PARK CITY
1884

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
APRIL 16, 1998

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, April 16, 1998.

AGENDA

Closed Session - City Council Work Session Room - Main Level

3:15 p.m. Property acquisition

Work Session - City Council Chambers - Lower Level

4:15 p.m. Council questions/comments
4:45 p.m. Information briefing, Resource 2000, a volunteer community service network
5:00 p.m. The Canyons presentation
5:45 p.m. Review of regular meeting

Regular Meeting - City Council Chambers - Lower Level

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

1. Intermodal transit center - Bruce Erickson

2. Lighting ordinance - Richard Jaffa

III COMMUNICATIONS FROM COUNCIL AND STAFF

IV CONSENT AGENDA

Extension of expiration date for Settlers Ridge Condominium Record of Survey

V ADJOURNMENT

A Redevelopment Agency will convene

PARK CITY REDEVELOPMENT AGENCY
SUMMIT COUNTY, UTAH
APRIL 16, 1998

PUBLIC NOTICE IS HEREBY GIVEN that the Redevelopment Agency of Park City, Utah will hold a public meeting, at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes described below on Thursday, April 16, 1998 immediately following the adjournment of the Municipal Building Authority Meeting.

AGENDA

I ROLL CALL

II PUBLIC INPUT

III MINUTES OF MEETING OF JANUARY 15, 1998

IV CONSENT AGENDA

Ratification of acquisition of the Anne L. Offret property, located at 1240 and 1260 Park Avenue

V ADJOURNMENT

Posted: 4/13/98

PARK CITY
1884

PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
APRIL 16, 1998

Present: Mayor Brad Olch; Council members Hugh Daniels; Roger Harlan; Shauna Kerr; Chuck Klingenstein; and Paul Sincock

Toby Ross, City Manager; and Nora Shepard, Special Projects Manager

Bill Gorton, Resource 2000; Blaise Carrig and Randy Cassidy of American Skiing Company

1. **Council questions and comments.** Hugh Daniels reported that he attended an interagency meeting yesterday. Topics of discussion included School District boundary changes for the elementary schools, budgets, diversity in the community, and the Olympics. Chuck Klingenstein felt it appropriate to name Hal Compton as Park City Historian Laureate and Council supported the idea. Paul Sincock thanked David Luber of Deer Crest for the tour of the project area. He also thanked Frank Bell and Myles Rademan for the Olympic debriefing meeting held on Monday. Roger Harlan discussed the Friends of the Library's annual luncheon. He added that the Parks and Recreation Board is currently tabulating a survey on recreational preferences of the community where trails and open space have been identified as popular priorities.

2. **Information briefing, Resource 2000, a volunteer community service network.** Bill Gorton explained that Resource 2000 is a product of Leadership 2000. It's a volunteer organization that taps a network of community expertise and the purpose is to assist community projects and problem solving. He explained that this is not a single purpose organization but is project oriented which makes it unique. The Chamber/Bureau was helpful in providing a list of Leadership 2000 applicants. There are over 50 members and the expertise varies from doctors, lawyers, to interested citizens. The criteria for accepting projects includes that the project be specific, must have a beginning and end, the network must have the required expertise to assist, and the project must benefit the community. He stated that this is the first public statement about the organization and there will be presentations before the Summit County Commissioners, various planning commissions, and other agencies. Paul Sincock asked if Mr. Gorton could give some examples of community projects. Mr. Gorton noted that they could form a limited liability corporation for a specific assignment, or could obtain liability umbrella coverage provided by the agency. The focus would be non-commercial, governmental and municipal agencies. The Mayor thanked Mr. Gorton for his efforts.

3. **Review of regular meeting.** There were no comments.

4. The Canyons presentation. Nora Shepard reported that The Canyons has made several presentations and she has been attending all of the Summit County Planning Commission meetings. She felt that the Planning Commission is making progress toward identifying the issues and the process and is pleased about the direction they are taking. A letter will be sent from the Community Development Department, raising issues similar to those of the Park City Mountain Resort's base development and Flagstaff.

Blaise Carrig of the American Skiing Company stated that they desire to develop The Canyons into a world class destination resort where the primary attraction is skiing and mountain recreation supported by a base village. They are looking to build "warm" beds; beds that are used for three to five day stays on rotation. In accordance with the Snyderville Basin General Plan, they have been asked to put together as many contiguous land owners together as possible to have a "Specially Planned Area" (SPA) so there are fewer applications. The plan would be more harmonious as opposed to individual applications, designs, and ideas. Mr. Carrig pointed out that this has been one of the challenges of the project and also leading to a misunderstanding of the number of units that The Canyons is proposing. There are units that The Canyons is proposing and the beds that the contiguous land owners are proposing which is a variety of products from some destination lodging up to and including primary residential. The overall numbers presented to the County are in phases; the first phase being one through three. This is the phase that they are seeking a specific approval in terms of vested rights and then they are applying for conceptual approval for the remainder of the project. There will be benchmarks for a number of critical areas that would have to be achieved before they can move into the vesting for the second phase of the project. There is a third phase of the project for years ten to fifteen and they presented the global view of potential build-out of the resort and contiguous lands. Mr. Carrig added that they also presented densities for the adjacent land owners in the SPA based on what they think their densities should be. The numbers start at the highest point and they have to work through the process with the Planning Commission in terms of their proximity to the resort as well as the contributions that their lands are making to the SPA. One of the reasons the SPA process is appealing is that there are some community benefits and goals that the County has, like enhancing the entry corridor adjacent to the Osguthorpe, Gaddis, IHC, and The Canyons properties. The densities received has some relationship to what land they place into the buffer.

Through illustration of renderings, Mr. Carrig explained the existing lifts and expansion plans. He stated that they received input from the back-country community and have been meeting with them for three weeks in terms of how this development works for everyone. He described the snow making areas and plans for on-mountain skiers lodges. The village plan is the core of the base development and a rendering illustrated a 15 year plan which will be phased. There will be a significant buffer area between SR224 and the Red Pine Condominiums. There is a golf course proposal for the area, but The Canyons doesn't own the property. In response to a question from Chuck Klingenstein, Mr. Carrig noted that the Grand Summit Hotel has a peak point of nine stories but its average height is about five stories. Because the building pad drops away, the actual roof height is only a story higher than the existing lodge and the view of the mountain is protected. Ms. Shepard interjected that it is about the same size as Building A of the Park City Mountain Resort. It is uncertain if skier parking will be in a structure, but there will be underground parking for buildings. The village is solely pedestrian and Mr. Carrig described the circulation plan. The street level accommodates The Canyons' retail operations. There is an ice skating river concept which meanders throughout the village. He described the architecture of buildings, and the ownership of the condominiums. People buy 13 weeks with monthly intervals and usually use it for two and a half weeks; the remainder is placed into a rental pool. It is anticipated that the conference ballroom will seat over 1,000 for people for dinner.

Mr. Carrig explained that they inherited a lease with United Concerts and are in the process of negotiating the summer schedule. If the hotel is started in June of this year, it will be open July 1999. The Sundial Lodge will be open sometime in the winter of 1999. In response to a question from Chuck Klingenstein, the first year build-out will include a hotel with 355 rooms with a potential of accommodating 700 guests. The Sundial Lodge has 151 rooms with a potential of 300 beds, for a total of 1,000 beds. The resort will always be a step ahead of the village. Depending on the success of the first phase, the second phase could entail 1,200 hotel units, 600 condominium units, totaling 4,600 beds in a three year period. He believed that the owners included in the SPA have estimated a high volume, but this hasn't really been analyzed. Paul Sincock asked if the density is something they inherited. Mr. Carrig explained that it is density obtained by moving through the matrix of Summit County's General Plan, including community benefits. Also, although there are condominium units, they act as hotel rooms. Even if a owner doesn't want to place it in a rental pool, he can't live in it, which will address concerns about residential growth and will generate transient room tax. Roger Harlan expressed concerns that a down-turn in economics may produce a half-built phase. Mr. Carrig explained that Summit County is very interested that development occurs from the core so there are no disconnected pieces. The first products are destination and not residential. Chuck Klingenstein asked the ultimate build-out of The Canyons property in the 15 year plan. Randy Cassidy believed it is somewhere in the neighborhood of 2,300 to 2,400 hotel rooms and 1,400 to 1,600 lodging units. The number of residential units would be minimal.

Shauna Kerr asked if the proposal for the one to three year plan is on property that The Canyons already controls. Blaise Carrig noted that they already own it or have an agreement with the owners. Ms. Kerr explained her concern that the other owners could hold up The Canyons development plans. Mr. Carrig explained that he has renegotiated old development agreements so that they are more sensible and all four owners have entered into development agreements so that The Canyons can proceed. If for some reason there is a problem, there is a secondary route. There is an overall SPA property group that meets regularly. This group deals with larger issues away from the resort, not critical to the resort development, but critical to help protect the goals of the County like protecting the entry corridor. Hugh Daniels asked the plans for employee housing. Mr. Carrig noted that they are designing those plans, and explained employee housing projects in other American Skiing Company resorts. Chuck Klingenstein encouraged Mr. Carrig to work with

Mountainlands Community Housing. He would like to ensure that the housing remains employee housing. In response to a question from Shauna Kerr, Mr. Carrig explained that the senior staff members are able to purchase housing, and other staff members are provided with seasonal and year-round housing. Randy Cassidy added that John Bergen sits on the Utah State Affordable Housing Commission and will be consulting them on employee housing needs. Chuck Klingenstein brought up the importance of regional transportation. Mr. Carrig explained that they did not have enough time to look at that last year and will investigate this with Park City and Salt Lake City. He emphasized that they are not here to steal the market, but share skiers. Roger Harlan asked about efforts in attracting eastern skiers. Mr. Carrig responded that he didn't feel that they had a destination product to sell last year, but will launch a national marketing plan this summer. They don't really have the data on out-of-town skiers, but real estate is being purchased by easterners. In response to a question from the Mayor, Mr. Carrig discussed projects in Heavenly Valley and Steamboat Springs. The Mayor thanked Mr. Carrig for his presentation.

Prepared by Janet M. Scott

PARK CITY 1884

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
APRIL 16, 1998

I ROLL CALL

Mayor Brad Olch called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, April 16, 1998. Members in attendance were Brad Olch, Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. Staff present were Toby Ross, City Manager; and Brooks Robinson, Planner.

II PUBLIC INPUT

The Mayor invited the public to comment on any matter not scheduled on the agenda.

1. Intermodal transit center - Bruce Erickson, Planning Commissioner, reported that the Planning Commission and Historic District Commission will be meeting on April 29 to discuss parameters under which a transit center can be located within the Historic District. Features would include scale, size, and uses. Also programming will be considered. The Planning Commission and HDC are in favor of moving our guests to Main Street, but there are some concerns that other attributes of transit centers may not be applicable to the Historic District. No one on the Planning Commission or HDC are in support of experimentation or a sociological change. The Mayor thanked Mr. Erickson for his comments, and relayed that the City Council shares his concerns. He added that it was not the intention of Council to omit the commissions earlier in this project, but there were circumstances outside the City's control and in this case it is a question of federal funding. In no instance was the City trying to create something that is not going to work or fit in the Historic District. Mr. Erickson emphasized that the Planning Commission is not upset relative to being left out of the process, it is only concerned with the outcome of the process.

2. Lighting ordinance - Richard Jaffa, Summit County Home Builders Association, stated that a residential lighting ordinance was passed in February. There was a contractors meeting in March were they were informed of this action. He asked that this be revisited so that contractors have an opportunity for input. Everyone was under the impression that it would be adopted as a commercial lighting ordinance and there are a number of issues with enforcement of residential. The Mayor recalled that there was public input and substantial opportunity for the community to discuss this ordinance. Planner Brooks Robinson commented that there were several public hearings and work session with the Planning Commission. Staff was hesitant to include residential lighting as part of the ordinance, but were directed by both the Planning Commission and the City Council to include residential lighting. The City Council also held public hearings and work sessions. Ms. Kerr

believed that up to the evening the ordinance was adopted, there was still discussion from the staff and particularly the Building Department, with regard to enforcement of residential. She didn't feel it went to the building community who heard about it after it was enacted. Mr. Jaffa explained that the builders expected to be able to comment on the lighting ordinance at the contractors meeting held in March, where they found out that the ordinance had already passed. Paul Sincock asked if he has submitted anything in writing to staff. Chuck Klingenstein agreed that he would like to see something in writing about specific problems with the ordinance. Mr. Jaffa felt it would be simpler for the City to clarify what is not allowed. Reviews for building permits are becoming more involved and it takes more time to obtain a permit; there is an increased workload on the Planning Department. He believed that most of the light trespass is caused by street lighting and not so much from individual houses. There is also a security issue with home owners and lighting. Mr. Jaffa again requested an opportunity for input. Mr. Klingenstein reiterated that he would like to see a list of the problems so there is a focus. He also felt it important to provide the public with a list of approved fixtures as it is currently unclear. Paul Sincock asked that the City Council be copied on his correspondence to staff.

With no further comments, the public input session was closed.

III COMMUNICATIONS FROM COUNCIL AND STAFF

None.

IV CONSENT AGENDA

The Mayor requested a motion to approve the Consent Agenda. Shauna Kerr, "I move approval". Chuck Klingenstein seconded. Motion unanimously carried.

Extension of expiration date for Settlers Ridge Condominium Record of Survey - See staff report.

V ADJOURNMENT

With no further business, the regular meeting of the City Council adjourned and a Redevelopment Agency meeting convened.

* * * * * * * * * *

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 3:15 p.m. Members in attendance were Mayor Brad Olch, Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. Staff present were Toby Ross, City Manager; Mark Harrington, Assistant City Attorney; and Jodi Hoffman, City Attorney. Chuck Klingenstein, "I move to close the meeting to discuss property acquisition". Roger Harlan seconded. Motion unanimously carried.

The meeting opened at approximately 4:15 p.m.

* * * * * * * * * * * *

The meeting for which these minutes were prepared was noticed by posting 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

Janet M. Scott, City Recorder

To: Honorable Mayor/Members of City Council

From: Janet M. Scott

Subject: Resource 2000 - Work Session

Date: April 13, 1998

MEMORANDUM

Bill Gorton, a former participant in Leadership 2000, requested time with Council to discuss a new volunteer organization, Resource 2000. The following information describes its charge.

Resource 2000
"A Community Service Network"

Resource 2000 is an organization of volunteers formed for the purpose of assisting community governments and other county organizations in the accomplishment of specific tasks and projects. The organization is headed by a five member executive committee which draws upon a designated network of community members, most of which have been applicants to or participants in the Park City Leadership 2000 programs. This dedicated network of volunteers will provide to the community a ready pool of talent with expertise in a wide variety of disciplines. Unlike most volunteer organizations which are formed for a specific purpose or to promote a particular cause, Resource 2000 is a project oriented organization that will provide individuals or package teams of its members to assist a requesting agency or group in solving a particular problem. In order for Resource 2000 to be effective, the agency or group requesting assistance should be specific as to the elements of the project and the expertise needed. Once Resource 2000 determines it has the necessary expertise within its network of volunteers, an individual or team of individuals will be provided to assist the requesting organization. Beyond having the requisite expertise, the only other criteria used by Resource 2000 in determining whether it will undertake the requested effort is that the project benefit the community and that it have a definite beginning and end.

Resource 2000

"A Community Service Network"

November 24, 1997

Dear Potential Volunteer:

How would you feel about becoming a member of a new organization in which you won't be paid? One that will ask for some of your very limited time. An organization that is just being established and isn't yet fully formed. Want to get in on the ground floor? Sound like fun to you? Something you might be willing to do? Do you need your head examined? Well let me tell you why you just might want to become a member of the Resource 2000 volunteer network.

In this rapidly growing community of ours, the County, City and Municipal governments, not to mention the various planning commissions and other community service organizations, are frequently confronted with complex problems that require immediate attention. Because they have limited resources, they frequently must seek outside help. Often the solution is to hire consultants to assist in solving the problem. This is necessary not only because they have limited staff support, but because their staffs may not have the needed expertise. Yet, residing within our community are people with the interest and expertise that could, we believe, step in and help. It is for this reason we are forming a new community based organization called Resource 2000.

Resource 2000 is being formed for the purpose of *assisting* community governments and other Summit County organizations in the accomplishment of specific tasks and projects. In order to provide this service, we need to build a network of people with diverse backgrounds and talents who would be willing to volunteer to help find creative solutions to the problems affecting our community. These volunteers would contribute their time and expertise on an as-required basis to non-commercial organizations for the purpose of benefiting the community.

If, after reading the attached Resource 2000 charter, you decide you want to become part of the volunteer network, please fill out the application form and send it in. We would welcome adding your name to the Resource 2000 network.

Sincerely,

Bill Gorton

Bill Gorton
Resource 2000 Executive Committee

Post Office Box 680186
Park City, Utah 84060

Resource 2000
A Community Service Network

Name: ____________________

Mailing address: ____________________

____

Telephone: __________ Fax: __________ E-mail: __________

Date: ____________________

Occupation: ____________________

Please provide a short bio of your current interests and skills.

____

____

____

____

What do you consider to be your strongest professional skills?

____

____

Are you willing to offer these skills on a volunteer basis, as needed, to the community? __________

Formal training, if any __________

Do you speak a second language? __________

What organizations, tasks forces, or committees have you been involved in? __________

____

How much time are you willing to contribute per week/month? __________

Of the following options, to which would you be most interested in contributing your services and skills? (Circle all that apply, and add notes as appropriate):

- City affairs
- County affairs
- Non-profit organizations
- Environmental issues and activities
- Development issues
- Latino community
- Arts community
- Youth issues and activities
- Recreation issues and activities
- Other __________

May we include your name on our Resource 2000 roster for 1 year? __________

Additional comments or information: __________

____

____

Mail to:
Resource 2000
P.O. Box #680186
Park City, UT 84068

Fax to:
Bill Gorton 655-9073
Lisa Cilva Ward 645-7206

For information:
Lisa Cilva Ward 645-7206
Bill Gorton 655-0741
Bob Beer 649-4901
Merrilee Bradford 649-8133

9

Resource 2000
A Community Service Network

Assistance Request Form

Date: ____________________

What organization do you represent? ____________________

Contact name: ____________________

Address: ____________________

____

Phone: ____________________ Fax: ____________________

Tell us a little about your organization: ____________________

____

____

What is the nature of the project you need assistance with? ____________________

____

____

What is the goal of your project? ____________________

____

How does this project benefit the Park City community? ____________________

____

What kind of support do you need? ____________________

____

What are the skills required? ____________________

____

What is the length of this project? ____________________

How much time would be required of the Resource 2000 representative? ____________________

____

What is the date that you would need the Resource 2000 representative to be available?

____

MINUTES

PARK CITY REDEVELOPMENT AGENCY
SUMMIT COUNTY, UTAH
JANUARY 15, 1998

I ROLL CALL

Chairman Brad Olch call the regular meeting of the Redevelopment Agency to order at approximately 6:30 p.m. at the Marsac Municipal Building on Thursday, January 15, 1998. Members in attendance were Brad Olch, Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. Staff present was Toby Ross, Executive Director.

II PUBLIC INPUT

The Chairman invited the public to comment on any matter of RDA business. Hearing no comments, the public input session was closed.

III MINUTES OF MEETING OF JANUARY 8, 1998

Chuck Klingenstein, "I move approval of the Minutes of January 8,1998". Paul Sincock seconded. Motion unanimously carried.

V NEW BUSINESS

Resolution expressing official intent regarding certain expenditures to be reimbursed from proceeds of debt (acquisition of property from Zions Bank located at the intersection of SR224 and SR248 and other capital expenditures) - See following staff report. Chuck Klingenstein, "I move approval of the Resolution expressing official intent regarding certain expenditures to be reimbursed from proceeds of debt". Shauna Kerr seconded. Motion carried unanimously.

VI ADJOURNMENT

With no further business, the regular meeting of the Redevelopment Agency was adjourned.

* * * * * * * * * *

The meeting for which these minutes were prepared was noticed by posting 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, Secretary

MEETING RECOMMENDATIONS

PARK CITY 1884

CITY COUNCIL STAFF REPORT

DATE: **April 16, 1998**
DEPARTMENT: **Planning Department**
TITLE: **564, 566, 568 Deer Valley Drive (Settlers Ridge) Record of Survey extension request**
TYPE OF ITEM: **Administrative**

SUMMARY RECOMMENDATIONS: Approve as conditioned.

DESCRIPTION:

A. Topic

PROJECT STATISTICS

Applicant:	Nakeesa Partners, L.L.C.
Location:	564, 566, 568 Deer Valley Drive
Proposal:	Condominium conversion and final plat extension
Zoning:	RM, Residential Medium Density
Adjacent Land Uses:	Residential
Project Planner:	Brooks T. Robinson

B. Background

On February 6, 1997, the City Council approved with conditions a request for a condominium conversion and final Record of Survey for Settlers Ridge located at 564, 566, and 568 Deer Valley Drive. Council's approval included à one year expiration date of the approval and Record of Survey. The original approval expired on February 6, 1998 (one year from City Council approval). Staff had been in contact with the applicants representatives prior to the expiration date. The extension request was made by phone although a written request was required. The applicant submitted an extension request on March 10, 1998. A letter from the applicants' attorney is attached explaining the extension request.

C. Analysis

Staff reviewed the proposed extension request for compliance with the Land Management Code, Sections 7.8 (RM Zoning District), Section 15 (Subdivision regulations), and Section 1.22 (Plat approval). There have been no amendments to applicable Chapters of the Land Management Code since the February 6, 1997 approval date which would render the previous approval invalid. Staff believes the extension request is reasonable and recordation of the Settlers Ridge condominium plat is in the best interest of the City. The project is built and the type of ownership will not detrimentally effect the area or residents.

D. Noticing

Notice of the petition for an extension was advertised in the **Park Record** as a consent agenda item.

ALTERNATIVES:

A. Approve the extension request, thereby extending the expiration date for six additional months, to August 6, 1998.

B. Deny the extension request, thereby, causing the Settlers Ridge condominium conversion and final plat of February 6, 1997 to expire.

SIGNIFICANT IMPACTS:

There are no significant impacts to approving the extension. If the plat was allowed to expire, the applicant would have to resubmit the plans and go through the process again, duplicating effort by staff, the Planning Commission, and Council.

RECOMMENDATION:

Staff recommends the Planning Commission approve this extension request based on the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The proposed extension request was reviewed for compliance with the Land Management Code, Sections 7.8 (RM Zoning District), Section 15 (Subdivision regulations), and Section 1.22 (Plat approval).
2. There have been no amendments to applicable Chapters of the Land Management Code since the February 6, 1997 approval date which render the previous subdivision approval invalid.
3. The applicant stipulates to all conditions of approval.

Conclusions of Law:

1. The plans as submitted and reviewed by the Planning Commission on January 22, 1997 comply with the Land Management Code, Sections 1.22- Plat Approval, Section 7.8- RM, Residential Medium Density District, and Section 15- Subdivision Regulations.
2. The extension request is reasonable.
3. It is in the best interest of the City to approve the extension request to facilitate recordation of a final record of survey.

Conditions of Approval:

1. The City Council conditions of approval for the Settlers Ridge condominium conversion and final record of survey, dated February 6, 1997, are in full force and effect.
2. All Standard Project Conditions shall apply.
3. Any changes or modifications affecting the original record of survey approval shall require

Planning Commission review and approval and final approval by the City Council.

4. The new expiration date for the Settlers Ridge condominium is August 6, 1998.

EXHIBITS:

Exhibit A - Location map
Exhibit B - Record of Survey
Exhibit C - Conditions of City Council's February 6, 1997 approval.
Exhibit D - Request for extension letter
M:\CDD\BTR\COUNCIL\DVD564X.WPD

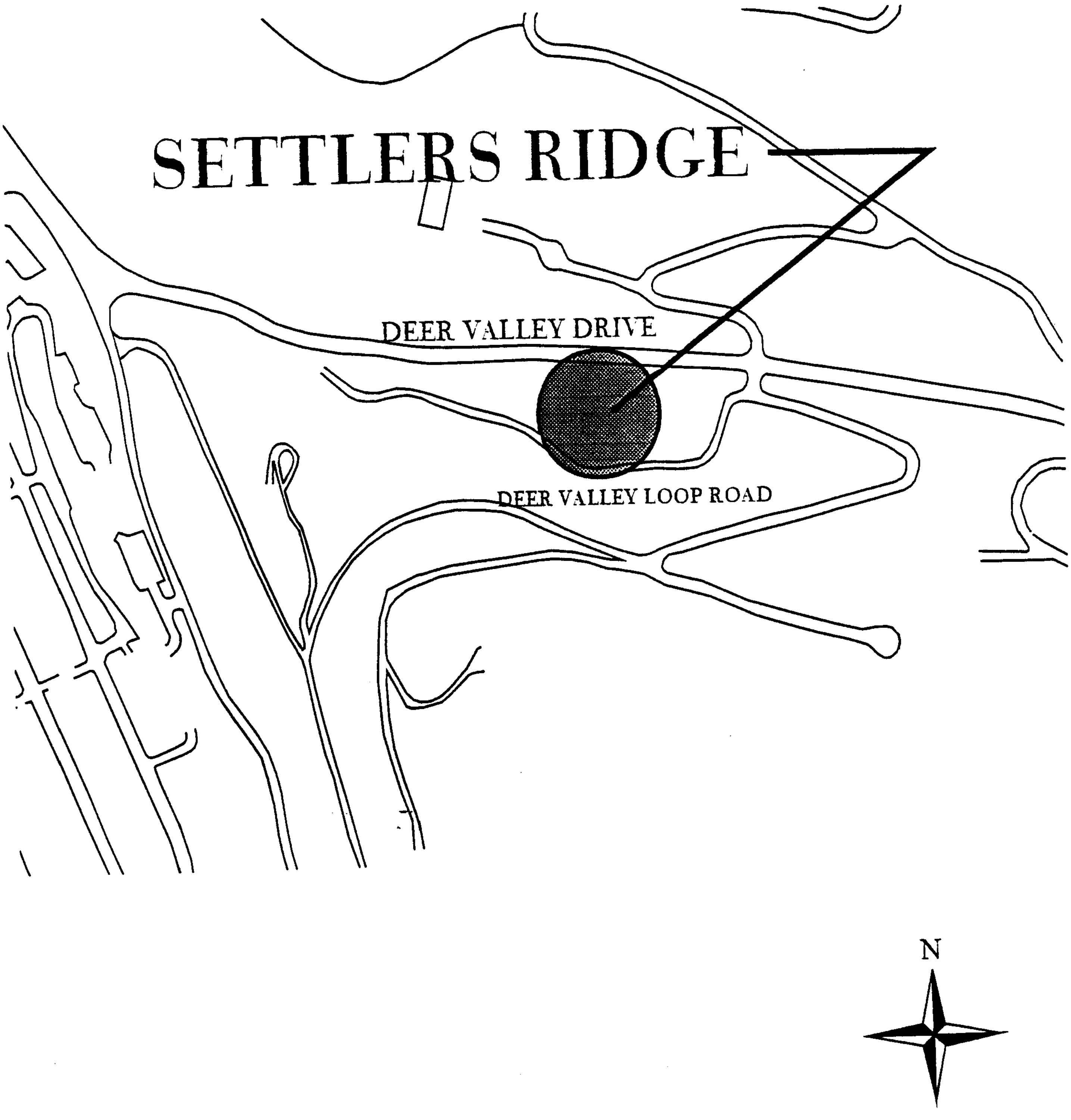
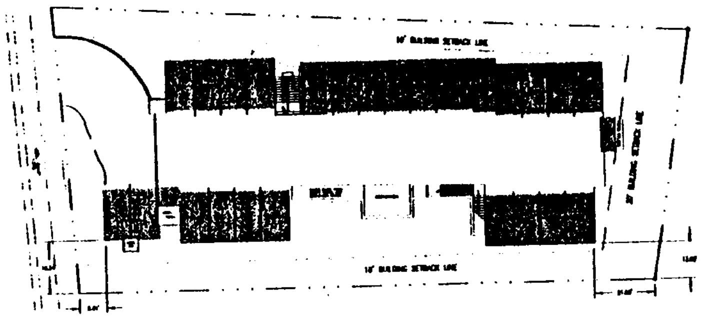
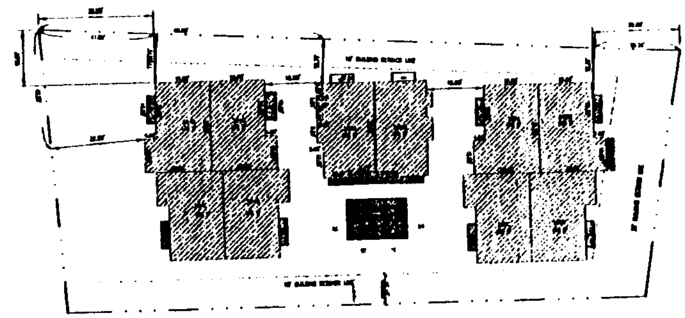


EXHIBIT A

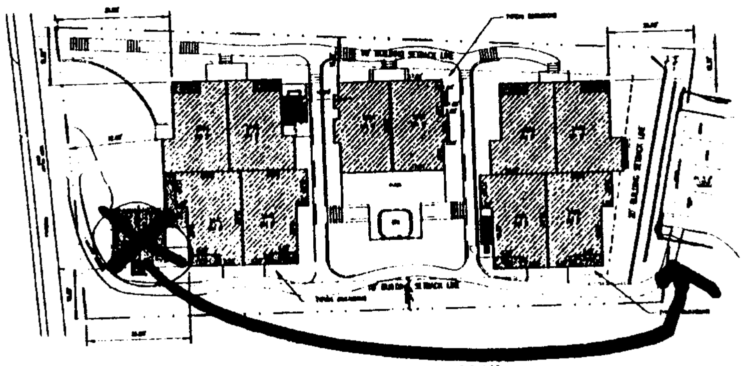
SETTLERS RIDGE CONDOMINIUMS



GARAGE LEVEL FLOOR PLAN
SCALE FOR FLOOR PLAN 1" = 20'-0"



UPPER LEVEL FLOOR PLAN
SCALE FOR FLOOR PLAN 1" = 20'-0"



PLAZA LEVEL FLOOR PLAN
SCALE FOR FLOOR PLAN 1" = 20'-0"

LEGEND

OPEN AREA | PRIVATE AREA | LIMITED COMMON AREA

20 0 20 40 60
Scale 1" = 20'

RECORDED

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

DATE ______ TIME ______ BOOK ______ PAGE ______

FEE ______ RECORDER ______

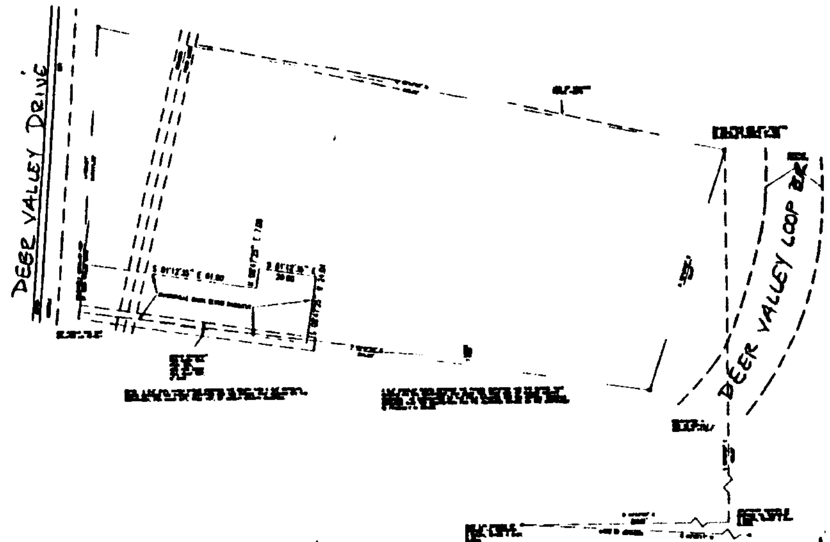
SETTLERS RIDGE CONDOMINIUMS

PARK CITY, SUMMIT COUNTY, STATE OF UTAH

SHT 2 OF 2

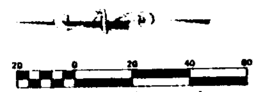
EXHIBIT B

SETTLERS RIDGE CONDOMINIUMS



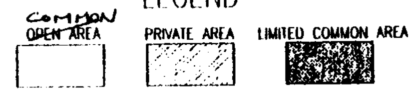
NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS AS SHOWN.
2. SURVEY MONUMENTS WERE FOUND OR SET AS SHOWN.
3. THE PURPOSE OF THIS SURVEY IS FOR BOUNDARY LOCATION AND TOPOGRAPHY.
4. THIS SURVEY WAS REQUESTED BY JEFF SMITH AND AMIR KAYVONI.
5. THIS SURVEY WAS PERFORMED ON JANUARY 30, 1995.
6. THE OWNER OF THIS PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT; THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS, OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS DRAWN OR NOTED HEREON.
7. CONTOUR INTERVAL = 2 FEET.
8. DUE TO SNOW AND/OR ICE COVERAGE, ACCURATE LOCATION OF SOME FEATURES WAS DIFFICULT. IT IS POSSIBLE THAT SOME FEATURES ON THE PROPERTY WERE UNDISCOVERABLE DURING THE SURVEY.
9. ALL BEARINGS AND DISTANCES SHOWN WERE MEASURED AND ARE EQUIVALENT TO THE RECORD BEARINGS AND DISTANCES, EXCEPT WHERE OTHERWISE SHOWN.



Scale 1" = 20'

LEGEND

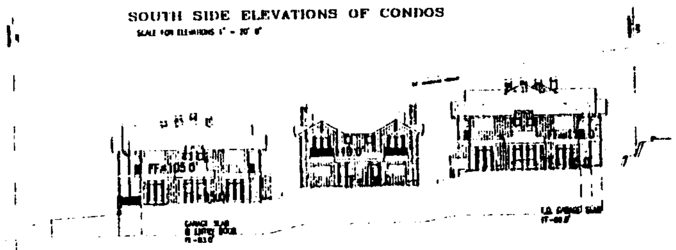


SOUTH SIDE ELEVATIONS OF CONDOS

SCALE FOR ELEVATIONS 1" = 20' 0"

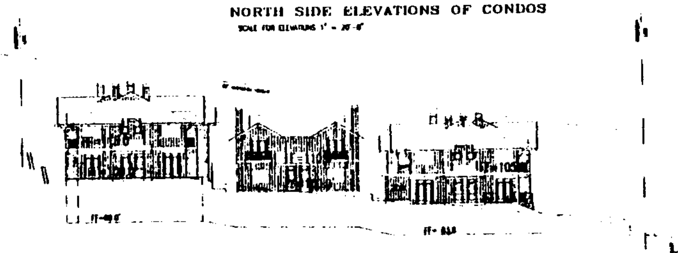
NORTH SIDE ELEVATIONS OF CONDOS

SCALE FOR ELEVATIONS 1" = 20' 0"



WEST SIDE ELEVATIONS OF CONDOS

SCALE FOR ELEVATIONS 1" = 20' 0"



EAST SIDE ELEVATIONS OF CONDOS

SCALE FOR ELEVATIONS 1" = 20' 0"

SNYDERVILLE BASIN SID

APPROVED THIS ______ DAY OF __________ 1996 BY THE SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT

BY: ______________

SURVEYOR'S CERTIFICATE

I, JOE DHAENENS, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 167821 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND AS DESCRIBED IN THE NOTES AND LEGAL DESCRIPTION BELOW

Signature ______________ Date ______

JOE DHAENENS

LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS 738.61 FEET SOUTH AND 452.74 FEET EAST OF THE EAST ONE-QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASELINE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH, THENCE N 72°13'00" W 88.41 FEET, THENCE N 08°47'25" E 200.26 FEET TO A POINT ON A 7411.70 FOOT RADIUS CURVE, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF DEER VALLEY DRIVE, THENCE ALONG SAID RIGHT OF-WAY AND ALONG THE ARC OF SAID CURVE 101.01 FEET, THE CHORD OF SAID CURVE BEING S 85°36'21" E 101.01 FEET, THENCE S 12°14'40" W 232.20 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.46 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED __________, A UTAH LIMITED LIABILITY COMPANY IS THE FEE SIMPLE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND AND CONSENTS OF THE HEREIN DESCRIBED TRACT OF LAND AND CONSENTS TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP AND CREATING UNITS, COMMON AREA AND LIMITED COMMON AREAS, ALL AS SET FORTH HEREIN, TO BE KNOWN AS SETTLERS RIDGE CONDOMINIUMS ALSO THE UNDERSIGNED DEDICATES TO PARK CITY MUNICIPAL CORPORATION SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT, PARK CITY FIRE PROTECTION DISTRICT, AND SUMMIT COUNTY, AND NON-EXCLUSIVE UTILITY EASEMENTS SHOWN ON THIS CONDOMINIUM PLAT FOR THE PURPOSE OF PROVIDING UTILITY SERVICE TO THE PROPERTY AND THE INSTALLATION USE, MAINTENANCE, AND EVENTUAL REPLACEMENT OF UTILITIES.

EXECUTED THIS ____ DAY ______ OF __________, 1996.

__________ A UTAH LIABILITY COMPANY

____

ACKNOWLEDGMENT

STATE OF UTAH) S.S.
County of Salt Lake

On the ___ day of _______ A.D., 19___, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer( ) of the above Owner's dedication, ____ in number, who duly acknowledged to me that __________ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES ______ NOTARY PUBLIC

RESIDING IN SALT LAKE COUNTY

PLANNING COMMISSION

APPROVED THIS __________ DAY OF __________ 1996 BY THE PARK CITY PLANNING COMMISSION

BY: ______________
CHAIRMAN, PLANNING COMM.

CERTIFICATE OF ATTEST

APPROVAL AND ACCEPTED BY THE PARK CITY COUNCIL THIS _____ DAY OF ______, 1996

BY: ______________
PARK CITY RECORDER

ENGINEERS CERTIFICATE

I CERTIFY THIS THIS CONDOMINIUM PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF ______, 1996

BY: ______________
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ___ DAY OF ______, 1996

BY: ______________
PARK CITY ATTORNEY

RECORDED

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

____

DATE ______ TIME ______ BOOK ______ PAGE ______

FEE: ______ RECORDER ______

SETTLERS RIDGE CONDOMINIUMS

PARK CITY, SUMMIT COUNTY, STATE [illegible]

FINDINGS, CONCLUSIONS AND CONDITIONS: FEBRUARY 6, 1997

Findings of Fact

1. The Settlers Ridge project is located at 564, 566, and 568 Deer Valley Drive and the property is zoned RM- Residential Medium Density.
2. The proposed plat changes the type of ownership of this property to condominium ownership.
3. The Conditions of Approval for the Settlers Ridge CUP remain in effect.
4. A financial guarantee is in place to ensure the completion of all public improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.
5. On January 22, 1997, the Planning Commission voted to forward a positive recommendation to the City Council to approve the plat with conditions as stated in the staff report.

Conclusions of Law

1. There is good cause for this condominium plat.
2. The plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. The plat is consistent with the Planning Commission approval of the Settlers Ridge Conditional Use Permit.
4. Neither the public nor any person will be materially injured by the proposed condominium plat.
5. Approval of the plat, subject to the conditions of approval, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval

1. The City Attorney and City Engineer will review and approve the final form and content of the plat and the Conditions, Covenants and Restrictions (CC&R's), for compliance with State law, the Land Management Code, and the conditions of approval, prior to recording the plat.
2. All conditions of approval for the Settlers Ridge CUP will apply.
3. All standard project conditions will apply.
4. The applicant will record the final condominium plat at the County within one year from the date of City Council approval. If recordation has not occurred within the one year's time, this approval and the plat will be void.

EXHIBIT C

TESCH, THOMPSON & VANCE, L.C.
Attorneys at Law

Joseph E. Tesch
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Dwayne A. Vance+
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Christina Inge Miller

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P.O. Box 3390
Park City, Utah 84060-3390
Telephone: (435) 649-0077
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Portland Branch Office
800 American Bank Building
621 S.W. Morrison Street
Portland, Oregon 97205-3811
Telephone: (503) 242-2349
Facsimile: (503) 242-2354

\+ Also admitted in California
* Also admitted in Oregon & Colorado

March 10, 1998

Park City Planning Commission
P.O. Box 1480
Park City, Utah 84060

RE: 564, 566, 568 Deer Valley Drive, Settlers Ridge

Dear Planning Commission and Staff:

I represent the developer of Settlers Ridge. At a regularly scheduled meeting of the Planning Commission held on January 22, 1997, the Planning Commission forwarded a positive recommendation to the City Council for a condominium conversion. See enclosed copy thereof.

It is my belief that all of the conditions of that approval have been met with the exception of the 4th condition which required applicant to record final condominium plat at the County within one year's time. The date of this approval expired on January 22, 1998.

Due to several medical illnesses in the applicant's family, including the treatment and care of fatal diseases inflecting the applicant's wife and mother and another member of his extended family, the applicant's attention has been temporarily averted from this project. It is, therefore, our request that the approval be renewed and extended an additional six months from January 22, 1998 to July 22, 1998.

If you require any additional information in considering this request, please advise.

Sincerely,

TESCH, THOMPSON & VANCE, L.C.

Joseph E. Tesch

JET/ajp
Enclosure
Cc: Keyvan Keyvani

EXHIBIT D

PARK CITY
1884

DATE: April 13. 1998
DEPARTMENT: Executive
AUTHOR: Toby Ross TR
TITLE: Ratification of Anne Offret Property Acquisition
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Staff recommends that the RDA ratify acquisition of the Offret property with funds borrowed from available City resources to be repaid by the RDA from proceeds of an RDA bond sale expected in the spring.

DESCRIPTION:

A. Topic:

Ratify property acquisition by the RDA.

B. Background:

The City Council recently authorized 1) the Mayor to execute the preliminary purchase offer and 2) acquisition of the Offret property on Park Avenue with funds borrowed by the RDA from available City resources to be repaid from proceeds of an RDA bond sale expected in the spring. The City expedited the purchase and closed the purchase on April 10. While the Council expected the property to be purchased by the RDA, the RDA had not formally convened to authorize taking possession of the property. This ratification would provide that authorization.

C. Analysis:

The question of the acquisition was fully addressed in a staff report presented to the City Council in March. The action before the RDA is to confirm that the RDA, rather than PCMC, should own the property.

ALTERNATIVES:

A. Ratify RDA Ownership

B. Determine that PCMC should own the property.

SIGNIFICANT IMPACTS:

The Property cost the City $1,000,000. The Council determined that the Lower Park Avenue RDA is a logical source of funding. However, the cash balance was insufficient to make the purchase. The RDA expects to issue bonds within the next 60-90 days. The RDA could borrow from another fund to make the purchase and then repay that loan from bond proceeds. The Finance Manager recommends the CIP Fund (Five Year Funding Account # 31-42990). There is currently over $3 million in that account. Under the terms of the Purchase Agreement, we were required to place the $1,000,000 into the Trust which owned the property at closing; at the end of 20 years PCMC would receive the principal remaining in the Trust which is estimated to be about $1,000,000 (it could be more or less depending on investment returns).

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

The property would remain in City ownership. New deeds would have to be recorded. The purchase would not be reimbursed from bond proceeds.

RECOMMENDATION:

Staff recommends that the RDA ratify acquisition of the Offret property with funds borrowed from available City resources to be repaid by the RDA from proceeds of an RDA bond sale expected in the spring.