

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MARCH 13, 1997**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah **will not** hold its regularly scheduled meeting on Thursday, March 13, 1997. A majority of Council members will be attending a conference in Denver, Colorado from Wednesday, March 12, 1997 to Friday, March 14, 1997.

Posted: 3/3/97

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MARCH 6, 1997**

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, March 6, 1997.

A G E N D A

Work Session - To be held in Work Session Room - Main Level

- 3:30 p.m. Council questions and comments
- 4:00 p.m. Unbuilt platted streets and related issues
- 5:15 p.m. Conexion Amigos update - Shelly Weiss
- 5:30 p.m. Review of regular meeting
 - Transportation contract
 - Plats

Regular Meeting - To be held in Work Session Room - Main Level

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

III COMMUNICATIONS FROM COUNCIL AND STAFF

IV MINUTES AND WORK SESSION NOTES OF THE MEETING OF FEBRUARY 13, 1997

V PUBLIC HEARING

Ordinance approving an amendment to Lot 1 - 7, Block 50 of the Park City Survey known as 255 Heber Avenue, Park City, Utah (**a motion to continue to March 27, 1997**)

VI CONSENT AGENDA

1. Ordinance approving a final PUD subdivision plat for the Aspen Hollow Phase 4 MPD at 8165 Royal Street, located in the southwest quarter of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah
2. Ordinance approving a condominium plat for the Caledonian Condominiums at 751 Main Street, being Lot B-1 of the Town Lift Phase B Subdivision, located in the northeast quarter

of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah

3. Ordinance approving an amendment to the Park City Survey, Lots 11 and 12, Block 22 and Lots 12 and 13, Block 69, to be known as the 350 Main Street Resubdivision, located at 350 Main Street, Park City, Utah (**Old Business**)

VII NEW BUSINESS

Authorization to staff to enter into a contract with Frederic R. Harris, Inc. for an intermodal facility and transportation plan consultant contract in an amount not to exceed \$525,318

VIII ADJOURNMENT

Posted: 3/3/97

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PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
MARCH 6, 1997

Present: Council members Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock

Toby Ross, City Manager; Jodi Hoffman, City Attorney; Eric DeHaan, City Engineer; Hope Bleecker, Transportation Director

Steve Deckert, Alliance Engineering, agent for Sandridge Heights; Craig Masters, property owner; Shelley Weiss, representing Conexion Amigos

Absent: Mayor Brad Olch

1. Council questions and comments. Roger Harlan reported on the Parks and Recreation Board's meeting in which the recreation feasibility study was discussed. Although the fees may be higher than anticipated, the recreation portion of the General Plan could be written by the consultants. Paul Sincock asked that the City Attorney's annual review be scheduled on April 17. Chuck Klingenstein thanked the City Attorney and Manager for their efforts at the Legislature. There was discussion about the Historic District Commission vacancies and reopening the application period for a week because the Historical Society wasn't contacted in advance for nominations and in consideration of the absence of an application for the architect seat. Ms. Kerr didn't want to send out the wrong message to people who have applied, and it was decided not to open it up to the public but to encourage the Historical Society to submit nominations. Chuck Klingenstein also suggested that the term of the HDC be increased to four years, but Ms. Kerr felt that two years may be a more attractive commitment. It was recommended that length of terms be referred for discussion by the HDC. Mr. Ross explained that the Sundance Film Festival debriefing will be scheduled in about two weeks. Mr. Klingenstein relayed that resident David Belz suggested putting a parking structure under the Education Center campus area. Ms. Kerr pointed out that it would attract traffic in a residential area; Mr. Klingenstein suggested that it may work for employee parking. He added that many people would like to have a playground installed in the area, which would be a nice neighborhood amenity. Hugh Daniels reminded Council of the joint Commission meeting on March 17. Hugh Daniels reported on the Summit County Health Board meeting and there was discussion about the state's cut in funding. Council selected Friday, March 21 as the ski day/business meeting date at Deer Valley.

Jodi Hoffman reported that Park City benefitted from the road fund bill, which will produce an additional \$280,000 in revenues. There were significant revisions in the substitution of SB14, the outdoor advertising bill, and the relocation of billboards will not affect Park City. HB64, Private Property Protection Act, passed in its first substitution form and was significantly revised so that it doesn't affect local government. She continued that HB391 didn't come up for a vote and will be studied this summer. The League has established a task force to evaluate impact fee compliance to avoid impact fee legislation next year. The Township Bill passed and townships will be no more by May 5, 1997. This bill also substantially revised incorporation and annexation processes. Ms.

Hoffman emphasized that Park City received a great deal of support from Representative David Ure. In response to a question from Chuck Klingenstein, Mr. Ross explained that the reduction in sales tax will not adversely affect Park City.

2. Unbuilt platted streets and related issues. City Engineer Eric DeHaan urged Council to conduct a policy discussion but not formulate policy direction at this point; he has not outlined staff alternatives at this time. He emphasized that staff has been dealing with these issues on a case-by-case basis. Mr. DeHaan discussed the history of Park City and attempts to formalize a town site in 1877 by application to the federal government after many people had already settled here and built homes and businesses in town. Park City was incorporated in 1884 when the state could no longer ignore its 4,000 residents. When the plat of Park City was recorded, many of the existing home sites and buildings were not situated within recorded platted lots. Mr. DeHaan referred to an exhibit of a recreation of a survey of the town in 1877 when it was recorded and a number of illustrations highlighting various conflicts in the town. There were streets platted that were never built and there were no parks. He discussed the platted streets which don't follow the topography including the Sandridge Heights area, the Rossi Hill area, and Deer Valley Drive. Mr. DeHaan discussed the platted lots on "Coalville Avenue" which is a platted street south of Aerie Tank where Skip Schirf and Harry Reed donated a half dozen lots to the City. Fortunately most of these lots form the backyards of lots on Deer Valley Drive and are owned by the same owners. He explained that King Road was built about 50 feet north of where it was platted and the problems on Ridge Avenue. Mr. DeHaan relayed that about ten years ago, the Council vacated a portion of Deer Valley Drive so that a homeowner could build a garage and now a neighbor is demanding the same consideration. He pointed out platted Pacific, Quaking Aspen, Pinion, Summit, and Apex Streets which are located on the hillside above Lowell toward the Ski Area. A previous City Council vacated all of these streets, but failed to vacate any of the platted lots which are fortunately all under one ownership. The Sweeney MPD solved many problems in this area, but there are still access problems to platted lots. Mr. DeHaan explained that Empire Avenue was built in the platted Norfolk Avenue right-of-way. He discussed situations where the Council sold right-of-way for market value. Mr. DeHaan referred to platted Eastern Avenue with platted lots which is located behind Mike Hale Chevrolet, adjacent to City Park. Mr. DeHaan discussed the impacts of construction in Old Town and conflicts with the UBC and historic buildings. Some solutions involve density trade-offs. He emphasized that because there are so many situations, solutions have been arrived at on a case-by-case basis, and sometimes there are no solutions.

In response to a question from Chuck Klingenstein, Mr. DeHaan estimated that there are about 200 lots which have related problems. In response to a question from Roger Harlan regarding project applications involving these properties, Eric DeHaan explained that aside from Sandridge Heights, there is "Upper and Lower DeGroot (King Road area), Frandsen is waiting for plat recordation, a house before HDC with an access problem, and the Sweeney Project. Ms. Kerr believed that the situations are specific and most would be impossible to address by a policy. She emphasized that the topography has not changed, but the expectations of property owners have over

the years. Ms. Kerr stated that she is not inclined to vacate City property to encourage development and the price of acquisition probably reflects the fact that access was a major issue. Mr. Sincock asked if it would be helpful to categorize the magnitude of the problems and set a policy, or do they all end up at Council's review in any event. Mr. DeHaan responded that if it involves a vacation of a street, state law outlines the process and it will ultimately be Council's decision. He clarified that staff is not looking for direction, but the property owners may be. He added that he renders administrative approval on water meter boxes, fire hydrants, utility work and driveways, as a practical matter. He discussed the dilemma of the Meyer's Gallery sculpture on the sidewalk which involved some staff time in attempting to legally accommodate it.

Hugh Daniels concurred with Ms. Kerr that there is no blanket solution and every site needs to be looked at individually. He added that he is willing to grant easements or vacations depending on what the project looks like and its benefit to the community. He is not willing to give up the citizens' ownership without some consideration in return (i.e., improvements, less density, open space, etc.). Mr. Daniels added that he is supportive of helping the owners in the Historic District protect historic amenities that contribute to the Historic District, and discussed the historic density in Old Town. He believed that situations can greatly vary and is willing to negotiate good solutions. Chuck Klingenstein stated that private property rights are important to him, however, community interests are equally as important. He believed that the analysis, including parking, traffic, infrastructure, neighborhood compatibility, visual aesthetics, construction impacts, soil and vegetation impacts, etc. requires individual review. He continued that projects need to be balanced meeting the needs of the property owner and the neighborhood. Roger Harlan believed that if there were simple solutions that could be guided by policies that they would have been implemented long ago. He agreed that projects need to be evaluated individually for their merits. Mr. DeHaan explained that there is currently no written policy. He reiterated that he makes decisions on small matters like driveways, but not vacations and bigger issues where state law specifies a process. Hugh Daniels pointed out that it may be beneficial to provide the Planning Commission and Historic District Commission with Council direction on related issues earlier in the process rather than later. Ms. Kerr asked how she can make a determination on a vacation of a street if she doesn't have a recommendation from the Planning Commission with regard to the density and other features of the proposal, unless the Council is willing to vacate in a void. Hugh Daniels felt that as a Council member he could determine if for instance less density would justify consideration of a vacation. Chuck Klingenstein stated that he would be nervous about attaching numbers to a project and felt it appropriate to ask the Planning Commission its opinion on this. He emphasized that there needs to be a separation of review and influences between the Planning Commission and the Council, and if there is a discussion that it be very general. Shauna Kerr believed that the message is that the Council is reasonable and will consider preliminary review, but the vacation process is a technical state code required process, including a public hearing process and Council is precluded from becoming involved too early on in the process. Paul Sincock indicated that he doesn't have a problem providing general direction if it is going to be before Council in any event. He welcomed the Planning Commission requesting Council direction if it is needed. Chuck Klingenstein asked

Mr. DeHaan if he knew of instances involving vacation of rights-of-way where the Planning Commission took the project through the process, and it came before the Council for action where it was denied. The City Engineer wasn't aware of any projects, to the best of his knowledge. Ms. Kerr noted that there have been a number of instances where vacation of an unbuilt platted street or portion thereof was requested for a single lot that wouldn't involve the Planning Commission. Mr. Harlan felt that in light of the City Engineer's last comment, that there hasn't been a problem and Chuck Klingenstein reiterated that the Planning Commission can request direction from the City Council any time in the process if it is needed. Steve Deckert recalled reading minutes that reflected that the Planning Commission wanted direction during the Sandridge Heights review. Hugh Daniels felt there should be better communication with the Commission and perhaps joint meetings. City Attorney Hoffman interjected that consideration for a vacation can include open space, better design, etc. or cash and there should be an expectation that there is consideration for vacation of right-of-way. She added that the planning process in the Sandridge Heights matter was separate from the compensation issue and it never progressed to the point where Council discussed the consideration as it never received a petition for vacation.

Craig Masters stated that his Rossi Hill parcel is almost three acres. He added that it is not always as simple as a vacation as there are potential easements, right-of-way, and access issues in many circumstances. It is expensive to go through the planning process and only the City Council can make determinations on City right-of-way. There was discussion again about the Planning Commission requesting direction from Council and Ms. Kerr felt that the applicant could ask the Planning Commission to make the request as the Planning Commission needs to be kept in the loop. Roger Harlan asked if there is a potential conflict if there is an eventual appeal of a Commission decision and the City Council participated in the planning process. Ms. Hoffman cautioned the Council of stepping in before the Planning Commission and staff has completed its review. She emphasized that Council involvement should be the exception rather than the rule, and it should be at the Planning Commission's request. Hugh Daniels suggested a joint meeting with the Planning Commission and stated he isn't convinced that there can't be some early Council input, perhaps at a joint Council/Commission meeting where all of the players are there. Paul Sincock believed that the Council primarily serves as representatives of the citizens and its judicial role is very limited. Mr. DeHaan emphasized that Council would not have to sign Mr. Master's application as property owners should he include one of the platted streets as part of his proposal to the Commission. Paul Sincock requested that a list be generated with general guidelines for property owners. Hugh Daniels added that citizens always have the right to address Council. Scheduling a joint meeting with the Planning Commission was requested for this and other issues. Steve Deckert urged Council not to use this as a growth management tool and not to make unreasonable demands on applicants.

3. Conexion Amigos update. Shelley Weiss explained that this is an Hispanic organization attempting to reach out further in the community. She reported that she is applying for a City grant for Hispanic youth who can't afford to participate in recreation programs. She felt it

important for Anglos and Hispanics to get to know each other in the community, and is impressed by the soundness of this organization. Ms. Weiss complimented the Leisure Services Department who has hired bi-lingual employees which is very helpful. She is receiving calls from throughout the West from people who believe Park City is on the cutting-edge of Anglo-Hispanic relationships. She is also receiving calls for translation services in the community and the Police Department is providing her with pagers. There was discussion about BYU translation services and the need for a court appointed certified translator. The Police Department has a Spanish program available for officers on a voluntary basis and Mr. Sincock felt that employees should be encouraged to participate in classes. Ms. Weiss added that the Hispanic community should learn English, but there are socio-economic circumstances preventing many from attending classes. She continued that Valley Mental Health will be conducting an ESL program with FACT which she plans to administer. This will be targeted for people in outlying areas. The Chamber/Bureau is working on an Hispanic census as the population is growing very quickly. She believed the ratio is about 1:10 in Park City and discussed the political problems in Mexico and Central America driving immigration. There was discussion about the growing Hispanic participants at the Peace Shelter and the availability of seminars for battered women. Ms. Weiss emphasized that there needs to be an infrastructure to support programs. Roger Harlan asked how many school children are Spanish speaking and how many are not going to school. She responded that all of the Hispanic children she knows are enrolled in school, but really didn't know the counts. Ms. Weiss felt that if there is a weak link, it is the schools, primarily because they have been broadsided. Mr. Klingenstein felt that they have funding problems and the state needs to recognize these needs. Hugh Daniels urged Ms. Weiss to inform Council of meetings and language programs.

4. Reveiw of regular meeting.

Transportation contract. Hope Bleecker stated that she and Jerry Gibbs have been working with UDOT since October 1995 on a wish list of Olympic projects. There was very little time to work on this since the grants were required to be submitted in the summer with a follow-up on an authorization package that was recently submitted by UDOT in February. In consideration that 40% of the venues will be in Park City, a combination of improvements include: intersection, routing, street lighting, SR248, pedestrian access from SR248, and access in the Bear Hollow Sports Park. One of the recommendations is the possibility for an intermodal center and improvements in the downtown for bus passenger amenities. She explained that an intermodal center could be a combination of buildings or a series of passenger amenities and staff would like to enter into a contract to assist the City in making that determination.

Ms. Bleecker continued that in December 1996, the City was awarded \$750,000 from the FTA to study and expand on the intermodal project; \$300,000 in planning money and \$450,000 in capital money which could be used for design and acquisition of land. This is an 80% grant. In order to receive additional dollars for passenger amenities and improvements, the City needed to show sufficient work progress on the intermodal project which means siting a facility by no later

than July 1, 1997. A RFQ was prepared and from four consultants, it was determined to pair an associate with Frederic Harris, Inc. located in Denver, who has agreed to move to Park City. Ms. Bleecker stated that the product will be a long-range transit plan so that it will be a legacy project and operable after the Olympics. She pointed out that the study will revisit the pedestrian analysis planning for Park Avenue, pedestrian corridors from the Park City Ski Area and an associated budget. The Transportation Director stated that the goal is a 20 year transit plan and the team will actually write the transportation plan component of the General Plan. They will also produce a series of Olympic strategy white papers and conduct public hearings so that there is buy-in from the residents. This will also assist in negotiations with the Salt Lake Organizing Committee. Ms. Bleecker explained that there will also be a facilities management plan which will examine the advantages of sharing facilities with private providers. There are about ten companies in Park City who are excited about the prospect of sharing a facility that will link the local transit system. She explained that normally she would not bring an authorization to Council until negotiations were complete but it is critical that this project begin. Ms. Bleecker stated that the \$525,318 is identified for the total project; \$20,000 are geo-technical costs and staff is asking for 3% architectural fees for preliminary design. Her goals for the project is a \$106,000 local match share and would like to enter into negotiations with Harris to get the cost down to a reasonable level; \$533,000 has been identified in the packet. Ms. Bleecker emphasized that full federal funding could amount to \$10 million and when the preliminary estimates are available, the project will be scaled accordingly. She explained that it is reasonable to approve 3% of the estimated construction costs at this time.

Ms. Bleecker believed that the City's maximum match would be in the \$160,000 range which includes cash and in-kind services. Her goal on the federal expenditure for all of this is \$655,297 which will leave the City with an additional \$100,000. Paul Sincock emphasized that the City is spending \$160,000 to gain a \$10 million benefit. Hugh Daniels noted that this is a huge project and felt that someone on the Council should have been involved during the selection process. In response to a question from Roger Harlan, Ms. Bleecker discussed the time limitations with regard to the selection process. Chuck Klingenstein indicated that Mr. Daniels suggestion may have some merit. It was explained that the project's expenses will be carefully tracked, including staff time.

Prepared by Janet M. Scott

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MARCH 6, 1997**

I ROLL CALL

Mayor Pro Tem Shauna Kerr called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, March 6, 1997. Members in attendance were Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. Mayor Brad Olch was excused. Staff present were Toby Ross, City Manager; Mark Harrington, Assistant City Attorney; and Jodi Hoffman, City Attorney.

II PUBLIC INPUT

The Mayor Pro Tem invited the public to comment on any matter of City business not scheduled on the agenda. Hearing none, the public input session was closed.

III COMMUNICATIONS FROM COUNCIL AND STAFF

None.

IV MINUTES AND WORK SESSION NOTES OF THE MEETING OF FEBRUARY 13, 1997

Roger Harlan corrected Page 2 of the Work Session notes changing the word "contractor" to "consultant". Shauna Kerr corrected Page 3 of the Minutes replacing the language, "the issue of" to "include a" in her motion and adding language, "a period of time" on Page 4. Hugh Daniels, "I move approval, as corrected". Paul Sincock seconded. Motion unanimously carried.

V PUBLIC HEARING

Ordinance approving an amendment to Lot 1 - 7, Block 50 of the Park City Survey known as 255 Heber Avenue, Park City, Utah (a motion to continue to March 27, 1997) - Hugh Daniels, "I move we continue the public hearing on the ordinance approving an amendment to Lot 1 - 7 to the March 27, 1997 meeting". Roger Harlan seconded. In response to a question from Roger Harlan regarding the Caledonian plat approval, Mark Harrington explained that the City is a party to the common maintenance agreement and there are other conditions of approval associated with the MPD for parking allocation, landscaping and maintenance. There was discussion about condominiumization of parking structures. Motion carried unanimously.

VI CONSENT AGENDA

Chuck Klingenstein, "I move approval of Consent Agenda, Items 1, 2 and 3". Hugh Daniels seconded. Motion carried unanimously.

1. Ordinance approving a final PUD subdivision plat for the Aspen Hollow Phase 4 MPD at 8165 Royal Street, located in the southwest quarter of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah - See staff report.
2. Ordinance approving a condominium plat for the Caledonian Condominiums at 751 Main Street, being Lot B-1 of the Town Lift Phase B Subdivision, located in the northeast quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah - See staff report.
3. Ordinance approving an amendment to the Park City Survey, Lots 11 and 12, Block 22 and Lots 12 and 13, Block 69, to be known as the 350 Main Street Resubdivision, located at 350 Main Street, Park City, Utah (Old Business) - See Minutes of February 27, 1997.

VII NEW BUSINESS

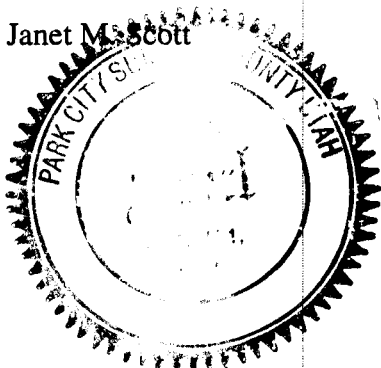
Authorization to staff to enter into a contract with Frederic R. Harris, Inc. for an intermodal facility and transportation plan consultant contract in an amount not to exceed \$525,318 - See staff report and work session comments. Roger Harlan, "I move that we enter into a contract with Frederic R. Harris, Inc. For an intermodal facility and transportation plan consultant contract in an amount not to exceed \$533,000 plus the 3% for the preliminary design feature". Hugh Daniels seconded. Paul Sincock emphasized that although this is a \$533,000 plus 3% contract, the City's share is only \$160,000 and the rest is federally funded. The City's expenditure may result in additional federal grants amounting up to \$10 million. Chuck Klingenstein added that he will be discussing this with the Summit County Commissioners on Monday. Roger Harlan stated that this is probably the largest contract let in recent history and believes it is a worthwhile effort to plan for the Olympics and a long-term transportation plan for the community. Motion carried unanimously.

VIII ADJOURNMENT

With no further business, the meeting of the City Council 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
Janet M. Scott, City Recorder

PARK CITY

CITY COUNCIL AGENDA

DATE: March 3, 1997 (March 6, 1997 meeting)
DEPARTMENT: Planning Department
AUTHOR: Kirsten A. Whetstone
TITLE: 8165 Royal Street East, Aspen Hollow PUD Phase 4 Final Subdivision Plat
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Adopt an ordinance approving the PUD subdivision plat for Aspen Hollow Phase 4 at 8165 Royal Street.

DESCRIPTION:

A. Topic

PROJECT STATISTICS

Applicant:	Tradewinds Development Inc.
Location:	8165 Royal Street East, Aspen Hollow, Phase 4
Zoning:	RD-MPD
Adjacent Land Uses:	Condominiums, ski base, single family
Date of Application:	May 14, 1996, revised plat January 23, 1997
Project Planner:	Kirsten A. Whetstone
Staff Recommendation:	Approve with conditions

B. Background

Aspen Hollow PUD, a Master Planned Development at the Silver Lake area of Deer Valley, was approved in July of 1984 for 19 units. The first phase of the project was approved in January 1986 for eight units, but amended in September of 1986 to reduce the number of units to seven. Phase II was approved in 1990 for three units. Phase III was approved in 1991 for two units. On August 28, 1996 the Planning Commission approved the small scale

MPD for four units in Phase IV bringing the total number of units at Aspen Hollow PUD to 16.

The density and configuration of units are consistent with the Deer Valley Resort 7th Amended MPD and the overall Aspen Hollow PUD. The original approval required small scale MPD or CUP approval for each phase of the development. Each of the units is either single detached or duplex units. The units average 4, 500 square feet in floor area.

This request is for approval of the final record of survey plat for Aspen Hollow PUD Phase 4 for the four units. A final plat must be recorded with the County in order for the current owner to sell ownership interests to other parties.

C. Analysis

This MPD project is in the final stages of construction. The remaining four units are part of the original overall Aspen Hollows MPD. The proposed record of survey plat is consistent with the Land Management Code and the approved Aspen Hollow MPD. The PUD subdivision plat format is compatible with the previous three phases in that the building pads will be separately owned while the common area will be held by a Homeowner's Association common to the entire Aspen Hollow MPD. The plat allows the individual units to be sold as separately owned units. All conditions of approval for the Aspen Hollow MPD continue to apply, including conditions of approval regarding landscaping and limits of disturbance.

D. Department Review

The proposal was reviewed at the city-wide staff review meetings on June 18, 1996 and February 18, 1997. The City Engineer and City Attorney's office will review and approve the content and form of the final plat and CC&R's prior to recordation. A final grading and utility plan shall be approved by the Community Development Department prior to issuance of any building permits. A financial guarantee for the value of all public improvements, including landscaping, may be required prior to recordation of the plat.

E. Planning Commission Action

On August 28, 1996 the Planning Commission held a public hearing on this plat. The Planning Commission voted to forward a positive recommendation to the City Council with findings of fact, conclusions of law, and conditions of approval as outlined in the staff report.

The property was properly posted and proper legal notice was published. Notice was mailed to all property owners within 300' of the proposal. There was public input on the proposed MPD regarding existing vegetation, grading, and limits of disturbance. Staff included conditions of approval for the MPD to address these concerns.

ALTERNATIVES:

- A. Approve the proposed PUD subdivision plat thereby allowing individual ownership of each unit and Aspen Hollow Homeowner's Association ownership of the common area.
- B. Deny the PUD subdivision plat and retain the current form of ownership.
- C. Continue the item and request additional information and evaluation from the staff.

SIGNIFICANT IMPACTS:

The proposal results in a record of survey plat which allows individual ownership of each unit. The survey plat does not alter any conditions of approval of the Small Scale MPD for the proposed or existing units.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

If the Commission denies the subdivision plat as proposed, the property will remain under single ownership with units rented out or a condominium plat will be requested. If a condominium plat is approved, ownership of the units and common area for Phase 4 will not be consistent with that of Phases 1, 2, and 3.

RECOMMENDATION:

The staff recommends approval of the record of survey plat for the Aspen Hollow MPD Phase 4, located at 8165 Royal Street, based upon the following:

Findings of Fact

1. The Aspen Hollow MPD is located at 8165 Royal Street and the property is a part of the Deer Valley SEP. The property is zoned RD-MPD.
2. The final subdivision plat changes the type of ownership and is required in order to sell the individual units. The common area will be owned by the Aspen Hollow Homeowner's Association.
3. The conditions of approval for the Aspen Hollow MPD remain in effect.
4. A financial guarantee for all public improvements and landscaping is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.
5. A construction management and phasing plan is required to protect the existing units

from construction disturbance and to minimize the impact of construction activity on the surrounding area.

6. On August 28, 1996, the Planning Commission voted to forward a positive recommendation to City Council to approve the plat with conditions as stated in the staff report.

Conclusions of Law

1. There is good cause for this final plat.
2. Neither the public nor any person will be materially injured by the proposed plat.
3. 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.
4. The final plat is consistent with the Planning Commission approval of the Aspen Hollow MPD and earlier phases of the Aspen Hollow PUD subdivision plat.
5. The final subdivision plat is consistent with the Land Management Code.

Conditions of Approval

1. The City Attorney and City Engineer shall review and approve the final form and content of the plat and the Conditions, Covenants, and Restrictions (CC&R's), for compliance with the LMC and conditions of approval, prior to recording the plat.
2. All conditions of approval for the Aspen Hollow MPD and the Aspen Hollow Phase 4 MPD shall apply.
3. All standard project conditions will apply.
4. The applicant will record the final plat at the County within one year from the date of City Council approval. If recordation has not occurred within the one year time frame, this approval and the plat will be void.
5. A financial guarantee, in a form and amount acceptable to the City, for the value of all landscaping and public improvements to be completed, shall be provided to the City prior to plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

EXHIBITS:

Exhibit A- Proposed condominium plat

Exhibit B- Location map

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**AN ORDINANCE APPROVING A FINAL PUD SUBDIVISION PLAT
FOR THE ASPEN HOLLOW PHASE 4 MPD AT 8165 ROYAL STREET,
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN,
PARK CITY, UTAH**

WHEREAS, the owner of the property at 8165 Royal Street, located in the Southwest Quarter of Section 22, Township 2 South, Range 4 East, Park City, Utah and known as the Aspen Hollow Phase 4- MPD, have petitioned the City Council for approval of a final PUD subdivision plat; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and state law; and

WHEREAS, on August 28, 1996, the Planning Commission held a public hearing to receive public input on the proposed plat and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on March 6, 1997 the City Council reviewed the proposed plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the plat;

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

SECTION 1. FINDINGS OF FACT.

1. The proposed plat changes the type of ownership of this property and is required in order to sell the individual units. The common area will be owned and maintained by the Aspen Hollow Homeowner's Association.
2. The property is part of the Aspen Hollow MPD and Aspen Hollow Phase 4 MPD and is subject to all prior conditions of approval for these MPDs.
3. A financial guarantee for all public improvements and landscaping is necessary to ensure

completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.

4. A construction management and phasing plan is required to protect the existing units from construction disturbance and to minimize the impact of construction activity on the surrounding area.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned plat and that neither the public nor any person will be materially injured by the proposed plat. The plat is consistent with the Park City Land Management Code and with the Planning Commission approval of the Aspen Hollow MPD.

SECTION 3. PLAT APPROVAL. The subdivision plat, known as the Aspen Hollow Phase 4 Subdivision PUD plat, at 8165 Royal Street, is hereby approved as shown on Exhibit A, with the following conditions:

1. The City Attorney and City Engineer shall review and approve the final form and content of the plat and the Conditions, Covenants and Restrictions (CC&R's), for compliance with the Land Management Code and these conditions of approval, prior to recording the plat.
2. All conditions of approval for the Aspen Hollow MPD (1984, revised in 1986 and 1990) and the Aspen Hollow Phase 4 MPD (1996) shall apply.
3. All standard project conditions apply.
4. A financial guarantee, in a form and amount acceptable to the City, for the value of all landscaping and public improvements to be completed, shall be provided to the City prior to plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.
5. The final plat shall be recorded at the County within one year from the date of City Council approval. If recordation has not occurred within the one year time frame, this approval and the plat will be void.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 6 th day of March, 1997.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, Assistant City Attorney

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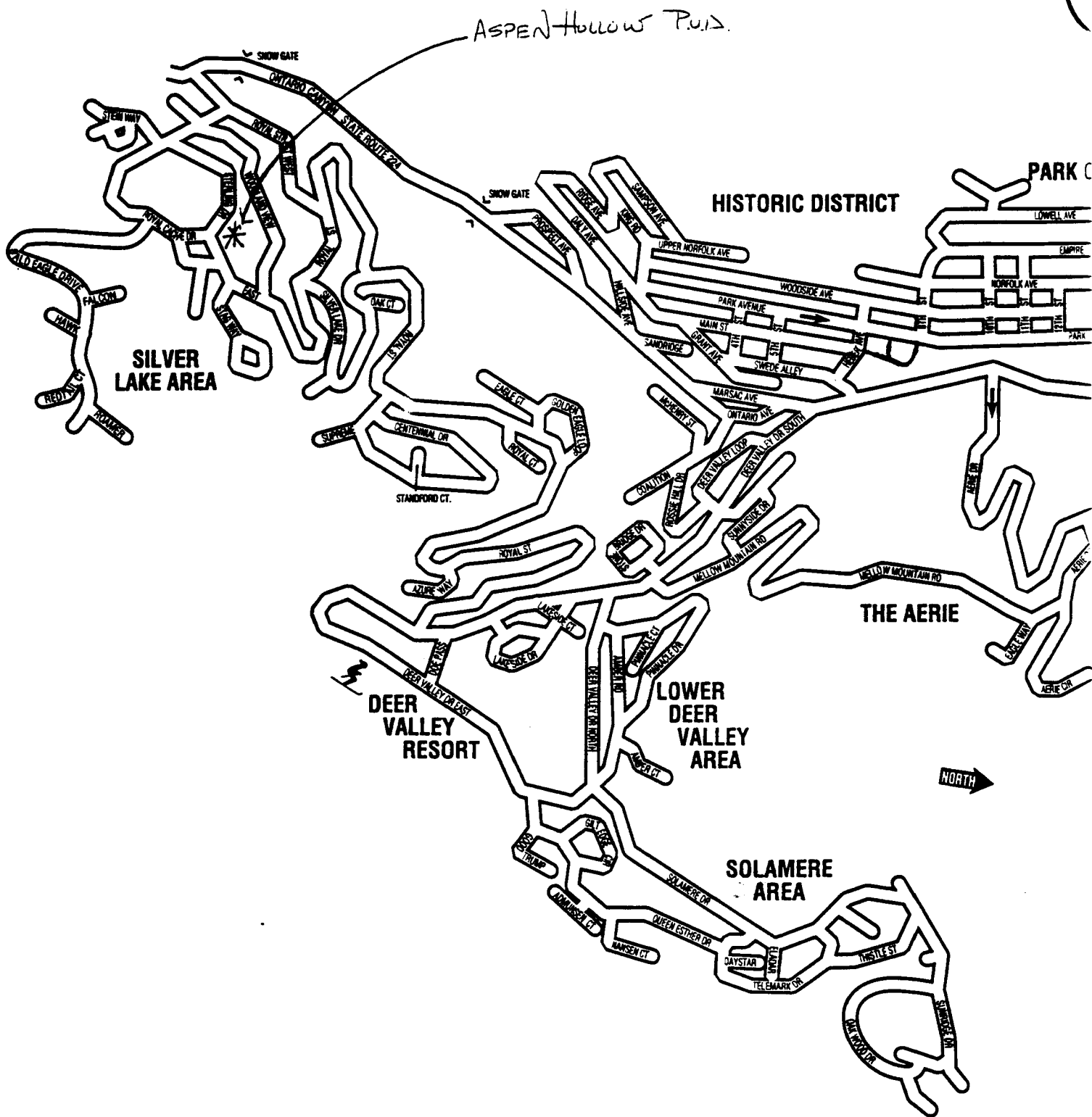


EXHIBIT B.

PARK CITY

CITY COUNCIL STAFF REPORT

DATE: March 3, 1997 (March 6, 1997 meeting)
DEPARTMENT: Planning Department
AUTHOR: Kirsten A. Whetstone
TITLE: Caledonian Condominiums- Final Plat
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS:

Adopt an ordinance approving the final condominium plat for the Caledonian Condominiums at 751 Main Street.

DESCRIPTION:

A. Topic

PROJECT STATISTICS

Applicant:	Jack Mahoney
Location:	751 Main Street
Zoning:	HCB (HRC-MPD)
Adjacent Land Uses:	Marriot Summit Watch commercial and residential condominiums, Town Lift condominiums and commercial, Zions Bank building, historic residential, commercial, vacant
Date of Application:	December 24, 1996
Project Planner:	Kirsten A. Whetstone
Staff Recommendation:	Approve with conditions

B. Background

The property is legally described as Lot B-1 of the Town Lift Subdivision Phase B plat which was recorded in 1995. This parcel is part of the Sweeney Properties Master Plan, approved by the City Council in 1986, and the Town Lift Phase B- Small Scale MPD, approved in 1993. The Town Lift Phase B project consists of three buildings (B-1, B-2, and B-3), a skier/pedestrian plaza, and an underground parking structure. The Small Scale MPD includes specific requirements and conditions related to volumetrics, site and architectural design, heights, parking, landscaping, public improvements, and maintenance of the common area.

The B-1 building, known as the Caledonian Condominiums, is currently under construction at 751 Main Street. The building contains 19 residential units ranging from 1,000 sf to 2,500 sf in floor area and 8 commercial tenant spaces (approximately 11,016 sf of commercial/office leasable floor area). The common parking structure provides 143 parking spaces. Parking is sufficient to accommodate the residential, commercial, restaurant, and office uses as currently proposed. All future requests for changes of use and tenant space will require a parking analysis to determine parking code compliance.

This request is for approval of the final condominium plat for the Caledonian Condominium project. A final plat must be recorded with the County in order for the current owner to sell ownership interests to other parties.

C. Analysis

The Caledonian condominium project consists of 19 residential condominium units and 11,016 square feet of commercial tenant space and a common parking structure. Only the portion of the parking structure and skier plaza within Lot B-1 is included in this plat. The remaining portion will be platted with the condominium plat for the B-2 and B-3 buildings at a future date. Although it would have been preferable for B-2 and B-3 to be an expansion of the Caledonian Condominiums, this will not be the case. However, operation of the underlying parking garage is governed by the terms of an amended and restated cross easement agreement.

The plat changes the type of ownership of this parcel to condominium ownership for the individual residential units, tenant space, parking structure, and associated open space/plaza areas.

The proposed condominium plat is consistent with the Land Management Code and the approved Sweeney Properties MPD and Small Scale MPD for Phase B. Staff is recommending a condition of approval that a financial guarantee for completion of all public improvements, landscaping, and pedestrian amenities associated with this project, be posted prior to plat recordation. All conditions of approval of the Sweeney Properties MPD and the Small Scale MPD for the Sweeney Town Lift Phase B MPD, including all restrictions placed on the pedestrian plaza area regarding landscaping, pedestrian

amenities, and maintenance shall apply.

A final landscape plan was submitted and approved prior to recordation of the three lot Sweeney Phase B subdivision plat. This plan has been revised to accommodate a revision in the plaza and building layout, including the location of the Main Street stairs. Staff will work with the applicant to review and approve a revised landscape plan. An additional financial guarantee, for the value of all public improvements, including all landscaping based on the revised plan, may be required prior to recordation of this plat.

Plans for all lighting, signs, garbage dumpsters and service, building addressing, security devices, sidewalks and other amenities will be reviewed and approved by the Community Development Department according to regulations and requirements of the LMC. A maintenance agreement addressing both the common areas within the Caledonian Condominium plat and the remainder of the MPD (around the B-2, B-3, plaza, and parking structure) shall be approved by the City and signed and recorded prior to recordation of this plat.

D. Department Review

The City Engineer reviewed the plat and recommended some minor changes prior to final plat recordation. The applicant has agreed to revise the plat as requested by the City Engineer. The City Attorney's office will review and approve the plat and CC&R's for final form and compliance with the LMC and State Law prior to recordation.

E. Planning Commission Action

On February 26, 1997 the Planning Commission held a public hearing on this item. There was no public comment at the hearing. The Planning Commission voted to forward a positive recommendation to the City Council with findings of fact, conclusions of law, and conditions of approval as outlined in the staff report.

The property was properly posted and proper legal notice was published. Notice was mailed to all property owners with 300' of the proposal.

ALTERNATIVES:

- A. Approve the proposed condominium plat thereby allowing individual ownership of each unit.
- B. Deny the condominium plat and retain the current form of ownership.
- C. Continue the item and request additional evaluation from the staff.

SIGNIFICANT IMPACTS:

The proposal results in a record of survey plat which allows individual ownership of each unit. Approval of this application will not result in any significant impacts to the neighborhood. No external or internal changes to the structure are proposed.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

If the Commission denies the condominium conversion as proposed, the property will remain under single ownership.

RECOMMENDATION:

The staff recommends approval of the condominium plat for the Caledonian Condominiums located at 751 Main Street, based upon the following:

Findings of Fact

1. The proposed plat changes the type of ownership of this property to condominium ownership.
2. The condominiums are part of the Sweeney Properties Large Scale MPD and the Town Lift Phase B Small Scale MPD and are subject to all of the prior conditions of approval for these MPDs.
3. A financial guarantee for all public improvements, landscaping, and pedestrian amenities is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.
4. A portion of the parking structure and skier plaza associated with the Town Lift Phase-B MPD are included in this condominium plat. The remainder of the parking structure and plaza are owned by another entity. A cross-easement agreement currently exists and is recorded at the County to describe ownership, access, and maintenance issues for these properties. An amended agreement is required to bring the agreement up to date on any changes in ownership, property description, and maintenance requirements.

Conclusions of Law

1. There is good cause for this condominium plat.
2. Neither the public nor any person will be materially injured by the proposed condominium plat.

3. The proposal is consistent with the Land Management code, the Sweeney Properties Large Scale MPD, and the Town Lift Phase- B MPD and subdivision plat.

Conditions of Approval

1. The City Attorney and City Engineer shall 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 these conditions of approval, prior to recording the plat.
2. All conditions of approval for the Sweeney Properties MPD (1986 and 1987 revised) and the Town Lift Phase- B MPD and subdivision plat (1995) shall apply.
3. All standard project conditions shall apply.
4. A financial guarantee, in a form and amount acceptable to the City, for the value of all landscaping, public improvements, and pedestrian amenities to be completed, shall be provided to the City prior to plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.
5. A maintenance agreement, in a form and content acceptable to the City, between the property owners of the B-1, B-2, and B-3 parcels of the Town Lift Phase B subdivision plat, addressing maintenance of area common to these three parcels, including the plaza, landscaping, and parking structure, shall be signed by the owners, and recorded at the County prior to recordation of the condominium plat.
6. The final condominium plat shall be recorded at the County within one year of the date of City Council approval. If recordation has not occurred within the one year time frame, this approval and the plat shall be considered null and void.

EXHIBITS:

Exhibit A- Proposed condominium plat

Exhibit B- Location map

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**AN ORDINANCE APPROVING A CONDOMINIUM PLAT
FOR THE CALEDONIAN CONDOMINIUMS AT 751 MAIN STREET,
BEING LOT B-1 OF THE TOWN LIFT PHASE B SUBDIVISION,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN,
PARK CITY, UTAH**

WHEREAS, the owner of the property at 751 Main Street, located in the Northeast Quarter of Section 16, Township 2 South, Range 4 East, Park City, Utah and known as the Caledonian Condominiums, have petitioned the City Council for approval of a condominium plat; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and state law; and

WHEREAS, on February 26, 1997 the Planning Commission held a public hearing to receive public input on the proposed condominium plat and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on March 6, 1997 the City Council reviewed the proposed condominium plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the condominium plat;

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

SECTION 1. FINDINGS OF FACT.

1. The proposed plat changes the type of ownership of this property to condominium ownership.
2. The condominiums are part of the Sweeney Properties Large Scale MPD and the Town Lift Phase B Small Scale MPD and are subject to all of the prior conditions of approval for these MPDs.

3. A financial guarantee for all public improvements, landscaping, and pedestrian amenities is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.
4. A portion of the parking structure and skier plaza associated with the Town Lift Phase- B MPD are included in this condominium plat. The remainder of the parking structure and plaza are owned by another entity. A cross-easement agreement currently exists and is recorded at the County to describe ownership, access, and maintenance issues for these properties. An amended agreement is required to bring the agreement up to date on any changes in ownership, property description, and maintenance requirements.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned condominium plat and that neither the public nor any person will be materially injured by the proposed plat. The plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats. The plat is consistent with the City Council approval of the Town Lift Phase B Subdivision plat.

SECTION 3. PLAT APPROVAL. The condominium plat, known as the Caledonian Condominiums plat, at 751 Main Street, is hereby approved as shown on Exhibit A, with the following conditions:

1. The City Attorney and City Engineer shall 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 these conditions of approval, prior to recording the plat.
2. All conditions of approval for the Sweeney Properties MPD(1986 , revised in 1987) and the Town Lift Phase- B MPD and subdivision plat (1995) shall apply.
3. All standard project conditions shall apply.
4. A financial guarantee, in a form and amount acceptable to the City, for the value of all landscaping, public improvements, and pedestrian amenities to be completed, shall be provided to the City prior to plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.
5. A maintenance agreement, in a form and content acceptable to the City, between the property owners of the B-1, B-2, and B-3 parcels of the Town Lift Phase B subdivision plat, addressing maintenance of area common to these three parcels, including the plaza, landscaping, and parking structure, shall be signed by the owners, and recorded at the

County prior to recordation of the condominium plat.

6. The final condominium plat shall be recorded at the County within one year of the date of City Council approval. If recordation has not occurred within the one year time frame, this approval and the plat shall be considered null and void.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 6 th day of March, 1997.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

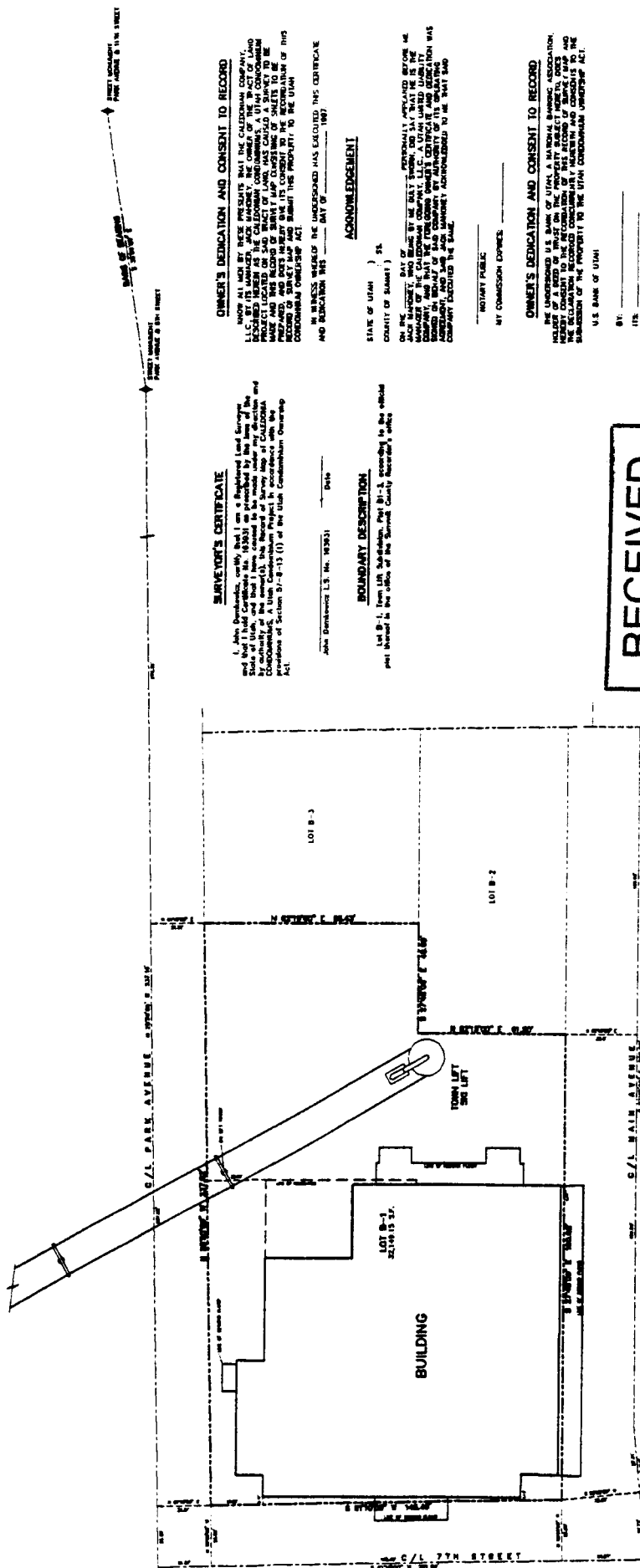
Approved as to form:

Mark D. Harrington, Assistant City Attorney

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EXHIBIT A.

37



RECEIVED

DEC 24 1996

PARK CITY
PLANNING DEPT.

LEGEND
SF REPRESENTS SQUARE FEET
THE STREET ADDRESSES FOR CALEDONIAN CONDOMINIUMS
IS 741 MAIN STREET
↓ INDICATES STREET MONUMENT



RECORD OF SURVEY MAP

CALEDONIAN CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN
AND MENDHAM, PARK CITY, SUMMIT COUNTY, UTAH

JOB NO. 6-11-96 1641 NADALY-P-CAPI

ALLIANCE ENGINEERING, INC.

P.O. BOX 2684
213 MAIN STREET
PARK CITY, UTAH 84060
(801) 449-9467

STURDEVILLE BASIN SEWER IMPROVEMENT DISTRICT

APPROVED FOR CONFORMANCE TO RETROFITTABLE BASIN SEWER
IMPROVEMENT DISTRICT STANDARDS

DATE OF APPROVAL 1994 A.D.

PLANNING COMMISSION

APPROVED BY THE PARK CITY
PLANNING COMMISSION

DATE OF APPROVAL 1996 A.D.

ENGINEERS CERTIFICATE

APPROVED AS TO FORM THIS
CERTIFICATE

DATE OF APPROVAL 1996 A.D.

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS
CERTIFICATE

DATE OF APPROVAL 1996 A.D.

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY
WAS FILED IN THE OFFICE OF THE
CLERK OF SUMMIT COUNTY

DATE OF FILING 1996 A.D.

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL

DATE OF APPROVAL 1996 A.D.

RECORDED

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

DATE THE BOOK PAGE

PAGE 1 OF 8

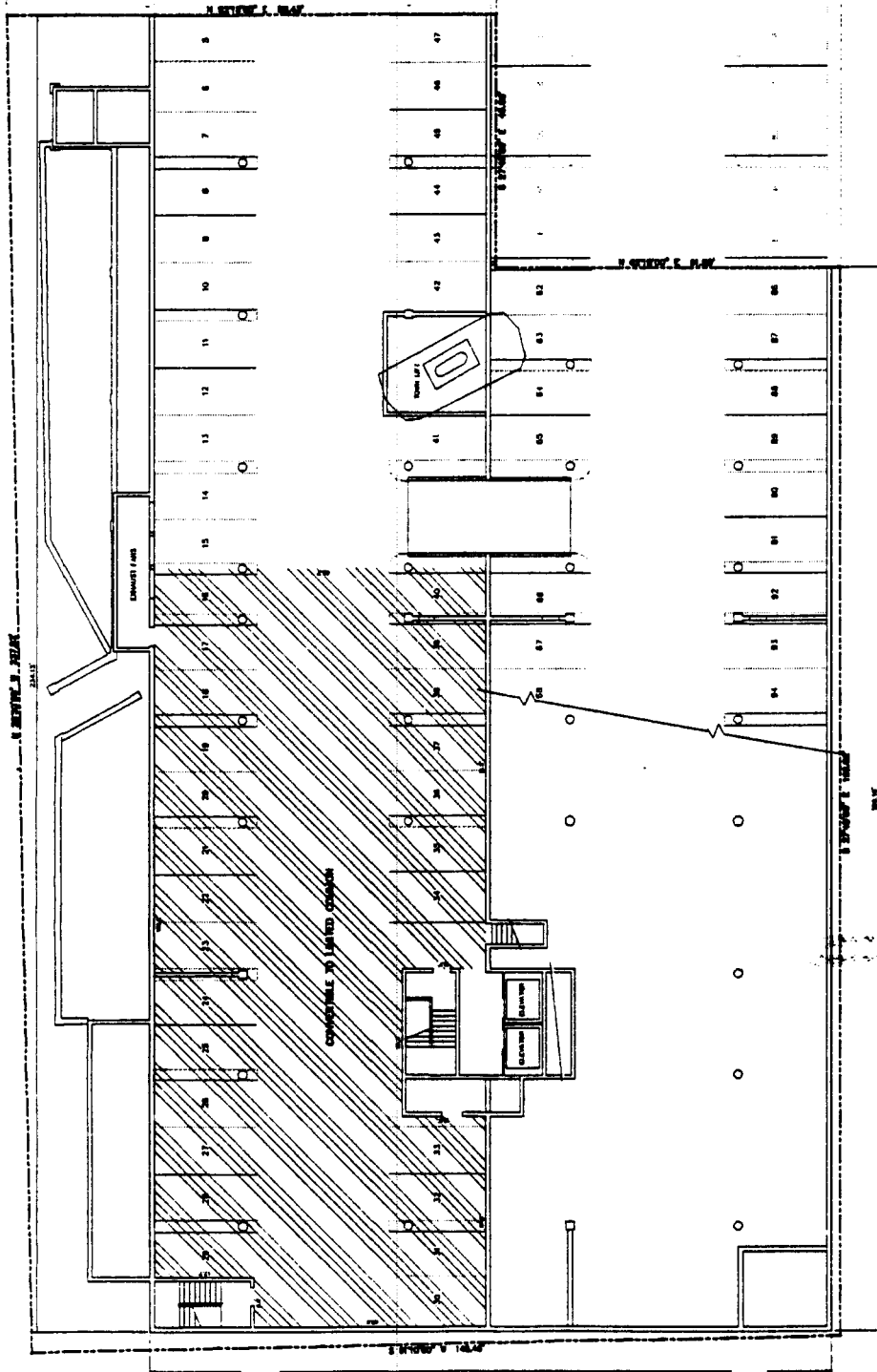
SURVEYOR'S CERTIFICATE

I, John D. Binkley, being duly sworn, do hereby certify that I am a Registered Land Surveyor in the State of Utah, and that I have caused this map to be made under my direction and supervision, in accordance with the provisions of the Utah Condominium Ownership Act, and that I have caused this map to be recorded in the Office of the Clerk of Summit County, Utah.

John D. Binkley, L.S. No. 19351

BOUNDARY DESCRIPTION

LOT B-1, 1/2 AC. LOTS B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-28, B-29, B-30, B-31, B-32, B-33, B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, B-57, B-58, B-59, B-60, B-61, B-62, B-63, B-64, B-65, B-66, B-67, B-68, B-69, B-70, B-71, B-72, B-73, B-74, B-75, B-76, B-77, B-78, B-79, B-80, B-81, B-82, B-83, B-84, B-85, B-86, B-87, B-88, B-89, B-90, B-91, B-92, B-93, B-94, B-95, B-96, B-97, B-98, B-99, B-100, B-101, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B-110, B-111, B-112, B-113, B-114, B-115, B-116, B-117, B-118, B-119, B-120, B-121, B-122, B-123, B-124, B-125, B-126, B-127, B-128, B-129, B-130, B-131, B-132, B-133, B-134, B-135, B-136, B-137, B-138, B-139, B-140, B-141, B-142, B-143, B-144, B-145, B-146, B-147, B-148, B-149, B-150, B-151, B-152, B-153, B-154, B-155, B-156, B-157, 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B-1639, B-1640, B-1



RECORD OF SURVEY MAP **CALEDONIAN CONDOMINIUMS**

A LEGAL CONDOMINIUM PROJECT
 LOCATED IN THE CITY OF SALT LAKE COUNTY, UTAH
 TOWNSHIP 3 NORTH, RANGE 4 EAST, SALT LAKE BASIN
 AND MERIDIAN, PARK CITY, SALT LAKE COUNTY, UTAH

RECORDED
 STATE OF UTAH COUNTY OF SALT LAKE
 AT THE REQUEST OF
 DATE TIME BOOK PAGE
 FEE RECORDS



ILLUSTRATIVE SITE PLAN
 Revised Town Lift
 Subdivision Phase B Plan
 As per 9/19/94 City Council Approval

PARK CITY, UTAH
 CITY ENGINEER
 CITY CLERK
 CITY ATTORNEY
 CITY MANAGER
 CITY COMMISSIONER
 CITY COUNCIL
 CITY OF PARK CITY

EXHIBIT B.

ORDINANCE NO. 97-___

AN ORDINANCE APPROVING AN AMENDMENT TO THE PARK CITY SURVEY, LOTS 11 AND 12, AND A PORTION OF LOT 10, BLOCK 22 AND LOTS 12 & 13, AND A PORTION OF LOT 11, BLOCK 69, TO BE KNOWN AS THE 350 MAIN STREET RESUBDIVISION, LOCATED AT 350 MAIN STREET, PARK CITY, UTAH

WHEREAS, the owners of the property known as Lots 11 and 12, and a portion of Lot 10, Block 22 and Lots 12 & 13, and a portion of Lot 11, Block 69, Park City Survey, has petitioned the City Council for approval of an amendment to the amended Park City Survey; and

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

WHEREAS, the City Council held a public hearing on March 6, 1997 to receive public input on the proposed amendment;

WHEREAS, it is in the best interest of Park City, Utah to approve the amended plat;

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

SECTION 1. FINDINGS OF FACT.

1. The proposal is consistent with both Park City Land Management Code and State Subdivision requirements.
2. The plat amendment is necessary to combine four lots into one lot of record.
3. The amendment results in several remnant lots under different ownership.
4. The applicant has agreed to provide a Construction Mitigation Plan prior to any construction on the subject property.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concluded that:

1. There is good cause for the amendment
2. Neither the public nor any person will be materially injured by the proposed plat amendment.

SECTION 3. PLAT APPROVAL. The plat amendment for Lots 11 and 12, and a portion of Lot 10, Block 22 and Lots 12 & 13, and a portion of Lot 11, Block 69, Park City Survey is approved as shown on the attached Exhibit "B" with the following conditions:

1. The City Attorney and City Engineer's review and approval of the final form and content of the amended plat is a condition precedent to recording the plat.
2. Execution and Recordation of the plat is a condition precedent to the issuance of a building permit for the addition.
3. All Standard Project Conditions shall apply.
4. Approval of the plat amendment shall be void if the plat is not recorded by March 6, 1998.
5. No remnant lot or portion thereof created by this amendment is a separately developable lot.
6. A Construction Mitigation Plan, which will be coordinated with any other nearby Main Street construction projects will be required from the applicant prior to any construction on the newly created parcels.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 6th day of March 1997.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Jan Scott, City Recorder

Approved as to form:

Mark Harrington, Assistant City Attorney

PARK CITY

1881

COUNCIL AGENDA REPORT

DATE: March 6, 1997
DEPARTMENT: Public Works
AUTHOR: Hope Bleecker, Transportation Director *gja 3/6/97*
TITLE: Contract with Frederic R. Harris, Inc. for Intermodal Facility Design and Comprehensive Long-Range Transit Development Plan
TYPE OF ITEM: Contract Authorization

SUMMARY RECOMMENDATIONS: Authorize staff to negotiate a comprehensive transportation study contract with Frederic R. Harris, Inc. for planning efforts related to long-range transit service development and preliminary design of intermodal bus facilities. The total not-to-exceed amount requested is \$533,538 plus approval for payment in the amount of 3% of total construction costs for preliminary design fees. The project is funded at 80% federal funding. Authorize a total city match from the transportation fund in the amount of \$106,708 in order to meet all identified matching requirements of the project.

DESCRIPTION:

A. Topic. Contract with Frederic R. Harris, Inc. for Intermodal Facility Design and Analysis and Comprehensive Long-Range Transit Development Plan.

B. Background.

Pursuant to an invitation from the Utah Department of Transportation, (UDOT) the Park City Department of Public Works has prepared submittals to earmark a five year authorization of USDOT funding for transit, roadway, and pedestrian mobility projects. Venue sites throughout Utah are favored to receive federal support for many different types of transportation projects in preparation for the 2002 Olympic Games. Whereas a majority of the funding will be authorized on July 1, 1997, the FTA has already awarded \$750,000 to the City for conceptual design of passenger facilities and planning of detailed development of Park City's transit system through 2020.

C. Analysis.

The recent award from the FTA will fund 80% of a majority of the expenses related to production of a comprehensive transit plan and preliminary design of passenger facilities. The award has been made in

response to requests issued by staff last year which specified requirements for improved local mobility as an integral factor for the success of the 2002 Olympics. This proposed project requires extensive coordination with federal requirements in a timely fashion so that additional implementation dollars can be received by Park City. Whereas the \$750,000 grant award was announced in December, Park City is required to show significant progress on its work product no later than July 1, 1997.

Attached is a summary of the three phases of the project with associated general work elements. The consultant will be required to produce specific recommendations and work products associated with the elements in the right column of the spreadsheet. The scope is focused on two study areas, a transit plan and an intermodal facility(s) study, as well as 30% design. The master planning portion of the siting for the facility is being produced simultaneously with the transit development to ensure land use and transportation coordination.

Selection and Proposed Firm

This procurement was conducted in accordance with all applicable City and Federal requirements. Ten respondents answered a Request for Qualifications which was issued by staff last December. Four of the respondents were short listed and invited to Park City for interviews. A selection team of four City staff members interviewed participants and ranked the presenters according to specific criteria: experience, approach to the public process, knowledge of federal requirements, ability to meet required deadlines of the project. Frederic R. Harris of Boston, Massachusetts was ranked number one. The Harris team was responsive to the criteria and proposed to perform the work in Park City throughout the duration of the project and to utilize local talent where applicable. Lee, Scott, and Cleary of Tahoe City, California were ranked second to Harris. LSC will be used as a subconsultant to Harris during the public process and will perform traffic analysis components of the project.

The Transit Development Plan

Receipt of federal funding presents an opportunity for strategic development of the local transit system and to achieve of mobility improvement. The transit analysis will model existing and proposed trip demands of potential riders in Park City and the Snyderville Basin. One important component of the plan is to analyze the trip needs of travelers who originate at the Salt Lake City Airport, and to propose a plan for mitigation of autos into Park City from that point of origin.

Transit routing scenarios for services will be produced in a fixed-route, rideshare, or demand-response format. The study will also include a critical analysis of problem traffic areas and will present recommendations for design of transit for existing and future land uses in order to reduce congestion. Plans will be prepared for pedestrian linkages throughout the city. The principle component will be an overall program for sidewalk expansion and recommendations for pedestrian corridor construction. A series of white papers will be produced which will include operating and capital costs, as well as management and implementation strategies of each recommendation. Harris has proposed a very extensive public participation process among staff and the community, as well as an interagency task force of federal and state officials, including members of the Salt Lake Organizing Committee. This element is estimated to cost of \$221,788.

The Intermodal Facilities Planning and Design

Siting of intermodal facilities will include recommendations for the number, type, location, and conceptual identity of amenities. Linkages to the existing system development are integral to the success of facility siting.

Work on the intermodal component is separated into two phases. The intermodal site selection and master planning component is estimated to cost \$291,750.

Pursuant to choosing a site(s), a program of elements will be developed and the overall design will be prepared through a 30% architectural phase. At this time, there is no cost associated with the intermodal facilities. Harris has agreed to accept 3% of the total estimated construction costs. The master planning component of this task will occur simultaneously with the transportation development plan in order to ensure sound coordination with the 20 year plan of transit development. If additional matching dollars are required, staff will seek additional authorization at a later date.

D. Department Review.

This proposal has been reviewed by the City Manager, the Director of Public Works, the Director of Finance, and the Department of Community Development. Execution of a final contract will be subject to approval by the FTA.

ALTERNATIVES:

A. Authorize Staff to Negotiate a Contract with Frederic R. Harris, Inc - Staff recommends approval of this project in order to enhance mobility and receive additional federal funding opportunities. Harris has extensive experience in planning, design, and engineering of intermodal facilities and bus service plans. This firm was selected because of their ability to recommend and to implement service proposals that are effective in addressing specific mobility needs. The firm plans to open an office in Park City in mid-March and will remain in Park City throughout the contract completion date of January, 1998.

B. Require Staff to Perform the Work - Staff does not recommend hiring additional personnel to perform this work in-house because of the intensity and expertise required to achieve timing of siting the facilities and production of the required environmental work statements.

C. Do Nothing - Staff does not recommend this alternative because it would result in the loss of opportunity to meet Council goals. Doing nothing also compromises staff's objective to fast track the project with notable talent experienced in intermodal design and service implementation. Most importantly, choosing this alternative would forfeit federal dollars which present the possibility for significant mobility enhancements.

SIGNIFICANT IMPACTS:

The City is eligible to receive up to 80% of the total cost for this project. The project will require approximately \$66,708 from the transportation fund and the dedication of significant staff time. Completion of the plan would be the initial step in local mobility solutions and in ensuring an Olympic and special event policy plan. The additional impact of the project is the realization of an opportunity to receive up to \$8M in additional federal funds for implementation.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

This project is designed to include an intensive public process and to meet specific deadlines related to obtaining a large amount of federal funding which will enhance the local transportation system. If this project does not proceed as recommended, the federal funding will be forfeited.

RECOMMENDATION: Authorize staff to enter into a contract with Frederic R. Harris, Inc. for planning efforts related to long-range transit service development and preliminary design of intermodal bus facilities. Authorize a total cash match for the project of \$106,708 and approve a not-to-exceed total contract amount of \$533,538 plus payment of 3% of total construction costs for preliminary design fees. All elements of the project will be funded by federal dollars at the rate of 80%. Subject to FTA approval, staff will request approval of in-kind services in the amount of \$40,000 to lessen the local cash match from the transportation fund to \$66,708.

PARK CITY Contract for Long-Range Transit Planning and Intermodal Facilities Design

