EAST A DISTANCE OF 398.95 FEET; THENCE NORTH 60°09’16 EAST A DISTANCE OF 425.16 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF SAID N.A.C.; THENCE ALONG SAID SOUTH BOUNDARY LINE SOUTH 89°27’21 EAST A DISTANCE OF 39.54 FEET TO THE POINT OF BEGINNING.

CONTAINS: 42,205.06 SQUARE FEET OR 0.9689 ACRES.



SHEET 1 OF 1

QUINN'S REC. COMPLEX & FAIRWAY HILLS
SEWER LINE EASEMENT EXHIBIT

FOR: PCMC AND SBWRD | DWG: WL-SS-EASE.DWG | JOB NO. 0509

DESIGNED BY: ADM/GRW
DRAWN BY: ADM
CHECKED BY: GRW/ADM

REVISIONS		
DATE	BY	COMMENTS

Evergreen Engineering, Inc.
Civil Engineering * Land Surveying * Land Planning
1741 Sidewinder * Suite 200 * P.O. Box 2861 * Park City * UT * 84060
(435) 649-4667 * Fax: (435) 649-9219 * evergreen-eng@qwest.net

City Council
Staff Report

Author: Jonathan Weidenhamer
Subject: Resolution to create the IHC/USSA/Burbidge Annexation Task Force
Date: July 14, 2005
Type of Item: Legislative

Planning Department

Recommendation: Staff recommends that the City Council adopt a resolution to establish the IHC/USSA/Burbidge Annexation Task Force to review elements of the General Plan, the fiscal information submitted by the applicant, and underlying zoning and appropriate land uses for the property as related to the IHC/Burbs LLC Annexation Petition.

Background:
At the June 9, 2005 regular Council meeting, Council directed staff to schedule a work session with the Planning Commission for the purpose of discussing possible zoning alternatives for the Burbidge/IHC/USSA annexation currently undergoing review by the Planning Commission. At the June 30, 2005 joint work session, the City Council and Planning Commission gave direction to create a joint task force to review the annexation petition. To date, the Planning Commission has held eight (8) public hearings to review the proposed annexation with respect to the Park City General Plan. The primary General Plan Elements remaining to be reviewed are the Transportation and Housing elements. The Planning Commission has also requested additional review of the fiscal information submitted with the annexation petition and the Community Economy Element of the Park City General Plan. The other remaining annexation element to be addressed is the designation of the appropriate zoning for the proposed annexation area, which shall be based on the policies and action items set forth in the General Plan.

Analysis:
The Task Force would be empowered to review the aforementioned elements of the General Plan and application of underlying zoning and land uses. The proposed task force consists of two members of the City Council appointed by the City Council, three Planning Commissioners appointed by the Planning Commission, one ex-officio, non-voting Summit County Planning Commissioner appointed by Summit County Planning Commission, and staff support. The Task Force shall make a recommendation to the Planning Commission on the annexation petition prior to the Planning Commission forwarding a recommendation to the City Council.

The City Council should designate which specific Council members and their at large member they wish to appoint at tonight's meeting. One of the Council members appointed shall be designated Chair of the Task Force.

Recommendation: Staff recommends that the City Council adopt a resolution to establish the IHC/USSA/Burbidge Annexation Task Force. The Council should appoint their members to fill two positions on this Task Force.

Resolution No. 05-

RESOLUTION ESTABLISHING THE IHC/USSA/BURBIDGE ANNEXATION TASK FORCE

WHEREAS, at the June 9, 2005 regular Council meeting, Council directed staff to schedule a work session with the Planning Commission for the purpose of discussing possible zoning alternatives for the Burbidge/IHC/USSA annexation currently undergoing review by the Planning Commission; and

WHEREAS, on June 30th a joint work session was held between the City Council and Planning Commission at which time direction was given to create a joint task force to review zoning and General Plan elements applicable to the annexation petition; and

WHERAS, to date, the Planning Commission has held eight (8) public hearings to review the proposed annexation with respect to the Park City General Plan; and the primary General Plan Elements remaining to be reviewed are the transportation and housing elements; and

WHERAS, the Planning Commission has requested additional review of the fiscal information submitted with the annexation petition and the Community Economy Element of the Park City General Plan; and

WHERAS, the intent of the City Council in forming this Task Force is to provide early input to the Planning Commission and applicant on major components of the application, without effecting the overall procedural requirements of annexation review as required by the Land Management Code and state law.

WHERAS, the other remaining annexation element to be addressed is the designation of the appropriate zoning for the proposed annexation area, which shall be based on the policies and action items set forth in the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council that the IHC/USSA/Burbidge Annexation Task Force is established as follows:

SECTION 1. MEMBERSHIP. The membership of the IHC/USSA/Burbidge Annexation Task Force shall include two members of the City Council appointed by the City Council, three Planning Commissioners appointed by the Planning Commission, and one ex-officio, non-voting Summit County Planning Commissioner appointed by Summit County Planning Commission. The Planning Department shall provide all staff and administrative support as necessary.

SECTION 2. DUTIES. The IHC/USSA/Burbidge Annexation Task Force shall conduct a review and provide a recommendation on the annexation petition to include the Housing, Transportation, and Community Economy Elements of the general plan, as well as designation of underlying zoning and appropriate land uses. The review and recommendation shall occur prior to the Planning Commission forwarding a recommendation on the annexation petition to the City Council.

Chairperson. One of the appointed City Council members shall serve as chairperson of the Task Force. The Chairperson shall vote.

Quorum. No business shall be conducted without a quorum at the meeting. A quorum shall consist when a majority (at least 3) of the voting members is present. All meetings must comply with the Utah Open and Public Meetings Act.

Voting. All actions of the Task Force shall be represented by a vote of the membership. A simple majority of the members voting at a meeting shall approve any proposed action.

SECTION 3.TERM. The Task Force shall dissolve upon final recommendation to the Planning Commission on the proposed annexation petition, but in no event shall the Task Force remain active past July 14, 2006, without subsequent City Council approval.

PASSED AND ADOPTED this 14th day of July, 2005