PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JULY 14, 2005

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

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Jerry Gibbs, Public Works Director; Renae Rezac, Planning Secretary; Jonathan Weidenhamer, Planner

Planning Commission members Jim Barth, Jack Thomas and Bob Powers

Mandy Scully and Doug Clyde, Talisker; and Jeff Maungham, The Athens Group/Montage

1. **Council questions/comments.** Candace Erickson commented on the number of visitors in town due to the girls fast pitch tournament. Marianne Cone suggested establishing alternate liaisons to all boards, including the Planning Commission. Jim Hier relayed that he doesn't attend all Commission meetings and Joe Kernan disclosed that he only attends a few School District meetings a year. Kay Calvert reported on a strategy to promote the ice facility. The Mayor expressed his concern about the number of delays with Mountainlands affordable housing project and the impacts on qualified buyers and the neighborhood. In the meantime, the prices have escalated from \$60,000 - \$90,000 to \$120,000 to \$168,000. He suggested reviving the City's Housing Authority to manage affordable housing and added that the City is being blamed for delays and associated price increases. There was discussion about Mountainlands providing regular updates to Council which is a requirement of the loan.

Jerry Gibbs advised Council of a maintenance problem at the Treasure Mountain Middle School Well which will be down for about a week, totaling three sources out of service. JSSD has agreed to provide an additional 500 gallons per minutes through its connection which will meet about half of the production of the Middle School Well. The Judge Tunnel's turbidity is dropping and the City may be able to use it intermittently.

2. **Planning Commission stipend.** Renae Rezac reported that Council directed staff to compare resort communities and Wasatch Front stipends for planning commissioners and found that compensation varies. Park City Commissioners currently receive \$100 per meeting and hold two meetings a month. The City also pays for their APA dues. Mayor Williams acknowledged the controversial issues tackled by the Commission and the amount of time devoted to preparing for and attending meetings. Jim Hier suggested that the City cover travel expenses for Planning Commission members who participate on the annual City Tour. He strongly believes that pay does not attract citizens to serve but the City should cover associated expenses. Joe Kernan felt that the commitment is intense; commissioners continually *take a lot of heat* and

members should be compensated fairly. Marianne Cone suggested scheduling a 20 minute break at Planning Commission meetings for members to enjoy a catered meal. The Mayor added that Vail provides a golf pass and suggested giving Racquet Club or golf passes. It should be a thank-you from the City Council and it may be possible to provide optional packages for members. Ms. Rezac advised that Planning Commissioners are not considered employees of the City and are not eligible for reduced or complimentary golf rates or Racquet Club passes under IRS regulations. Kay Calvert suggested that they be able to use our ski passes. The City Manager stated that he would like to explore these options this further with the Finance Manager and report back to Council. Mayor Williams felt the Council can do more to show its appreciation and the item will return on an upcoming work session.

Jim Hier emphasized that there is a process in place for salary comparisons which was used for this analysis and there shouldn't be a deviation. The comparison shows that Park City's stipend is high and he believes Commissioners should be acknowledged in other ways, especially considering that *no one is doing it for the money*. Providing educational assistance probably has more value to members than compensation. Kay Calvert agreed. As a former commissioner, he didn't believe there is enough time to schedule dinners at meetings, but maybe providing snacks would work. The Mayor suggested polling the Commission for feedback on education, recreation activities or other ideas. He added that it may be appropriate to add an alternate to the Commission in the event of absences.

3. Joint session with Planning Commission – Village at Empire Pass. Brooks Robinson explained that 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.

Mr. Robinson continued that 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 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.

He explained that the last condition was amended by Council in September 2004 to allow public road access and accommodate parking for special events through a conditional use process conducted by the Planning Commission. Through illustration of a map, Planner Robinson pointed out Pods A, B-1, and B-2 and associated unit equivalents. A dwelling unit is described as having a kitchen unit and is not necessarily a residential unit which is undefined. The current proposal from Talisker is a Montage Hotel consisting of rooms and suites. The applicant is counting the square footage as unit equivalents not dwelling units. 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 unit equivalents. In addition, 195 hotel rooms are proposed which the applicant is not counting.

Planner Robinson stated that it is staff's contention that the 475 residential units configured as multi-family hotel do apply and this represents 80 additional unit equivalents, an 11% increase to the 705 total. Adding the 77.5 dwelling units to the 192 hotel rooms represents a 57% increase. He referred to the General Plan land use map, specifically an open area not contemplated in the General Plan for development or a lease with PCMR. It is zoned unincorporated Mountain-Remote in Summit County at one unit per 60 acres. UPCM is considering developing two sites, Silver King near the bottom of the Bonanza Lift and in White Pine Canyon above The Colony. This project is not in the City, but it appears that 20 to 24 units are proposed eliminating a density transfer to Empire Pass. If there is more development at Silver King, King Road will be improved and a secondary access will need to be provided.

Brooks Robinson asked if Council is interested in amending the Development Agreement, and if so, are there are other interests that Talisker and UPCM would like to explore? Although it is not the best written document, he stated that the City can live with it. The Development Agreement specifies that density transfers to Empire Pass come from Bonanza Flats, but the applicant has not been willing to discuss Bonanza Flats. Other outstanding considerations include the future of SR224, another use at Richardsons Flats which was contemplated as a golf course. A location and plan for

100 affordable housing units have not been identified and water utilities need to be addressed for service to Bonanza and Empire Pass. Providing adequate parking for the commercial activity in Empire Lodge is another issue and the Council needs to make a decision on whether the gondola concept is a public benefit and financially viable. If a gondola is not pursued, UPCM is required to pay the City $2 million. Doug Clyde, Talisker, interjected that he believed the gondola proposal was dismissed from the project with the acceptance of the traffic mitigation plan, which determined that it was impractical. Brooks Robinson responded that it wasn't taken out of the Agreement and Mr. Clyde added that the payment is scheduled in the phasing plan. Mr. Robinson added that many details were omitted in the Agreement but 14 technical reports were required and each phase must comply with the technical reports in addition to the Development Agreement and MPD. If the Development Agreement is reopened, density transfers need to be addressed. In response to a question from Joe Kernan, Mr. Robinson explained that typically unit equivalents are used to calculate density, not *residential units*, which is a term unique to Flagstaff where the intent was to create a vibrant mixed use with commercial and residential uses.

As a former Planning Commission, Jim Hier noted that their focus was maximizing the open space by clustering development and minimizing traffic impacts. Rather than just using unit equivalents, types were identified to better project traffic generation. Mayor Williams stated he would like to again explore a gondola and cited the success in Telluride. Jim Hier added that the parking is set at 20% less than the LMC requirement to provide a disincentive for people to drive there and to use public transportation. There were differences of opinions expressed about the generation of traffic from guests at resort spas and/or hotels. Commissioner Jack Thomas also felt the gondola at Telluride is effective at moving people. The Mayor emphasized that this plan is very different as it is more spread out with no village concept. In response to a question from Tom Bakaly, Planner Robinson confirmed that there are 705 unit equivalents and 520 are committed to Pod A and B-1; 185 unit equivalents remain. Jim Hier emphasized that planning the project is a balancing act and there was discussion about maintaining the area of open space and conservation easements.

Mandy Scully, explained that when Talisker purchased the mining company, it analyzed the market to determine what was needed and concluded that Park City needs a true five-star hotel with a spa and extraordinary service; not condominiums. Having identified the need and looking at their properties, they felt that B-2 was the perfect location for a hotel next to the Empire Lodge. The area provides fantastic views but is very secluded, minimizing visual impacts from town. It is also felt that the mountain back-drop will work aesthetically for the hotel and after checking the Development Agreement, Talisker found that a hotel was contemplated. She spoke about their selection of The Athens Group/Montage over other high-end hotel chains and relayed their confidence that the hotel will be a good addition to Park City. The company is privately-owned and its commitment and outlook is long-term. Service is unique because *it feels relaxed and fun.* The company also works well with Deer Valley and is a good philosophical fit for all parties.

Jeff Maungham explained that The Athens Group is a development company specializing in resorts, including The Ritz-Carlton in Bachelor's Gulch, The Ritz-Carlton in San Francisco, Montage Resort & Spa in Laguna Beach, Four Seasons in Hawaii, and Lowe's outside of Tucson. These individual properties showcase their natural environment, which is the key to success, and have become a source of pride in their communities and a major economic contributor. He spoke about their relationship with Montage beginning with the development of its property in Laguna Beach, a second in Beverly Hills and it is hoped that Park City will be the site of the third Montage. He reiterated that Montage is privately-owned and not concerned with quarterly earnings; it is committed for the *long haul.* The project is contemplated as an all-seasons resort with 192 hotel rooms, 175 residential units built in two phases, a 3,500 square foot spa, 15,000 square foot meeting and function space, two restaurants, and an outdoor swimming pool. It is desired to begin construction next spring and open the hotel in late 2008.

Doug Clyde stated that this is an excellent site for a large building for a number of reasons. It is not visible from any of the sensitive lands vantage points selected by the Planning Commission in its review, and the steep mountain back-drop will frame the building. He felt the project conforms to the Development Agreement by being clustered; an 11% increase in density represents only three acres and he acknowledged their mistake in planning one of the lots. The document does not define a hotel room as a residential unit and the table should have a footnote, indicating that a hotel room equals one-quarter of a unit equivalent which is consistent with the LMC and with Hank Rothwell's understanding of the calculation. From an economic standpoint, hotel rooms do not generate real estate sales and unfortunately the agreement does not provide guidance with regard to counting them. The actual increase in total building space and volume is 11% of the total project and their analysis is defined and distinguishes from a hotel room and a dwelling unit. He emphasized that they have no intention of making these interchangeable uses and there will be a final fixed number; the major requested amendment to the Development Agreement is the increase in density.

Mandy Scully acknowledged that Talisker is seeking an additional 80 unit equivalents and pointed out that this is not a density transfer, but an open space issue. Over the past seven years, Park City has spent $20 million in open space acquisitions and the conservation easement will provide 3,000 acres, preserving the view shed, and from Talisker's perspective, there is significant public benefit with the donation. In response to a question from Joe Kernan, there was discussion about the location of lots contemplated for development in White Pine Canyon. It was explained that the lower floors will be hotel rooms and the upper floors will transition to residential; it is likely that Montage will manage the rentals. Marianne Cone asked the average room charge, and Mr. Maungham indicated $475 a night.

Mayor Dana Williams expressed his opinion that additional unit equivalents relate to a density transfer, not open space, and that no more units should be built at The Colony in White Pine Canyon. There should be a significant density reduction in Bonanza. The value of a conservation easement on property zoned for 1:60 on steep undevelopable property should be evaluated. He didn't feel the corner parcel at Quinns is appropriate for affordable housing and there needs to be a better plan. He is not in favor of two roads on Guardsman Pass and perhaps SR224 can be rerouted to accommodate the development. Jim Barth agreed with the Mayor's comments, specifically regarding Bonanza. Joe Kernan agreed and added that he doesn't have as much of a problem with White Canyon as he does with more traffic on Marsac Avenue. Commissioner Jack Thomas indicated that B-2 is a natural location for a hotel but density needs to be transferred and Bonanza is a logical choice. He is open to reconsidering the gondola concept to mitigate traffic impacts, but there is a lot to analyze. Bob Powers indicated that a convention facility is a needed amenity in town.

The Mayor asked for feed-back on reexamining the Development Agreement. Kay Calvert stated that she is not convinced that the hotel will generate traffic, especially if the hotel provides transportation for guests. Single family units would create more traffic because of day trips. She felt there are enough issues that the Agreement should be reopened. Jim Hier believes the Montage Hotel is a great project but if it requires 80 more unit equivalents, the Development Agreement has to be amended to pursue the application. The concept of dedicating open space without reducing density is not adequate and all entitlements should be considered together. Marianne Cone stated that traffic is her major concern and she would like to look at mass transportation, specifically the gondola. Candace Erickson felt that hotel units are dwelling units and if this and a transfer of density from Bonanza Flats are not negotiable for Talisker, then the Development Agreement should not be opened. She relayed on behalf of Commissioner Bruce Erickson, not in attendance, his major concerns about traffic. If density is increased, traffic must be mitigated.

Mayor Williams strongly felt that the Wasatch County Commission and the Snyderville Basin Planning Commission should be involved in discussions. Joe Kernan stated that he is interested in the gondola and a trails system as part of the project. Tom Bakaly understood that a majority of members are interested in opening the Development Agreement as long as transportation, specifically the gondola, is reviewed as well as a density transfer from Bonanza Flats to account for additional unit equivalents created by the hotel. Jim Hier clarified that equalization is not his priority as long as King Road is left alone. He continued that he believes the three Planning Commissioners in the room have a good feel for Council's direction and he doesn't support forming a task force at this time. The applicant should continue to work with staff and the Planning Commission on this project and the Snyderville Basin Planning Commission should be invited to the meetings to render input. Council member Hier pointed out that both Richardsons Flats and Bonanza Flats are outside the City limits but are addressed in the Development Agreement. The County should be involved as much as possible. Commission Chair Jim Barth interjected that it is helpful to hold these joint sessions.

4. Establishment and appointments to the IHC/Burbidge/USSA Task Force. Jonathan Weidenhamer explained the membership of the proposed board which will be charged with reviewing the project with the General Plan and analyzing the underlying zoning. Jim Hier requested that the task force also provide land use recommendations potential annexations in the area. Mark Harrington advised that this be a separate work item after this specific project review is complete. Council members agreed. Joe Kernan questioned the rationale for a Council member to chair the task force as opposed to the Planning Commission. Jim Hier and Candace Erickson offered to serve which was unanimously supported.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JULY 14, 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, July 14, 2005. Members in attendance were Dana Williams, Kay Calvert, Marianne Cone, Candace Erickson, Jim Hier, and Joe Kernan. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Cindy LoPiccolo, Election Officer; and Kirsten Whetstone, Planner.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

1. Council comments – Joe Kernan stated that he attended the Planning Commission meeting last night and has received comments about traffic delays related to the Cycling Fest. He reported that the Planning Commission forwarded a positive recommendation on the display of outdoor merchandise with the caveat that Council clarifies Subsection (c). He felt that the legislation is still unclear and suggested that staff meet with the merchants again. Jim Hier suggested the ordinance be scheduled under New Business to solicit input before a decision is made. With regard to the bike race, he recommended that the organizers better consider the interests and safety of neighboring communities and drivers and logistics could be improved. Jim Hier reported that these concerns are being addressed by the Chamber and the City. He thanked staff for holding the Leadership picnic and encouraged the public to participate in the program. He also attended a transportation meeting with officials from Summit County, Wasatch County, and our transit and planning staff. Mayor Williams reported on a visit from a youth delegation from Courchevel, France, our Sister-City, during the week. Marianne Cone also enjoyed the Leadership picnic and encouraged the public to participate in the excellent evening programs available at the Library.

2. Thank-you to All-America Cities delegation – Mayor Williams explained that 30 finalists competed in Atlanta in June, including Park City. The 18 member City delegation was a great representative mix, including representatives from the citizenship, School Board, Summit County, Chamber/Bureau, People's Health Center and Eccles Center. He acknowledged participants: Elisa Patterson, Briana Sardo, Marcela Rafide, Claudia Mejia, Sylvia Leavitt, Teri Orr, Dave Adamson, Mike Andrews, Monty Coates, Bill Malone, Tom Bakaly, Myles Rademan, Marianne Cone, David Chaplin, Phyllis Robinson, Sally Elliott, and Courtney Stern. He presented certificates of appreciation to participants attending the meeting.

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

1. Election update – Summit County Clerk Sue Follett explained that the Mayor and two City Council seats are up for election and advised that declarations of candidacy and absentee ballots will be handled by Election Officer Cindy LoPiccolo. The filing

period is July 15 to August 15. If registration information has changed, the form can be down-loaded from the Summit County website and obtained at a number of locations. Summit County has not contracted with a voting equipment vendor and is still investigating a number of options. She emphasized that the Board of County Commissioners will make the final decision on the selection. In response to a question from the Mayor about a time frame, Ms. Follett understood that the State is securing a contract with Diebold the first of August. At that time it will present the numbers to the County Commission who has the discretion to accept or reject the equipment and the funding. Candace Erickson expressed her desire for Park City to weigh in on the selection of equipment.

Kathy Dopp, resident and mathematician, stated that Lt. Governor Herbert selected the Diebold voting system for the State which is known to be insecure and flawed. The machinery is not compliant with standards for the disabled and the verifiable paper roll has never been tested. In addition, Diebold has never demonstrated any system for counting the paper roll record of ballots so votes can be counted independently from the equipment. She referred to research she previously distributed to Council members and shared information about the ability for people to hack into the central tabulator at the county election office where the votes are tallied. It has been proven that an election could be rigged using Diebold equipment by preloading votes for a certain candidates and subtracting votes for another candidate while passing all logic and accuracy tests and not raising any flags. Ms. Dopp urged Council not to be an early testing case for the Diebold system where there is no method to recover accurate counts when there are errors in the program. She urged Summit County to report detailed precinct level votes broken out by vote type, i.e., absentee, provisional, etc. to better detect suspicious results as there is wide-spread evidence of vote miscounts in many states. Information on conducting independent random audits of precincts to detect vote miscounts was distributed by Ms. Dopp. Even if the City has to purchase its own voting equipment, it will save money in the long run. If Diebold is Park City's choice, she advised that there be a requirement that Diebold divulge a public system for counting its paper ballots and have local computer technicians build the system prior to the elections. She reiterated the importance of conducting independent audits.

Candace Erickson thanked Ms. Dopp for her presentation and Mr. Hier asked that the IT Department review the data and formulate a recommendation that can be discussed at a work session and ultimately presented to the Summit County.

Election Officer Cindy LoPiccolo indicated that she spoke with Steve MacDonald in the State Election Division for an update. He indicated that the state is still in contract negotiations with Diebold and the equipment order submitted by the State per the RFP had to go through an inspection authorized by the United States Election Assistance Commission, which takes about 40 days to complete. Then the equipment is turned over to the EAC Board which assigns a number to each piece of equipment, thereby certifying it. When this is accomplished, the contract will be finalized.

This input was rendered later in the meeting, but appears here for ease of reference. Zeb Thomas, resident, stated that although EAC conducts extensive testing, it is very important that any selection have a verifiable paper trail. Diebold is especially vulnerable because it is Windows-based and requires updates, creating more opportunities for fraud.

2. Acquisition of Watts property on Park Avenue – Peter Roberts, Glory Hole Hot Glass Studio, stated that he will be out of town for about three weeks and wanted to express his continued interest in rehabilitating the Watts property. He has received significant donations from investors, his own financial portfolio has done well and he is now able to contribute to the project. Mr. Roberts spoke about working with a distillery to produce glass bottle reproductions, specifically the McPolin Bottling Works designs. The project has developed with commitments from the University of Utah and Westminster and he urged Council to favorably consider his proposal.

3. Traffic calming – Holiday Ranch Loop Road – Carolyn Frankenberg, Park Meadows resident, stated that on May 12, a group of residents on Holiday Ranch, Little Kate, and Lucky John met with Jerry Gibbs, and Officers Marty Howard and Phil Kirk to discuss traffic calming, specifically as it relates to children traveling to and from school. The streets are no longer safe for pedestrians. Ms. Frankenberg expressed her appreciation of the process and pointed out that the group has grown from 18 to about 50 citizens. She referred to information, distributed to Council, outlining neighborhood problems and solutions. Jerry Gibbs has been very responsive as has the entire traffic calming committee; there has been progress, including striping, signage, and enforcement. The number of citations issued has been significant and the speed trailers have been effective. She continued that these streets are dangerous thoroughfares because of speeding, and it is time for the City to look at the engineering. Mayor Williams relayed the reasons for setting up the traffic calming process and asked if it is going too slowly. Ms. Frankenberg indicated that they are in the second phase and understand that it would take two years before any improvements are made to Little Kate, and this is one of seven concerns. She discussed the safety benefits of having trails or other options for pedestrians.

Tanya Kinear, resident, expressed that the committee process is a good system, but she doesn't want it to sacrifice the safety of our children. She hoped that solutions can be expedited and emphasized that the intersection of Monitor and Little Kate should have a stop sign. The pick-up area at the school is also a critical issue.

Stacey Demolski, Lucky John Drive resident, pointed out that their list is not in any order and should be prioritized. She requested consideration of a sidewalk on one side of the street on Little Kate, realizing that it is expensive and disruptive. In response to a question from Jim Hier, she responded that her first priority is making Little Kate safe and to add a crosswalk behind the school where students are picked up.

Candace Erickson asked if the group is supportive of a sidewalk along Holiday Ranch Loop to the Racquet Club where there is a crossing to Monitor, which already has a sidewalk up to Lucky John and a sidewalk from Lucky John to the schools. Ms. Demolski responded that it is an option, but could not speak for the group. There was a negative reaction from the audience because the kids are used to walking Little Kate. Ms. Erickson emphasized that two-thirds of the sidewalk is already installed.

Cheryl Fox, resident, expressed her appreciation of the traffic calming process, but urged Council to take a more global look at a neighborhood that is built-out. *What worked ten years ago doesn't work now.* She spoke about not being eligible for free school bus service and felt that a sidewalk would offer another option.

Mark Conklin explained that he is a new Lucky John resident and is impressed by the number of pedestrians and joggers in the area at all hours. He felt that the speed trailers and children at play signs are helpful and encouraged Council to do something sooner rather than later.

Kurt Frankenberg, resident, agreed with Ms. Demolski's rating of the Little Kate problem. Bike lane striping is an improvement, but is still dangerous for young bikers to negotiate. There needs to be a wide bike lane or a sidewalk on one side of the street.

David Chaplin, 86 Prospect, extended his appreciation to the Council and staff for the Empire Pass soil removal mitigation plan, and specifically Jim Hier who placed additional conditions on the action. As a Board of Education member, he relayed that new projects within the School District are encouraged to install sidewalks. The District and the City are looking at ways to efficiently transport students. He pledged the School District's interest in improving safety for students. Jim Hier suggested considering the grassy area located between the Eccles Center and the football field as a pick-up and drop-off area. Marianne Cone discussed a bike safety class she and her husband conducted 20 years ago which was well received by the kids and easy to do. Mr. Frankenberg didn't feel that training is the issue, but rather the number of cars on the road because so many parents drive their children to school and he reiterated the growth experienced in the neighborhood over the years. Waiting two or three years is too long and the kids should be encouraged to walk and bike.

The Mayor stated that Council is very committed to improving safety but pointed out the many similar complaints throughout town. In his opinion, the solution is getting residents to drive the speed limit. Joe Kernan asked if citizens are involved in decisions. The City Manager explained that there is a traffic calming and a neighborhood policy for situations requiring technical analysis. In this instance, the neighborhood has been involved in the evaluation which is not typical. Park Meadows is a large area and its condition need to be compartmentalized to isolate specifics. He felt that this request is moving toward the neighborhood request policy and there will be recommendations for Council to consider in May 2006. In the meantime, staff will continue to work on short-term solutions, like enforcement and signs. Candace Erickson brought up the suggestion of lining up the driveway at the Racquet Club with Monitor. Kurt Frankenberg understood from Carol Potter of the Mountain Trails Foundation that funds are available through the Safe Routes for School Program. Marianne Cone brought up the challenges of acquiring easements through private property for a sidewalk. Jim Hier felt there should be a focus on connections to our trail system, especially to the City's new recreation complex. Joe Kernan encouraged the residents to prepare a petition for a sidewalk and/or gather needed information. He further recommended that staff look at the whole town and come up with a five-year plan for trail connections. Mayor Williams felt this is a major undertaking and suggested it would be more prudent for the City to understand what is involved in installing a sidewalk before getting the public involved in the process.

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

Marianne Cone, "I move to accept the work session notes and minutes of the meeting of June 30, 2005". Kay Calvert seconded. Motion unanimously carried.

V CONSENT AGENDA PUBLIC HEARINGS

1. Ordinance approving a condominium plat for Arrow Leaf, Park City, Utah **(motion to continue to August 4, 2005)** – The Mayor requested a motion to continue. Jim Hier, "I so move". Marianne Cone seconded. Motion unanimously carried.

2. Ordinance approving a plat amendment for 1439 Woodside Avenue, Park City, Utah **(motion to continue to August 4, 2005)** - The Mayor requested a motion to continue. Kay Calvert, "I so move". Marianne Cone seconded. Motion unanimously carried.

3. Ordnance approving a record of survey plat for Grand Lodge at Empire Pass, Park City, Utah **(motion to continue to August 4, 2005)** - The Mayor requested a motion to continue. Kay Calvert, "I so move". Candace Erickson seconded. Motion unanimously carried.

4. Ordinance approving the final record of survey plat for 1825 Three Kings Drive, Spiro Condominiums Buildings A – F, Park City, Utah – Planner Kirsten Whetstone explained that this request is Phase 1, including Buildings A – F, 38 residential units, three commercial units, and all of the parking for the uses included in the first phase. The Planning Commission forwarded a positive recommendation last night with the addition of Condition No. 9, which reads *the conflict with Building A shall be resolved to the satisfaction of the City Engineer as a condition precedent to the recordation of the plat.* The conflict is addressed in Finding No. 5, specifically the relocation of the Spiro bulkhead water line. The Mayor opened the public hearing. Hearing no comments, the public hearing was closed.

VI CONSENT AGENDA

Candace Erickson, "I move to approve Consent Agenda Items 1 and 2". Joe Kernan seconded. Motion unanimously carried.

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

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

VII NEW BUSINESS

Resolution establishing the IHC/Burbidge/USSA Annexation Task Force in Park City, Utah and appointment of two City Council members – Joe Kernan, "I move we approve the Resolution and appoint Jim Hier and Candace Erickson". Marianne Cone seconded with the proviso that Mr. Hier be appointed Chair. Motion carried unanimously.

VII 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 2:15 p.m. Members in attendance were Mayor Dana Williams, Kay Calvert, Marianne Cone, Candace Erickson, Jim Hier, and Joe Kernan. Staff present was Tom Bakaly, City Manager; and

Mark Harrington, City Attorney. Jim Hier, "I move to close the meeting to discuss personnel, property and litigation. Kay Calvert seconded. Motion carried unanimously.

The meeting opened at approximately 3:30 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

PARK CITY 1881

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 1881

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**

PLANNING DEPARTMENT

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.

Topic

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**

Background
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?**

<u>Hotel Rooms</u>

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?

<u>Alternatives for Process</u>

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
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Facsimile 435-615-1239

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

City Council
Staff Report

PARK CITY 1881

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

PLANNING DEPARTMENT

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:

SECTION 1. APPROVAL. 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:

Findings of Fact:

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.

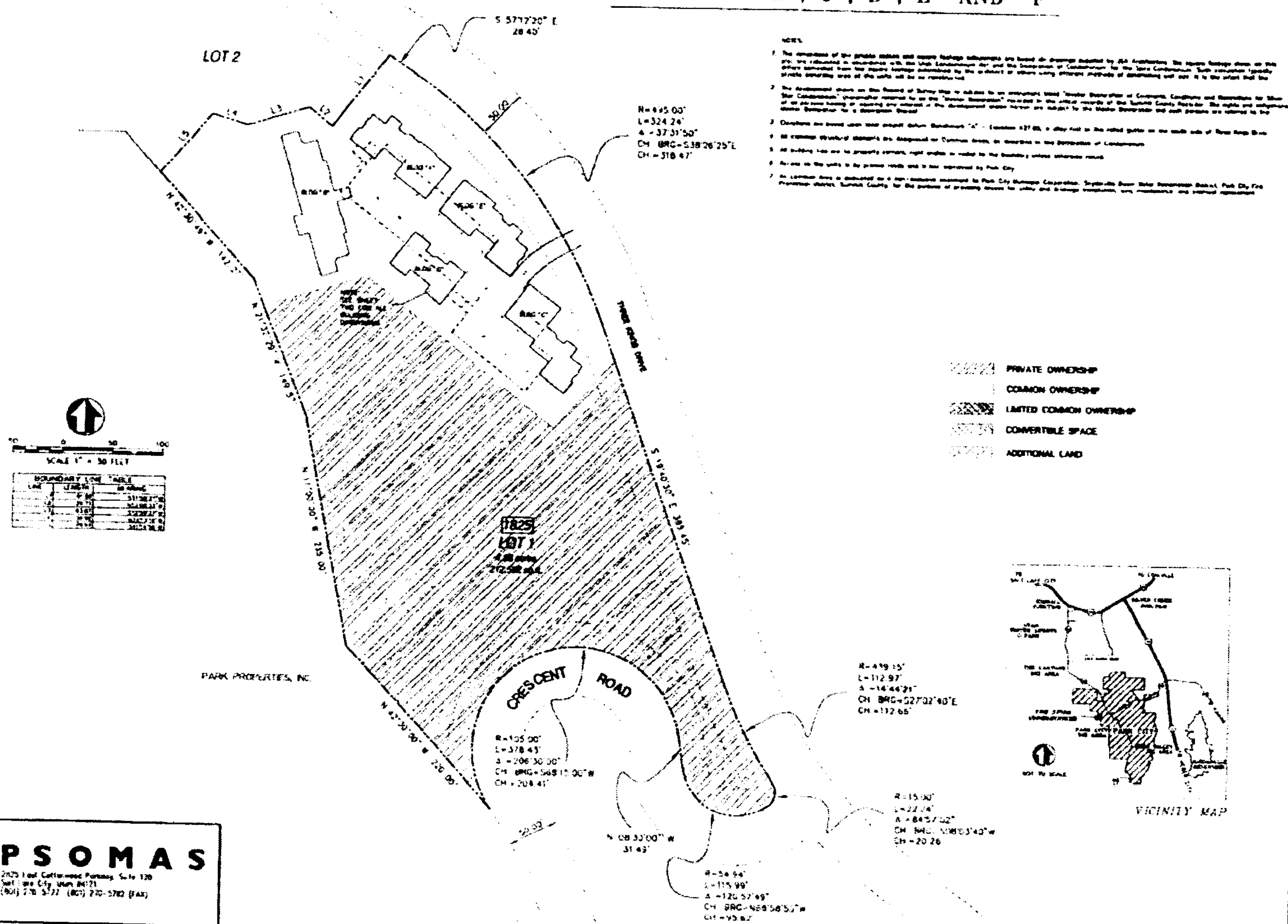
Conclusions of Law:
1. There is good cause for this Record of Survey.
2. The Record of Survey is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed Record of Survey, as 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"



PRIVATE OWNERSHIP
COMMON OWNERSHIP
LIMITED COMMON OWNERSHIP
CONVERTIBLE SPACE
ADDITIONAL LAND

SURVEYOR'S CERTIFICATE

BRIAN B. ARNOLD L.S. #187807 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.

Contains 4.88 acres

OWNER'S DEDICATION AND CONSENT TO RECORD

By ______
Title ______

ACKNOWLEDGMENT

State of ______
County of ______ ss

Notary Public
Residing at ______
My commission expires ______

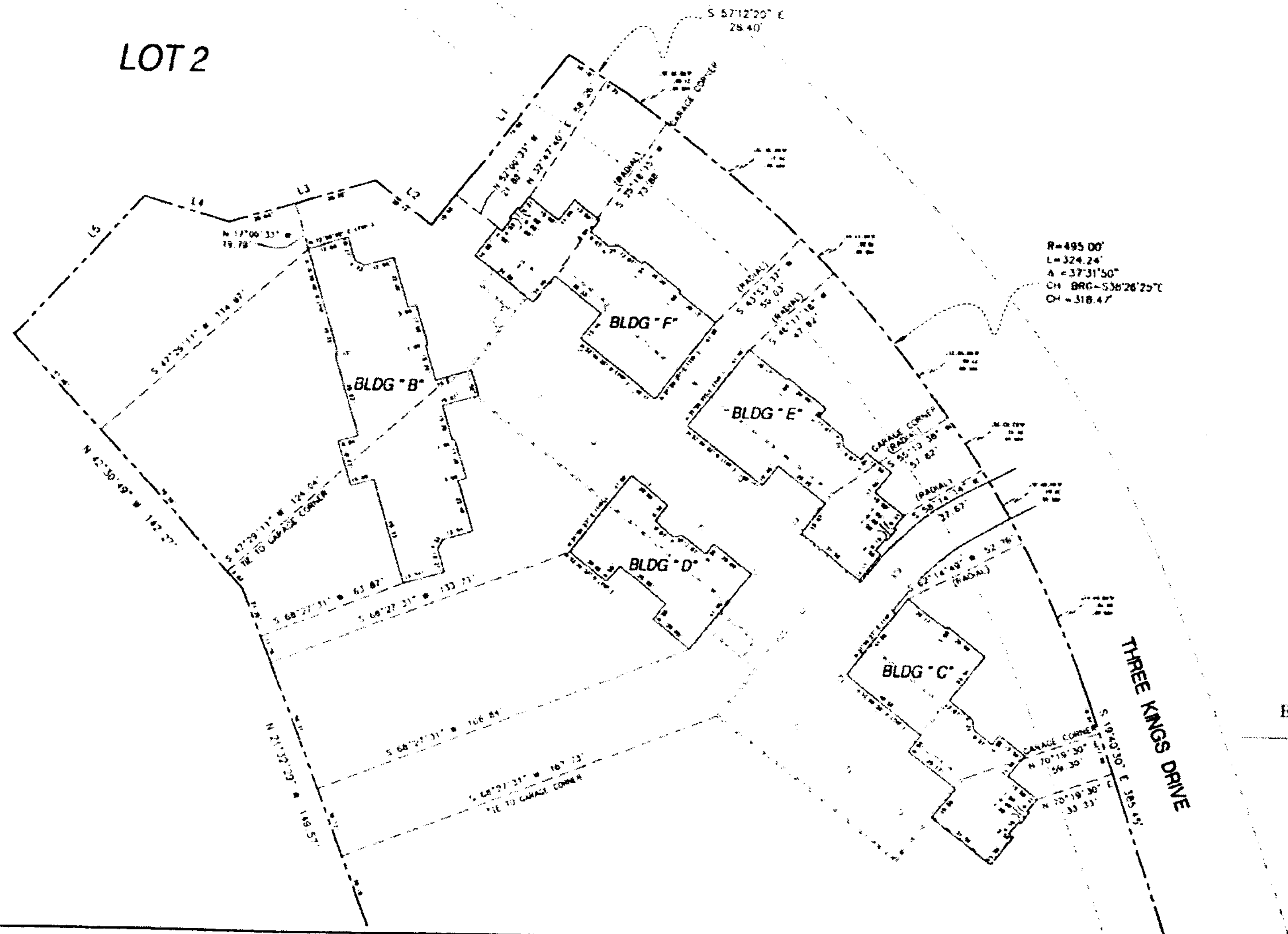
CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS
BUILDINGS "B","C","D","E", "F" AND PARKING GARAGE
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

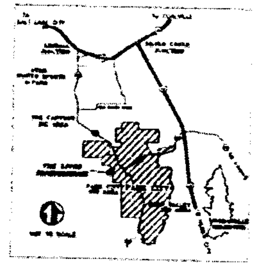
PSOMAS
2125 East Cottonwood Parkway, Suite 120
Salt Lake City, Utah 84121
(801) 270-5777 (801) 270-5782 (FAX)

39

SHEET 1 OF 17

SNYDERVILLE BASIN WATER RECLAMATION	PLANNING COMMISSION	CITY ENGINEER	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ______ DAY OF ______ 2005 A.D. BY ______ SBWRD	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ______ DAY OF ______ 2005. BY ______ CHAIRMAN	APPROVED AND ACCEPTED BY THE PARK CITY ENGINEERING DEPARTMENT THIS ______ DAY OF ______ 2005. ______ CITY ENGINEER	APPROVED AS TO FORM THIS ______ DAY OF ______ 2005. BY ______ PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ______ DAY OF ______ 2005. BY ______ PARK CITY RECORDER	APPROVED AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ______ DAY OF ______ 2005. ______ MAYOR	ENTRY NO. ______ BOOK ______ PAGES ______ STATE OF ______ COUNTY OF ______ RECORDED AND FILED AT THE REQUEST OF ______ COUNTY RECORDER





VICINITY MAP

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

SHEET 2 OF 17

RECORDED

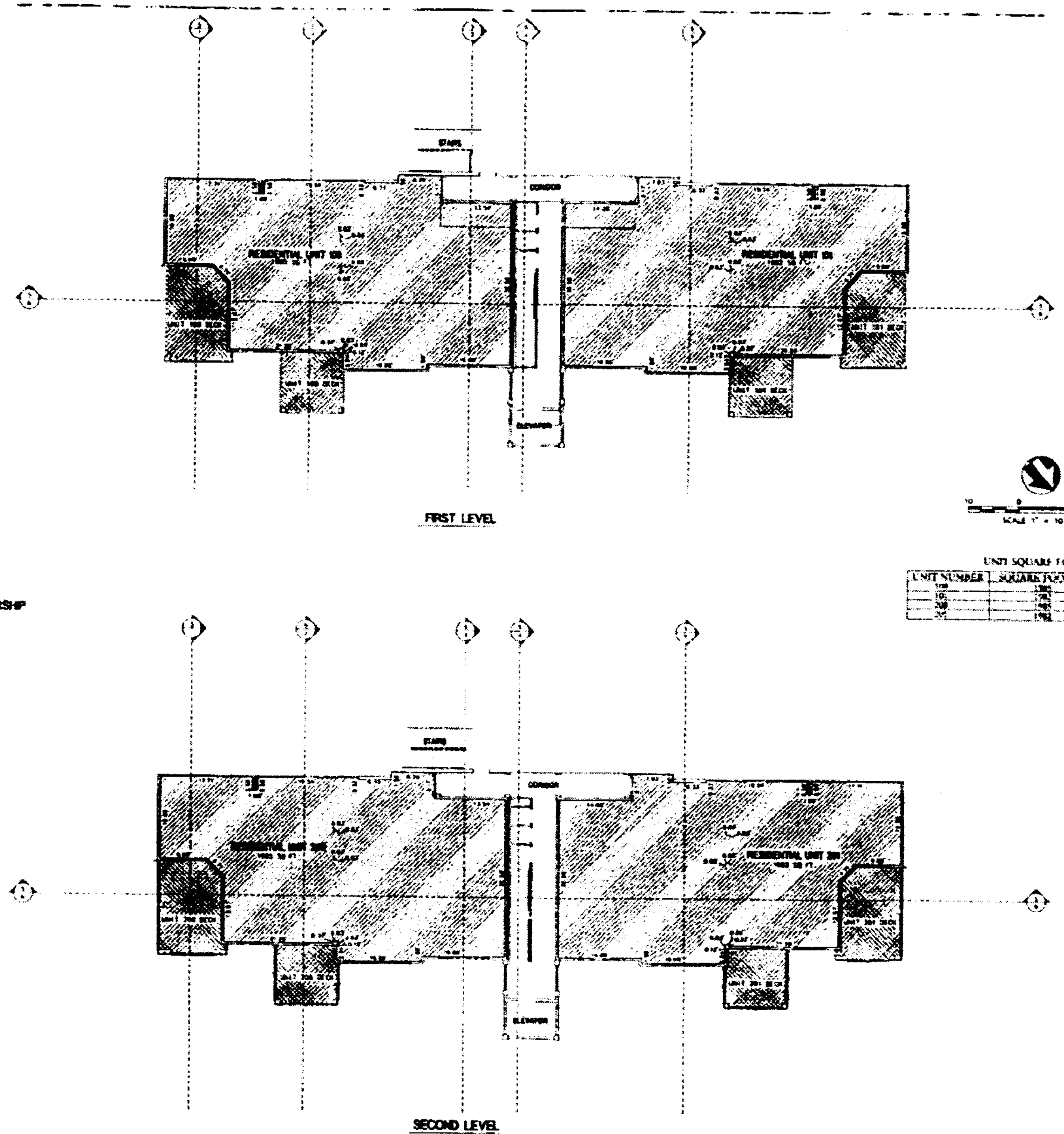
ENTRY NO ______ BOOK ______ PAGES ______

STATE OF ______

COUNTY OF ______

RECORDED AND FILED AT THE REQUEST OF ______

COUNTY RECORDER



PRIVATE OWNERSHIP
COMMON OWNERSHIP
LIMITED COMMON OWNERSHIP
CONVERTIBLE SPACE

SCALE 1" = 10 FEET

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
100	[illegible]	[illegible]
101	[illegible]	[illegible]
200	[illegible]	[illegible]
201	1982	[illegible]

CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS BUILDING "B"
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

SHEET 3 OF 17

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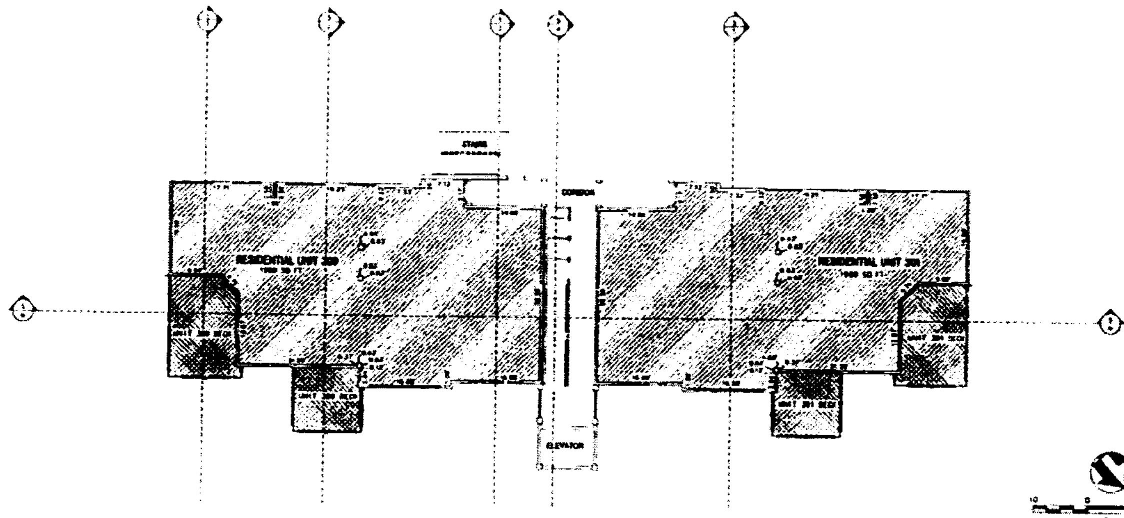
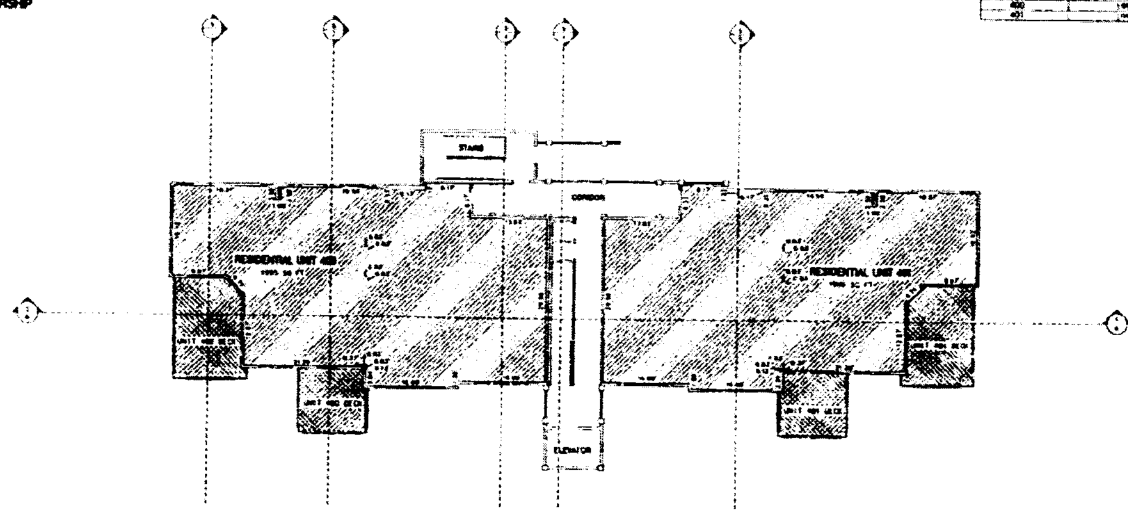
ENTRY NO. ______ BOOK ______ PAGES ______
STATE OF ______
COUNTY OF ______
RECORDED AND FILED AT THE REQUEST OF: ______
COUNTY RECORDER



THIRD LEVEL

PRIVATE OWNERSHIP
COMMON OWNERSHIP
LIMITED COMMON OWNERSHIP
CONVERTIBLE SPACE



FOURTH LEVEL

SCALE 1" = 10 FEET

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
300	1780	[illegible]
301	[illegible]	[illegible]
400	[illegible]	[illegible]
401	[illegible]	[illegible]

CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS BUILDING "B"

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION [illegible], TOWNSHIP 2 SOUTH, RANGE [illegible] 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:
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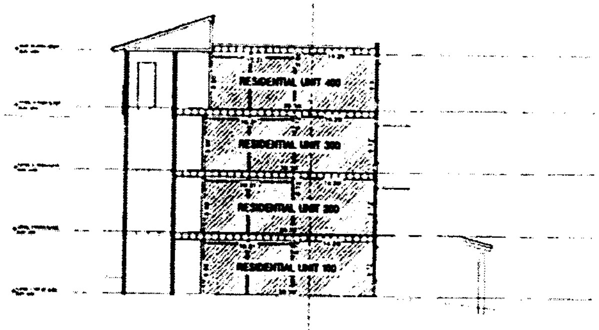
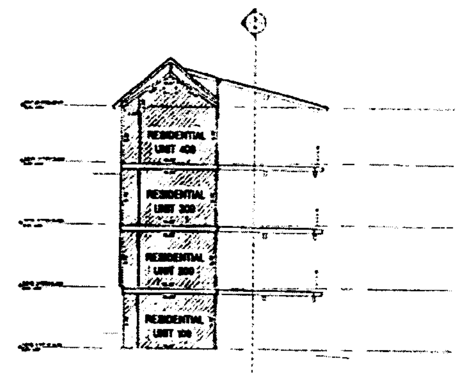
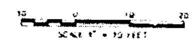
COUNTY RECORDER



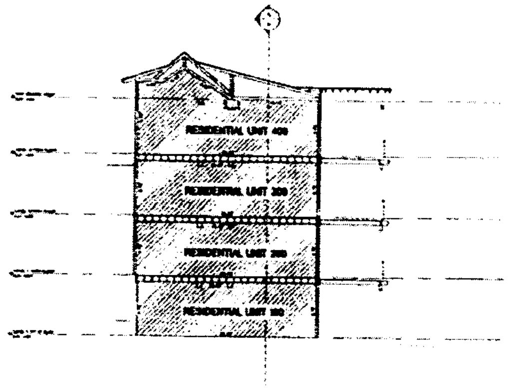
SECTION S-3



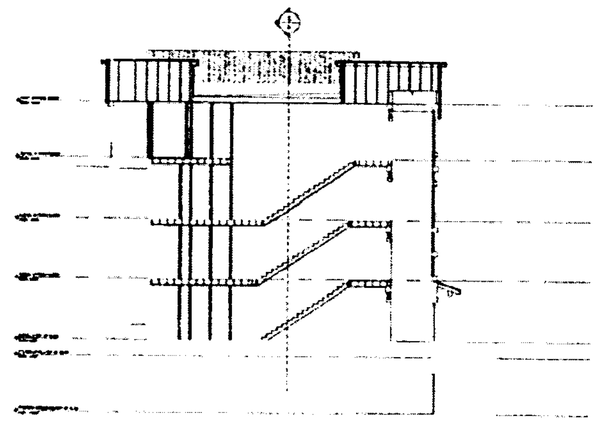
SECTION S-1



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 [illegible],
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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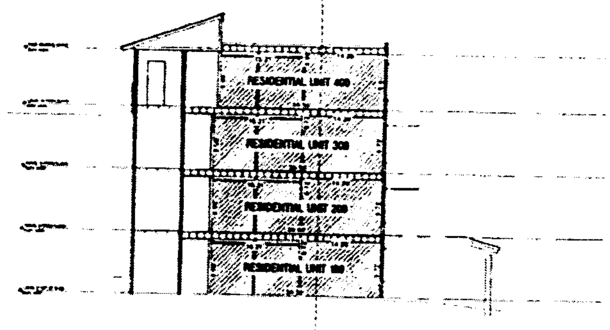
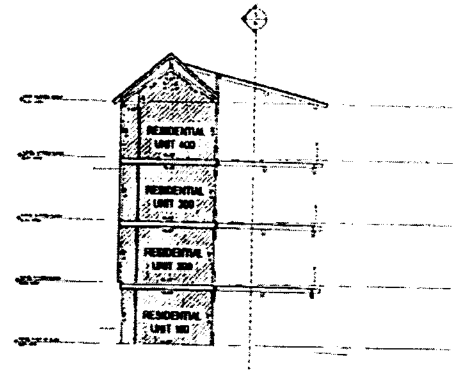
COUNTY RECORDER

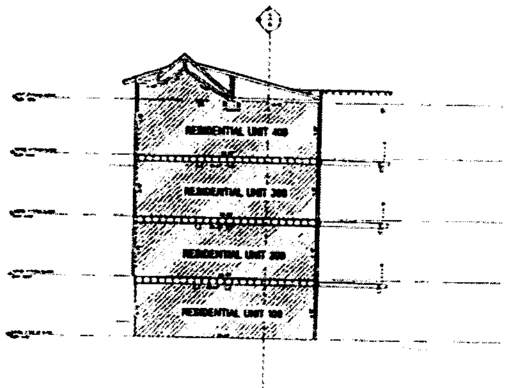


SECTION S-3

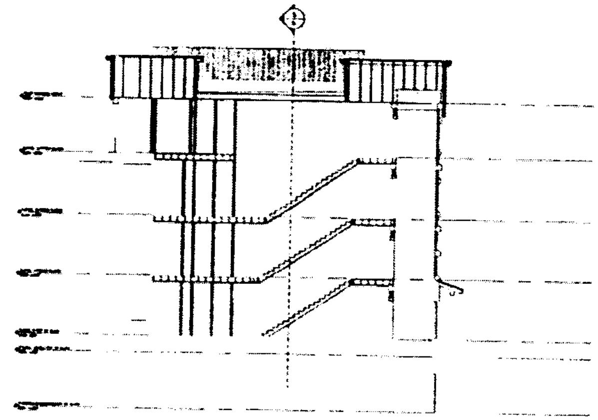


SECTION S-1

PRIVATE OWNERSHIP
COMMON OWNERSHIP
LIMITED COMMON OWNERSHIP
CONVERTIBLE SPACE



SECTION S-2



SECTION S-4

CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS
BUILDING "B"

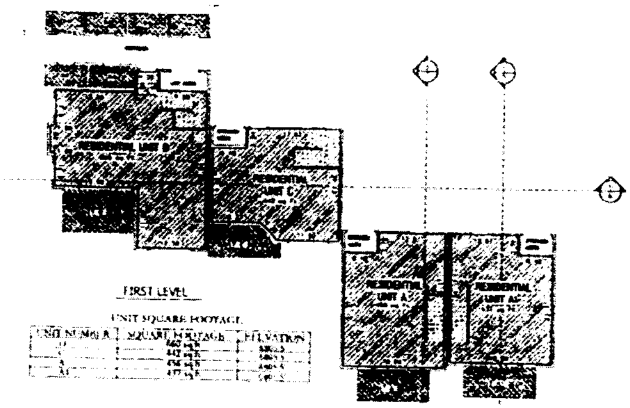
A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, 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 ______

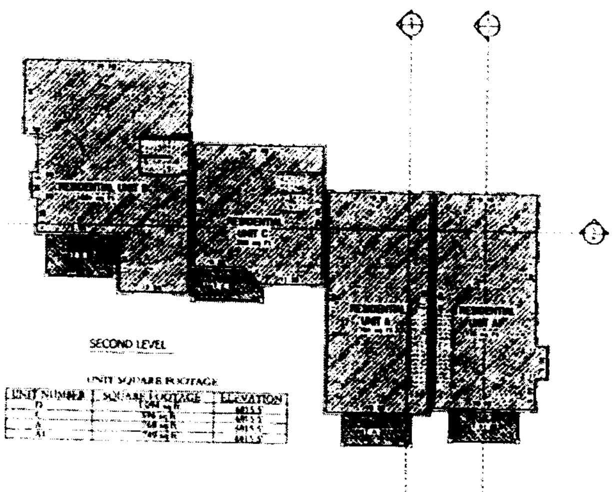
COUNTY RECORDER



FIRST LEVEL

UNIT SQUARE FOOTAGE

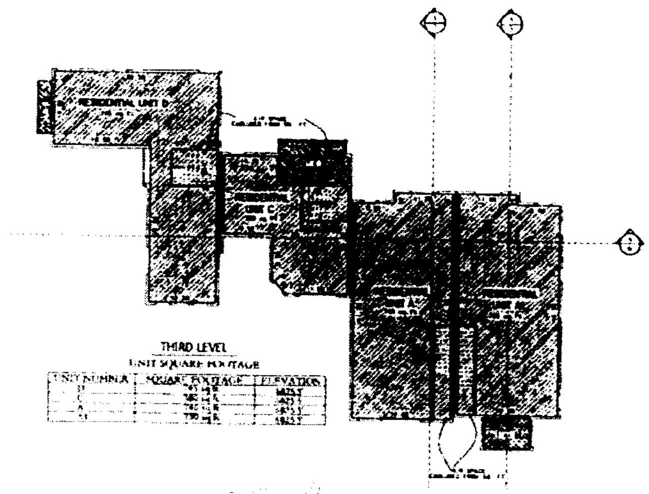
UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
D	443 sq ft	[illegible]
C	442 sq ft	[illegible]
A	456 sq ft	[illegible]
A1	477 sq ft	[illegible]



SECOND LEVEL

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
D	1344 sq ft	6815.5
C	598 sq ft	6815.5
A	768 sq ft	6815.5
A1	769 sq ft	6815.5



THIRD LEVEL

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
D	765 sq ft	6825.5
C	582 sq ft	6825.5
A	782 sq ft	6825.5
A1	750 sq ft	6825.5

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 4, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

SHEET 7 OF 17

RECORDED

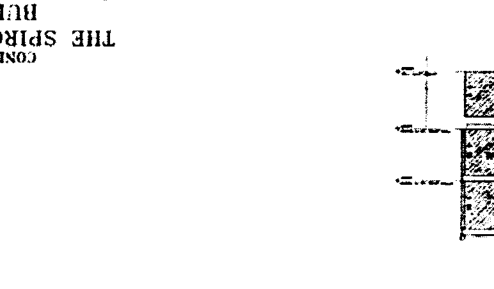
ENTRY NO. ______ BOOK ______ PAGES ______

STATE OF ______

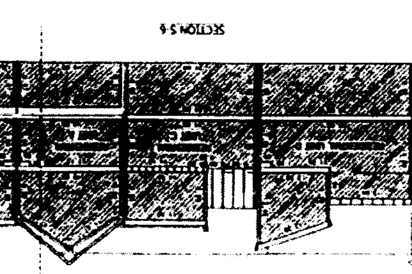
COUNTY OF ______

RECORDED AND FILED AT THE REQUEST OF ______

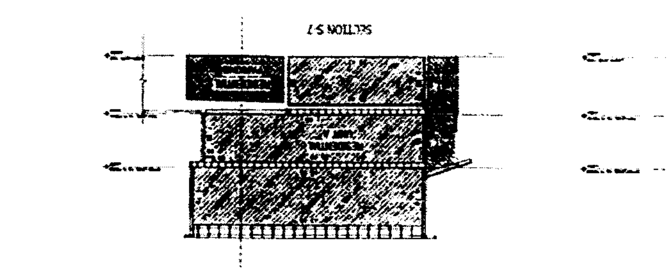
COUNTY RECORDER



SECTION S-5



SECTION S-7



SECTION S-6

SCALE 1" = 10 FEET

- PRIVATE OWNERSHIP
- COMMON OWNERSHIP
- LIMITED COMMON OWNERSHIP
- CONVERTIBLE SPACE

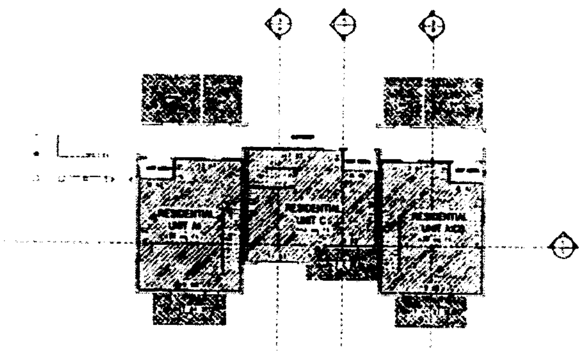
CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS BUILDING "C"

A UTAH CONDOMINIUM PROJECT

SHEET 8 OF 17

RECORDED

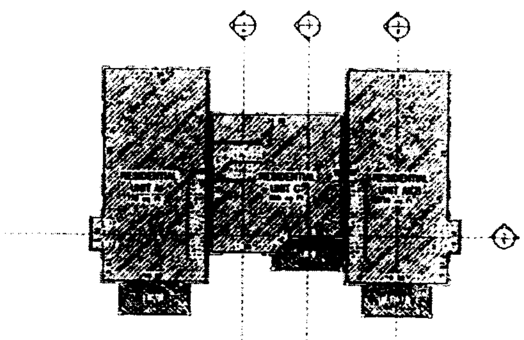
COUNTY RECORDER



FIRST LEVEL

UNIT SQUARE FOOTAGE

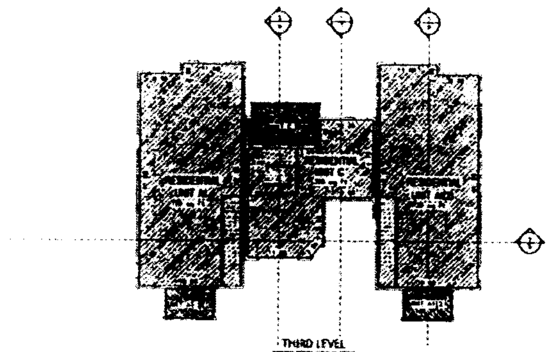
UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
C	[illegible]	[illegible]
A1	[illegible]	[illegible]
A1/2	[illegible]	[illegible]



SECOND LEVEL

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
C	[illegible]	[illegible]
A1	[illegible]	[illegible]
A1/2	[illegible]	[illegible]



THIRD LEVEL

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
C	[illegible]	[illegible]
A1	[illegible]	[illegible]
A1/2	[illegible]	[illegible]

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 6, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

SHEET 9 OF 17

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STATE OF ______

COUNTY OF ______

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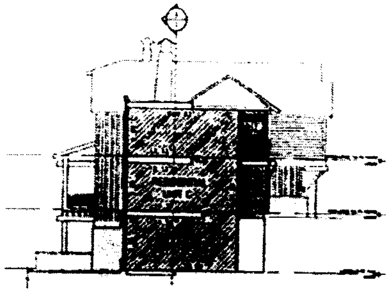
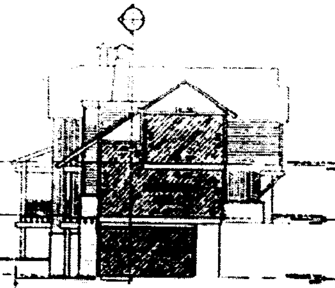
COUNTY RECORDER



SECTION 5-6



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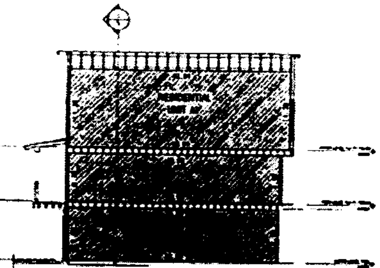

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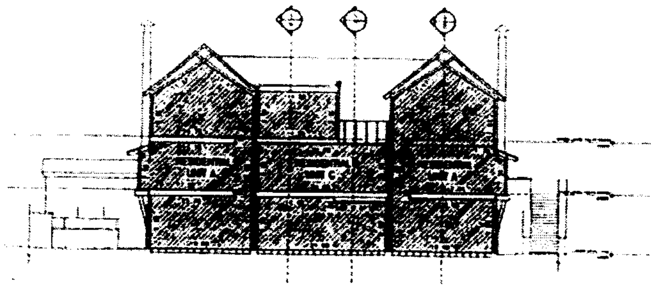

SECTION 5-5

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 6, 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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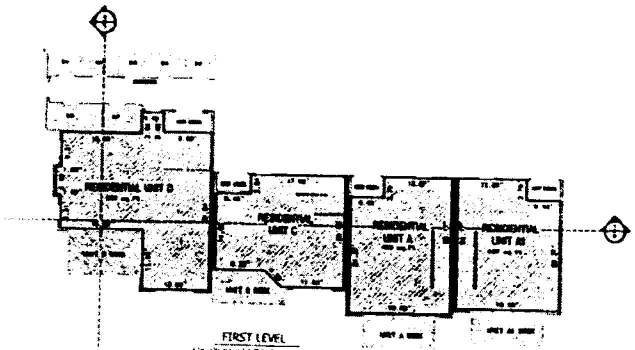
COUNTY RECORDER

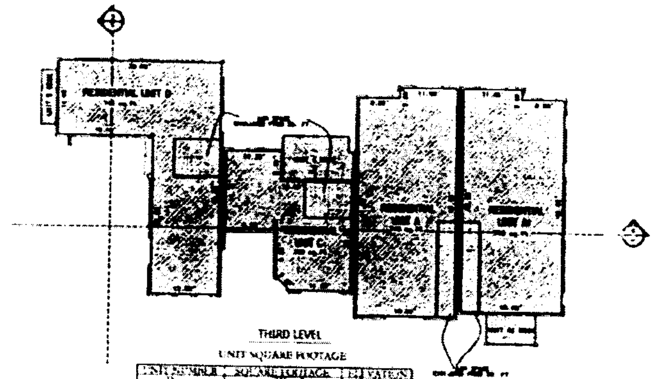


FIRST LEVEL
UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

SECOND LEVEL
UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]



THIRD LEVEL
UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
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[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

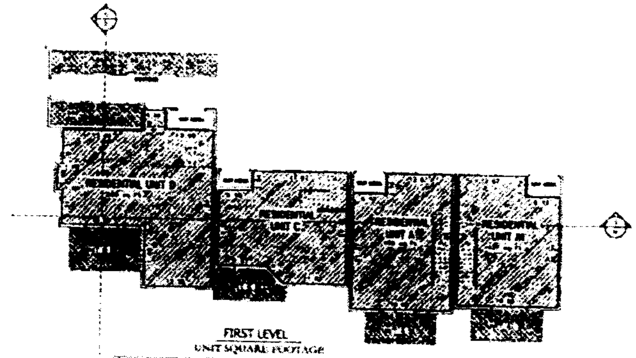
SCALE 1" = 10 FEET

PRIVATE OWNERSHIP
COMMON OWNERSHIP
LIMITED COMMON OWNERSHIP
CONVERTIBLE SPACE

CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS
BUILDING "E"
A UTAH CONDOMINIUM PROJECT

SHEET 11 OF 17

RECORDED



FIRST LEVEL

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
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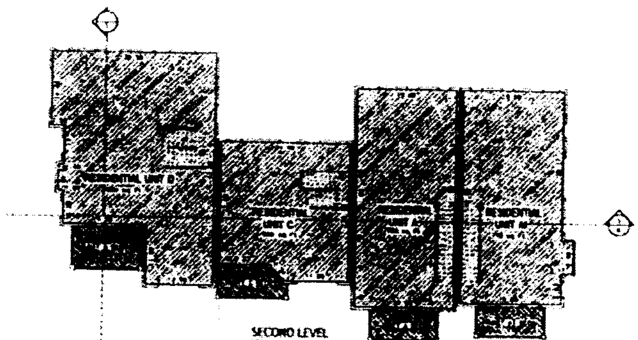
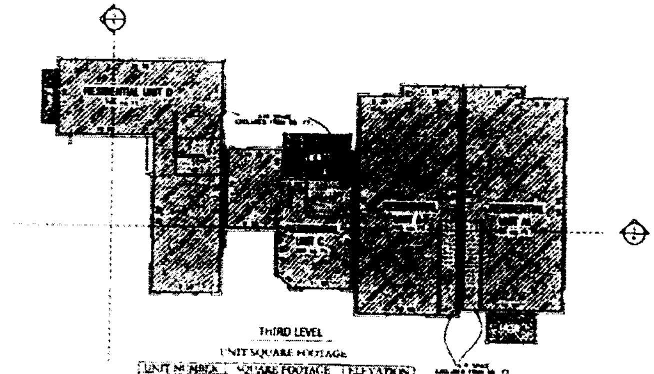
C	[illegible] sq ft	[illegible]
A	456 sq ft	[illegible]
A1	457 sq ft	[illegible]



SECOND LEVEL

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
D	[illegible] sq ft	[illegible]
C	[illegible] sq ft	[illegible]
A	[illegible] sq ft	[illegible]
A1	[illegible] sq ft	[illegible]



THIRD LEVEL

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
D	[illegible] sq ft	[illegible]
C	[illegible] sq ft	[illegible]
A	[illegible] sq ft	[illegible]
A1	[illegible] sq ft	[illegible]

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 [illegible], TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

SHEET 11 OF 17

RECORDED

ENTRY NO. ______ BOOK ______ PAGES ______

STATE OF ______

COUNTY OF ______

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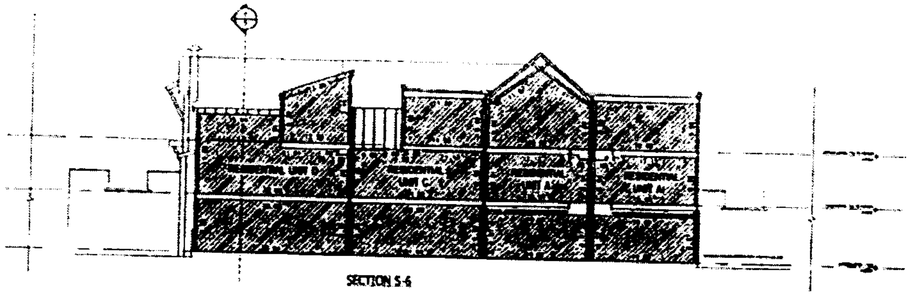
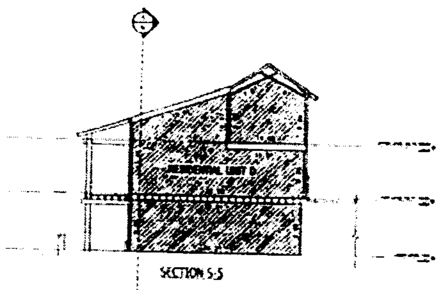
COUNTY RECORDER



SECTION S-6



SECTION S-5

SCALE 1" = 10 FEET

PRIVATE OWNERSHIP

COMMON OWNERSHIP

LIMITED COMMON OWNERSHIP

CONVERTIBLE SPACE

CONDOMINIUM PLAT

THE SPIRO CONDOMINIUMS BUILDING "E"

A UTAH CONDOMINIUM PROJECT

SHEET 12 OF 17

RECORDED

ENTRY NO. ______ BOOK ______ PAGES ______

STATE OF ______

COUNTY OF ______

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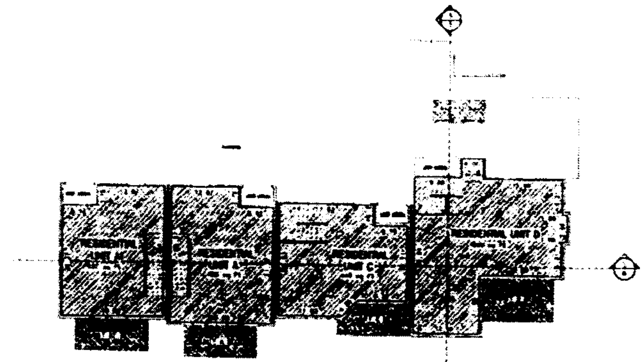
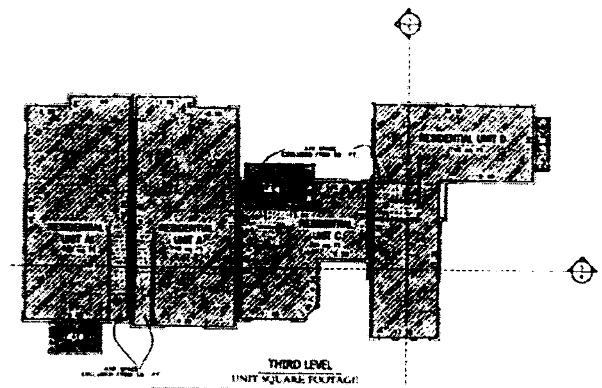
COUNTY RECORDER



FIRST LEVEL

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
[illegible]	[illegible] sq ft	[illegible]
[illegible]	[illegible] sq ft	[illegible]
[illegible]	[illegible] sq ft	[illegible]
[illegible]	[illegible] sq ft	[illegible]



THIRD LEVEL

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
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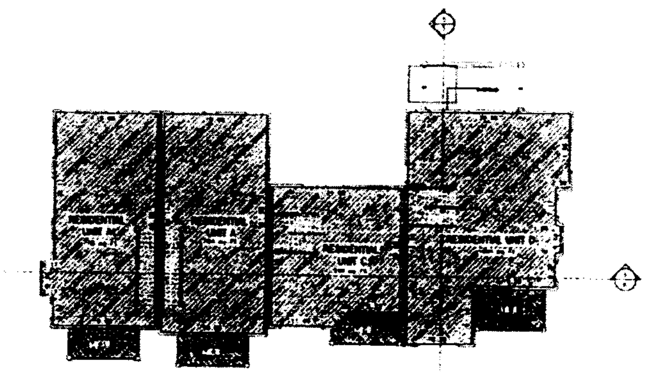
[illegible]	[illegible] sq ft	[illegible]
[illegible]	[illegible] sq ft	[illegible]
[illegible]	[illegible] sq ft	[illegible]



SECOND LEVEL

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
[illegible]	[illegible] sq ft	[illegible]
[illegible]	[illegible] sq ft	[illegible]
[illegible]	[illegible] sq ft	[illegible]
[illegible]	[illegible] sq ft	[illegible]

PRIVATE OWNERSHIP

COMMON OWNERSHIP

LIMITED COMMON OWNERSHIP

CONVERTIBLE SPACE

CONDOMINIUM PLAT

THE SPIRO CONDOMINIUMS
BUILDING "F"

A UTAH CONDOMINIUM PROJECT

SHEET 13 OF 17

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ENTRY NO. ______ BOOK ______ PAGES ______

STATE OF ______

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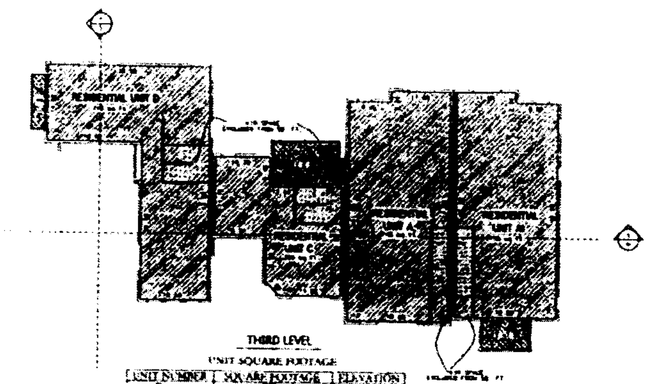
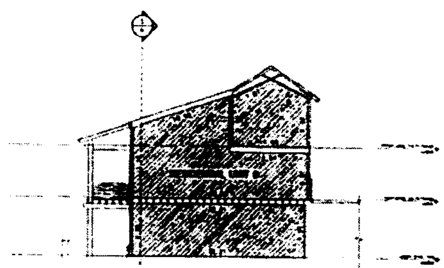
COUNTY RECORDER



THIRD LEVEL

UNIT SQUARE FOOTAGE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
D	[illegible] sq ft	[illegible]
C	[illegible] sq ft	[illegible]
A	[illegible] sq ft	[illegible]
[illegible]	[illegible] sq ft	[illegible]



SECTION 5-5

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 4, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

SHEET 14 OF 17

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ENTRY NO. ______ BOOK ______ PAGES ______

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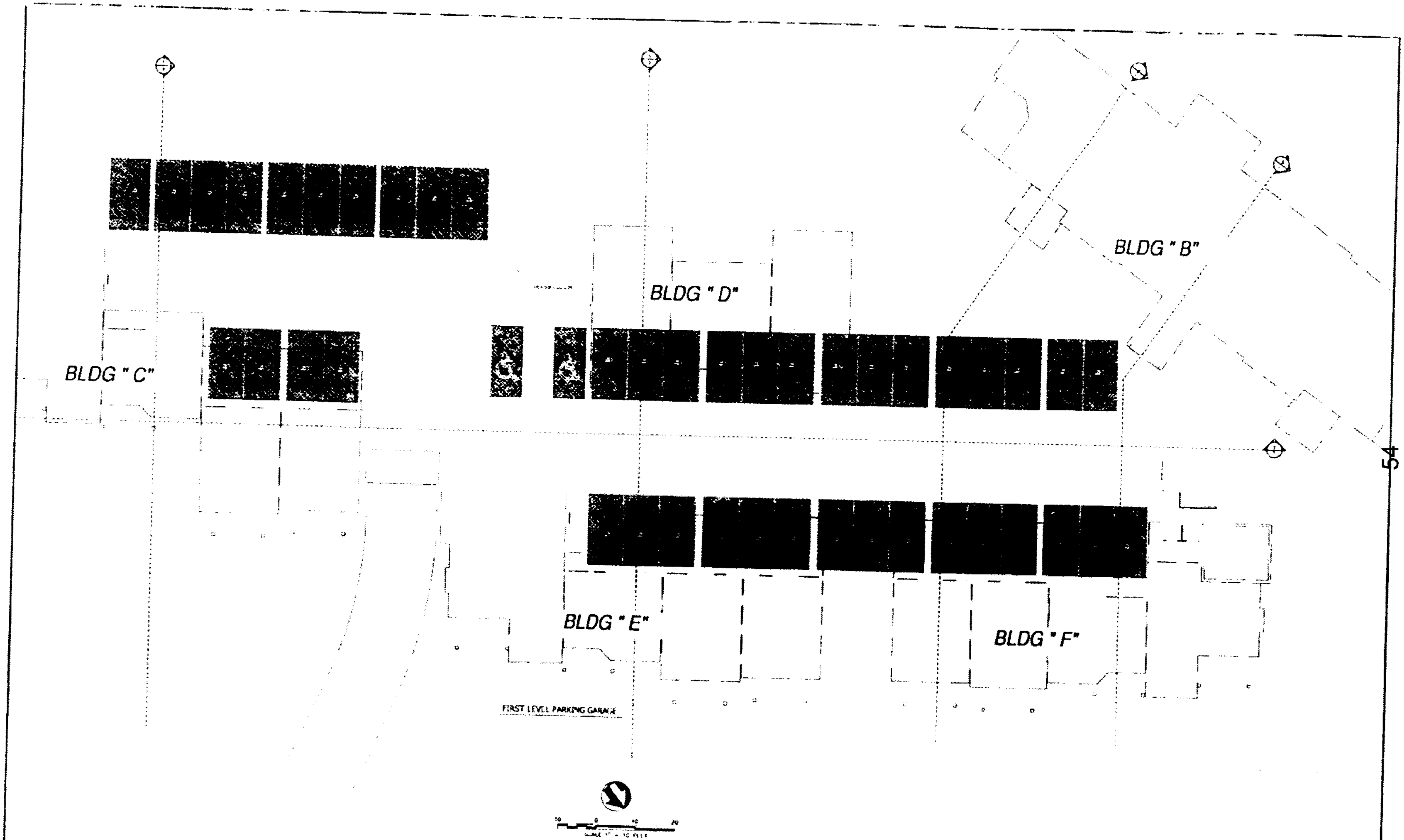
COUNTY RECORDER



PRIVATE OWNERSHIP
COMMON OWNERSHIP
LIMITED COMMON OWNERSHIP
CONVERTIBLE SPACE

CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS PARKING GARAGE
A UTAH CONDOMINIUM PROJECT

SHEET 15 OF 17

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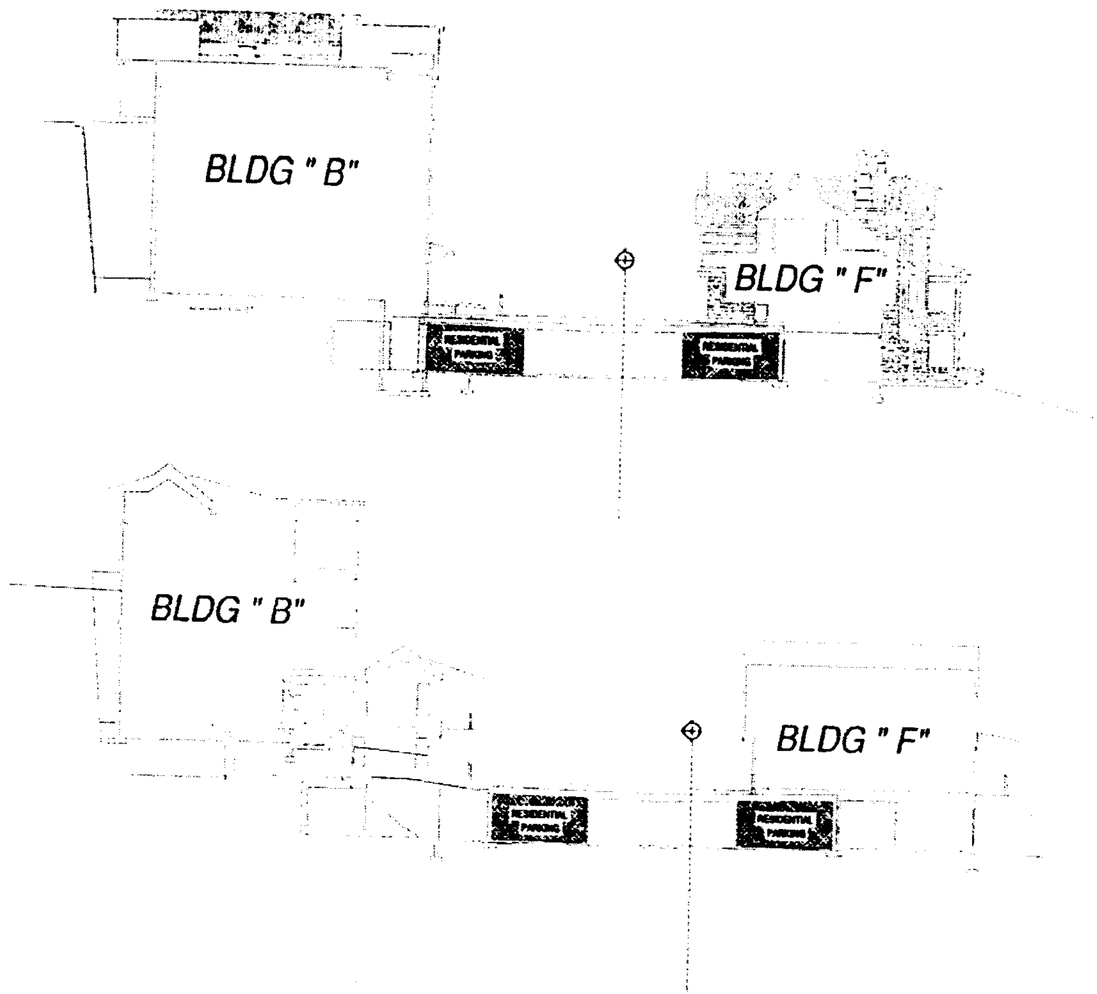
COUNTY RECORDER



PRIVATE OWNERSHIP
COMMON OWNERSHIP
LIMITED COMMON OWNERSHIP
CONVERTIBLE SPACE

CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS
PARKING GARAGE
A UTAH CONDOMINIUM PROJECT

SHEET 16 OF 17

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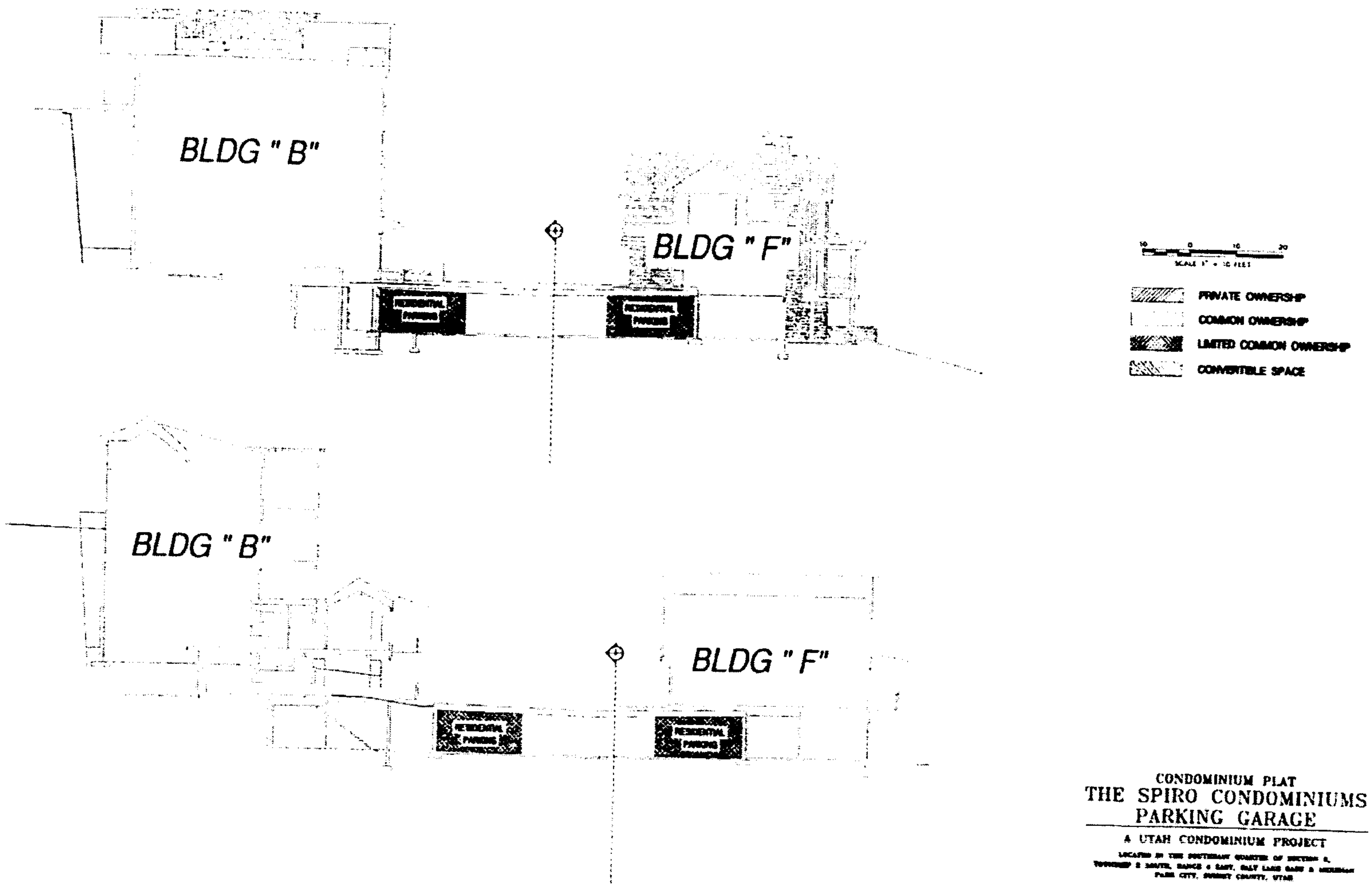
COUNTY RECORDER



CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS
PARKING GARAGE

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 17 OF 17

RECORDED

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

City Council Staff Report

PARK CITY 1884

ECONOMIC DEVELOPMENT AND CAPITAL PROJECTS

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**

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.

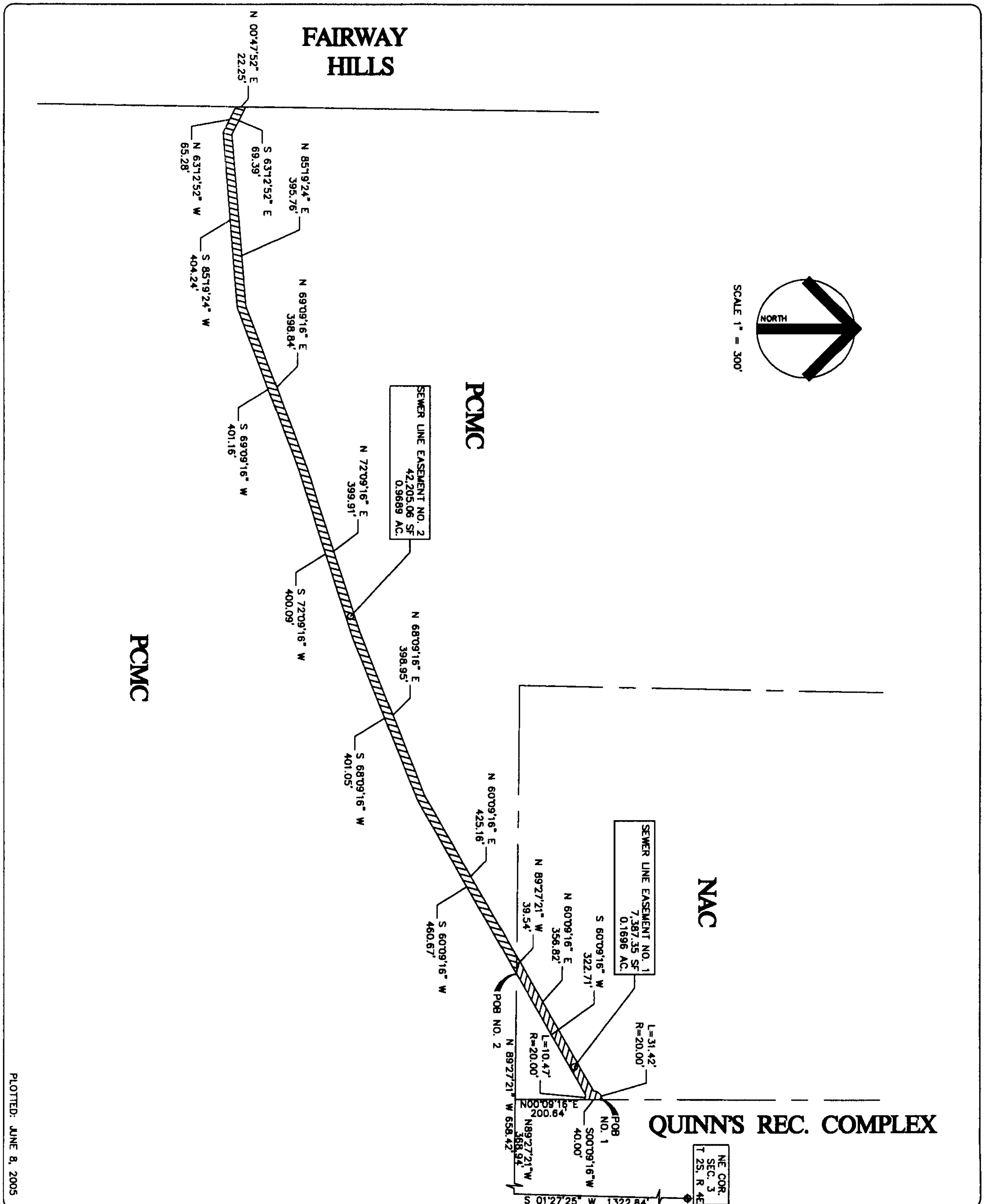
Recommendation:
Staff recommends that the City Council grant the non-exclusive utility easement to the Snyderville Basin Water Reclamation District (SBWRD) for the purpose of the construction, reconstruction, operation, maintenance and repair of an underground pipeline for the collection and transportation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

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

REVISIONS		
DATE	BY	COMMENTS

Evergreen Engineering, Inc.

Civil Engineering • Land Surveying • Land Planning

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City Council
Staff Report

PARK CITY 1881

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