



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
February 27, 2014**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, February 27, 2014.

Closed Session

12:30pm Property, Personnel and Litigation

Study Session

1:30pm	Community Engagement	PG 5
2:30pm	Public Works Operations Update	PG 12
3:00pm	Break	

Work Session

3:10pm	Council Questions and Comments and Manager's Report	PG 39
3:20pm	Legislative Update	
3:30pm	City Council Retreat Notes Review	PG 45
3:50pm	Farm Animal code amendments	PG 65
4:00pm	General Plan discussion	PG 69
5:50pm	Break	

Regular Meeting

6:00 pm

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

III. PUBLIC INPUT (*Any matter of City business not scheduled on the agenda*)

IV. MINUTES FROM THE SPECIAL JOINT CITY COUNCIL/PLANNING COMMISSION MEETING ON FEBRUARY 5, 2014 AND REGULAR MEETINGS ON FEBRUARY 6, 2014 AND FEBRUARY 13, 2014

V. NEW BUSINESS

1. Consideration of authorizing the City Manager to execute an Amendment to the Wyatt Earp Way Improvements Construction Agreement, in a form approved by the City Attorney, with Lyndon Jones Construction, Inc., as Change Order No. 2 for an increase to the contract in an amount not to exceed \$256,636.56. PG 139

2. Consideration of an Ordinance approving the Park City Heights Phase 1 Subdivision, located at Richardson Flat Road, Park City, Utah upon findings of fact, conclusions of law and conditions of approval stated in the attached ordinance. PG 146
 - (a) Public Hearing
 - (b) Action
3. Consideration of extending the Settlement Deadline included in the Real Estate Purchase Contract with Greenpark Cohousing LLC, from 3/1/2014 to 9/1/2014, for the sale of 1450 & 1460 Park Avenue, Park City, UT. PG 228
4. General Plan Review PG 69
 - (a) Public Hearing
 - (b) Action

VI. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4 p.m. to 9 p.m.

Posted: 02/24/2014

See: www.parkcity.org

TENTATIVE MASTER CALENDAR

Note: This future meeting schedule is TENTATIVE and subject to change.

February

27 **See Agenda**

March

6

WORK

Verbal Update on Leg- Matt D
Blue Ribbon Commission Recommendations (30 min)
Park City Sports Complex lights- 15 min
RAB Visioning update-30 mins

REGULAR

Historic App project-Spencer/Anya Consent
Olympic Parade MFL (public hearing/new business)– Tommy
Snyder's Addition to Park City Amended Lot 1, Block 15, located at 901 Norfolk Avenue
Plat Amendment PL-13-02180 - Public hearing/Action
The Fluter Subdivision, located at 225 Woodside Avenue – Plat Amendment
PL-13-02183-Public hearing/Action
North Silver Lake Condominium Plat, located at 7101 Silver Lake Drive, Record of
Survey- PL-13-02225 - Motion to Continue to **date??**
The Retreat at the Park First Amended, located at 1450/1460 Park Avenue – Plat
Amendment-PL-13-01830-Public hearing/Action
115 Sampson Avenue Subdivision-Plat Amendment -PL-13-02035-Public hearing/Action
1185 Empire Avenue Second – Plat Amendment -PL-13-02163--Public hearing/Action
Construction Manager at Risk Agree. for 2014 Main Street projects. – New/Matt T.
Consideration of Authorizing the City Manager to execute a Professional Services
Agreement with CH2M Hill, Inc. for engineering services in the amount of
\$_____ for a Well Source Alternatives Assessment - Michelle DeHaan

General Plan Final Action
Consideration of a Stipulated Compliance Order for the Judge and Spiro Tunnel Utah
Pollutant Discharge Elimination System permits between Park City Municipal
Corporation and the Utah Division of Water Quality, in a form approved by the
City Attorney.

13 **No Meeting- Last Day of Legislative Session**

20

WORK

Verbal Update on Leg- Matt D

REGULAR

1049 Park Avenue plat amendment- Hearing/Action
Round Valley Annexation- Kirsten
Ice flooring contract- Jon P

27 **WORK**
 UDOT Region II Director on 2014 UDOT project -30 mins

REGULAR

April

3 Parking Management Update-15 Ken/Brian

10 **No Meeting- ULCT Spring Conference**

17

24

Pending Items:

Latino Community outreach and engagement – study

Amendment to the housing resolution – for regular council – RS

Consideration of an Ordinance approving the McHenry Subdivision Replat Amendment located at 496 McHenry Avenue, Park City Survey, Park City, Utah

Ordinance 2519 Lucky John Drive – Plat Amendment PL-13-01980- KW

Gamble Oak Easements, new, Heinrich

Consideration of City Property Disposition Resolution-Heinrich

Ice Naming Rights

Website discussion-Scott/Shannon 20 min

Flagstaff-Consent & Housing authority meeting

Park City Council Staff Report



Author: Phyllis Robinson, Public Affairs Manager
Subject: Community Engagement Program Enhancements
Date: February 27, 2014
Type of Item: Study Session

RECOMMENDATION: Staff recommends that the Council discuss its goals related to an intentional and robust community engagement program, discuss next steps recommended by staff, and identify priorities for community engagement activities.

BACKGROUND:

Park City Council identified citizen outreach and engagement as a Top Priority at its January 2014 retreat in order to effectively and responsibly serve the public and to foster a stronger sense of community within the City.

Park City welcomes civic participation in the decision making process and has a long history of varied community outreach efforts. An illustrative but not exhaustive list includes:

- open houses for capital projects such as Main Street Enhancements, PCMARC and Bonanza Drive or policy documents such as the General Plan,
- community surveys including statistically relevant tools such as the National Citizen Survey as well as city-administered surveys to gain input on projects such as Treasure Hill or services such as the Golf Course,
- regular public outreach on capital projects including the “backhoe report” on KPCW, web updates and direct stakeholder visits to affected merchants and/or residents throughout construction and updates,
- open houses, work sessions and stakeholder meetings on proposals affecting the future of the community such as when Rocky Mountain Power proposed an upgrade to the Bonanza Drive substation,
- formal Recommendations from citizens via Boards and Commissions, including short-term appointments such as Soils Commission and Blue Ribbon Salary Commission,
- workshops including Leadership 101 and FAM(ilization) Tour,
- design charrettes during the planning and design for Snow Creek Cottages
- Leadership Park City and City Tour,
- community forums such as Save our Snow,
- Presentations and discussion by Mayor and City Council members presentations at homeowner’s associations and other community group meetings,
- community activities such as Pride in Your Park and Arbor Day activities,
- web-based input via Let’s Talk Park City,
- monthly Community News and PC Library e-newsletters,

- regularly scheduled public radio interviews, and
- Vision Park City and prior community visioning processes.

For Park City to sustain itself as a community with a shared identity – to “Keep Park City, Park City” – it must be more than a collection of its individual residents and more than the sum of its separate parts, especially if some of those parts feel isolated and excluded. It is hard to have citizen engagement without a sense of community and it is hard to foster community without citizen engagement.

An engaged community is characterized by openness to opposing ideas, collaboration and a sense of responsibility to others. While the impetus to initiate community engagement processes may be to resolve a policy or implementation problem, the goal of citizen engagement is to provide a vehicle to help individual community members become citizens in the highest sense of the word with a concern for the larger community—the common good – in addition to their own interest and a willingness to assume personal responsibility for what goes on in other neighborhoods and communities.

The purpose of this study session is to discuss community engagement and the role it plays in government decision-making, transparency and trust, and recommended next steps for Park City to create more robust citizen-local government interactions.

Why is community engagement important?

Civic engagement can be described as the “right” thing to do as part of the democratic ideal and the “smart” thing to do to gain the information and involvement needed for effective, legitimate government. Research shows that effective citizen engagement can foster a “sense of community, engender trust, enhance creative problem solving, and even increase the likelihood that citizens will support financial investments in community projects.” (*The Connected Community: Local Governments as Partners in Citizen Engagement and Decision Making*, 2010, James H. Svara and Janet Denhardt, Editors, p. 5) When citizens are directly engaged with government, policy and service level decisions are seen as more legitimate and challenged less frequently, and policy and program initiatives have a greater success rate. Government is seen as more consistent, transparent, accountable, respectful and informative.

What makes for good engagement?

Citizen engagement occurs along with, not in place of, the work of the city council. It is not an alternative to representative government. The most important factor to be considered is whether decision makers are willing to listen and take into account the result of citizen engagement processes in decision making.

At its most basic, community engagement is the process of involving people in decisions that affect them. Engagement is about both process and results – it typically encourages diverse constituencies in decision-making; promotes a platform for action and policy decisions, and creates easy and unintimidating opportunities for input and problem solving. Regardless of the political, social or economic issue at hand,

community engagement processes are designed to ensure a fair and open process, where people feel they were treated fairly and listened to, despite disagreeing with a particular outcome.

Historically, local governments have relied on the public hearing process to gather public input on an issue or application. Community engagement techniques, such as an open house or a neighborhood meeting were used to inform the community in advance of the public hearing.

Just as citizen engagement is not an alternative to representative government, neither is it intended to replace legislatively required public hearings. Public hearings can be effective ways for citizens to participate directly in the public process, and because comments are recorded as minutes in the public record, it also affirms that their voice has been heard.

Community engagement and public hearings are not mutually exclusive processes. The City Attorney, for example, offers a workshop for community members to learn about how to participate in the public input process and provide effective testimony. This is very much a community engagement process. Hosting an open house, either by the city or an applicant, is another example of how one process can support the other to create effective process and outcomes. Dan Kemmis, former Mayor of Missoula, described a public hearing as *“the place in American society where nobody listens.”* Citizens talk to the government about the outcome they as individuals favor, instead of talking to each other to create an outcome that the community favors. Citizen engagement processes offer the promise of better outcomes for both the community and the government. It enables all parties involved to identify the concerns, risks, opportunities, options and potential solutions that surround an issue, leading to more informed decision-making and mutual benefits.

Marrying citizen engagement to the public hearing process can also address the reality that not everyone can attend a public hearing no matter how important the issue may be to them. By providing alternative opportunities for the public to be informed about an issue, and being intentional about welcoming input prior to a public hearing, local government can help bridge that gap and mitigate the potential policy impact of public clamor. This can be accomplished in numerous ways such as providing comment cards at an open house or creating an on-line open house with comment submission permitted. Creating effective means and a variety of opportunities for citizen input and involvement is how we make sure that we understand citizen concerns and ensure these concerns are reflected in city policies and practices. Within the land use regulatory process for private projects, this participation must be balanced with due process and predictable standards of review as set forth in applicable codes.

Public engagement processes run the gamut from informing to empowering citizens with the goal of promoting education, discussion and creative problem among community members. Public hearings are generally considered a place where citizens

talk to the government about the outcome they favor. Community engagement seeks to get citizens to talk to each other about the outcome that the community favors.

Guiding Principles

- **Open and Responsive.** Complete, accurate and timely information is shared throughout the community and the organization emphasizing two-way informational flows. It includes reaching out in new ways to persons with special needs such as those with limited English-proficiency, students or working households with less time to devote to city issues.
- **Proactive.** In an age of sound bites and snapshots in written media and on TV and radio, the citizens' perception of a service, event or issue will become a reality. The City can bring perception and reality into line by telling its own story and initiating communication rather than simply responding to issues and events as they occur.
- **Meaningful.** For many citizens the process is the product. Public confidence and acceptance in the outcome is greatly influenced by whether or not community members feel they have real opportunities for engagement in a way that can influence the ultimate outcome. Processes should be well-designed, implemented respectfully, flexible and evaluated.
- **Community Centered.** Public dialog and decision-making processes identify, reach out to, and encourage participation of the community in its full diversity. Processes respect a range of values, interests and the knowledge of those involved and moves beyond traditional methods and venues. Processes are inclusive, accessible, open, honest and understandable
- **Honest.** Community engagement requires commitment and "honest intent" by public officials and clarity and specificity with participants about how the information will be used. Community engagement is not a way to *sell the public* or *convince the public* to agree to a pre-determined outcome.

Community Engagement Model

Community engagement is a process and the techniques and approaches used will vary depending on the issue. The International Association of Public Participation (IAP2) model is the leading approach to identifying and developing public engagement processes. Staff has completed 40 hours of training sponsored by IAP2 in 2013 and is active in the organization including participating on the North American conference committee and sitting on an international accreditation committee.

IAP2 Spectrum of Public Participation



Increasing Level of Public Impact

	Inform	Consult	Involve	Collaborate	Empower
Public participation goal	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
Promise to the public	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.
Example techniques	▪ Fact sheets ▪ Web sites ▪ Open houses	▪ Public comment ▪ Focus groups ▪ Surveys ▪ Public meetings	▪ Workshops ▪ Deliberative polling	▪ Citizen advisory committees ▪ Consensus-building ▪ Participatory decision-making	▪ Citizen juries ▪ Ballots ▪ Delegated decision

PROPOSED COMMUNITY ENGAGEMENT PROGRAM ENHANCEMENTS

Staff is proposing a series of robust and intentional community engagement activities over the next 15 months. This time frame coincides with the 2015 National Citizen Survey which can be used as an objective evaluation of effectiveness.

- **Community Futures Dialog.** Vision Park City identified our community's non-negotiable values:
 - sense of community,
 - small town feel,
 - natural environment, and
 - historic character.

The Community Futures Dialog is a proposal to explore, as a community, the interconnectedness of these core elements and develop a series of implementation strategies. While it might sound a bit ethereal at this early stage of discussion, the goal is to inform, educate and inspire creativity by looking at issues or problems through different lenses.

If we are concerned about air quality, for example, we could look to providing housing for a local workforce in order to reduce vehicle trips and carbon emissions. If we are concerned about the aging demographics of our community and the impact that has on our vitality and economic competitiveness, housing that is attractive and affordable to a younger generation might be a component of the solution.

A Community Futures dialog is about both process and results. It will engage diverse constituencies in decision-making; promote a platform for action and policy decision, and create easy and unintimidating opportunities for input and problem solving. As an engagement process, it includes a variety of techniques and ways for the people to engage in the process such as

- small group discussions in people's home,
- community lectures,
- discussion panels, and
- working groups.

Staff recommends the creation of a community steering committee to design and implement this program. (April – December 2014)

- **Lower Park Avenue Design Charrette:** Staff recommends implementing a community-based design process to create alternative strategies for redevelopment of this area. A design charrette is an intensive planning session where citizens, designers and others collaborate on a vision for development. It provides a forum for ideas and offers the unique advantage of giving immediate feedback to the designers and allows everyone who participates to be a mutual author of the plan. Through brainstorming and design activity, many goals are accomplished during the charrette. First, everyone who has a self-determined stake in the project develops a vested interest in the ultimate vision. Second, the design team works together to

produce a set of finished documents that addresses all aspects of design. The finished result is more efficient and cost effectively produced because the process is collaborative. *(May – September 2014)*

- **Community Projects Open House:** Staff will host a Community Projects Open House on March 18 that bring together 14 different city-sponsored projects and programs including Deer Valley Drive Phase 2, Dan's to Jan's, Main Street enhancements, Library renovations, sharrows, electric bikes, urban forestry plan and the Mountain Accord. The goal is to attract a wider cross section of the community by having a diversity of projects and programs present. This is a new approach that will be more cost effective than multiple event advertising, create a one-stop shop for information and input, and by combining multiple topics hopefully will be more compelling to attend. The meeting will be held in the gym at Park City High School. *(Annually or as needed)*
- **Community – Council Events:** Staff recommends creating regular opportunities for the community to discuss concerns and aspirations with their elected officials. This could range from an evening of community discussions occurring at multiple locations simultaneously throughout Park City to more structured neighborhood meetings with, 'State of the City' presentations, or informal "drop-in" meetings at local coffee shops and other community gathering spots. Staff also recommends specific outreach to students, perhaps Lunch and Learns where Council members join students in the dining areas, or invite them to youth forums for input. Studies show that the ability for residents to have a real relationship with local officials makes an important difference in perception of government. Trust of the individual transfers to trust of the government. *(Monthly)*
- **Staff and Citizens' Toolbox.** Staff recommends developing a community engagement handbook and training program for staff to increase capacity and quality of engagement activities. A corollary to this is the development of a Community Engagement workshop and one-stop webpage on opportunities to participate in local government. *(March – October 2014)*

DEPARTMENT REVIEW:

This report was reviewed by the City Attorney and the City Manager.

RECOMMENDATION: Staff recommends that the Council discuss its goals related to an intentional and robust community engagement program, discuss next steps recommended by staff, and identify priorities for community engagement activities.

City Council Staff Report



Subject: Public Works Operations Annual Report
Author: Blake Fannesbeck
Department: Public Works
Date: February 13, 2014
Type of Item: Study Session

Reason for Study Session on Public Works:

Park maintenance, snow plowing and building maintenance, like resort community policing, rarely end up on City Council's list of Top Priorities. It is likely that this stems from a belief that these are services the City will perform year over year, without prioritization. Lack of prioritization may also reflect that these services are meeting the community's and City Council's expectations with regard to level of service. Regardless, these are important municipal services and provide a forum for discussion of these services, such as in a Study Session, provides the City Council and the public with an opportunity to better understand the breadth and depth of these services.

Overview:

Public Works Operations consists of the following Maintenance Divisions:

- Streets Maintenance
- Parks, Golf, and Cemetery Maintenance
- Building Maintenance

The Public Works Operations Staff works to ensure that we maintain the facilities and infrastructure of the community so as to reflect "A World Class Multi-Seasonal Destination Resort Community". Whether you are a permanent, part-time, or temporary citizen our goal is to ensure that we provide excellent customer service and value to the community. We accomplish this with a combination of 25 full time and 22-27 seasonal staff.

Streets Maintenance: encompasses winter snow plowing, street maintenance, sidewalks, trails, storm drains, flood control, signs, street lights, and special event support. The following is a statistical list of our Street maintenance inventory:

- 126 lane miles of pavement
- 90 cul-de-sacs
- 26 parking lots
- 2 parking structures
- 45 miles of curb and gutter
- 23 miles of concrete sidewalks
- 17 miles of asphalt pathways
- 712 street lights
- 20 driver feedback signs
- 2,500 street signs

- 70 miles of storm drain pipe and open waterways
- 1,653 storm drain inlet boxes

Over the past year some of the projects or highlights were:

- Completion of the 2013 Pavement Management program which included a combination of asphalt overlays, slurry seal, and crack sealing. We use the TAMS software program to determine the estimated Remaining Service Life (RSL) of a particular street. We then determine what treatments will bring that particular street back above our goal of 10 years of RSL. Currently the Park City Street System is at a RSL of 8.84 years.
- Creation of a recycling program for Asphalt, Concrete, and Soils. In the past when we worked on a job the concrete, asphalt and dirt were mixed together and had to be all hauled to the landfill. Our Street Supervisor Troy Dayley created a location where we could sort out the materials and haul them separately. This has saved the City approximately \$34,000 dollars a year in disposal costs.
- Replaced street lights along Empire Avenue with high efficiency LED lights.
- Replaced 300 ft. of guard rail along Royal Street.
- Curb and gutter replacement.
- Sidewalk replacement as part of our sidewalk safety program.
- Replaced 19 vandalized pathway lights heads along the Poison Creek Trail.
- Plowed this current winter 38.5 inches of snow as measured at the Public Works building.
- Partnered with Recycle Utah to provide Dumpster Days and Household Hazardous Waste drop off day.
- New Historic Park City Alliance (HPCA) and City Facilities Garbage and Recycling Contract

Parks, Golf, and Cemetery Maintenance: Encompasses winter snow plowing of sidewalks and trails, hand shoveling of stairs and facilities, parks, ball fields, open space, decorations, trees, flowers, banners, Christmas lighting, weed control, trash collection, golf maintenance, cemetery maintenance, graffiti/vandalism remediation, and special event support. The following is a statistical list of our Parks, Golf, and Cemetery maintenance inventory:

- 51 parks with 120 total acres
- 7,000 acres of open space
- 170 flower/shrub beds
- 4,460 combined trees in public space and golf course
- 150 hanging flower baskets
- Holiday lighting on 5 city buildings, 8 parks, and Main Street
- 22 staircases
- 17 sports fields
- 5 playgrounds
- 3 tennis courts
- 4 sand volleyball courts
- Skate Park
- Dog Park

Over the past year some of the projects or highlights were:

- All Christmas decorations switched over to high efficient LED lighting.
- Complete rebuild of little league field.
- Replacement of sprinkler heads at golf course with high efficiency heads.
- Planted trees for Arbor Day.
- Christmas tree recycling.
- Participation in preparations for special events and tournaments.
- Replaced several tee boxes and improvements to greens at the golf course with several holes being ranked as Park City favorites among a survey done of the areas golf courses.
- Surveyed headstones at the cemetery and repaired hazardous headstones.

Building Maintenance: encompasses maintenance of City buildings, parks and plaza restrooms, parking garage maintenance, and special event support. The following is a statistical list of our Building maintenance inventory:

- 35 City buildings
- 690,695 sq. feet of space maintained
- 7 buildings with computerized climate control systems
- 28 heat pumps in Marsac
- 22 heat pumps in Police building
- 390 solar panels
- Security systems
- 2 pools

Over the past year some of the projects or highlights were:

- Working with Hugh Daniels on security upgrades at various buildings
- Painting and re-staining of the Police building
- Upgrades to Rotary Park restroom windows
- Timer controls on PC MARC steam room to reduce utility costs

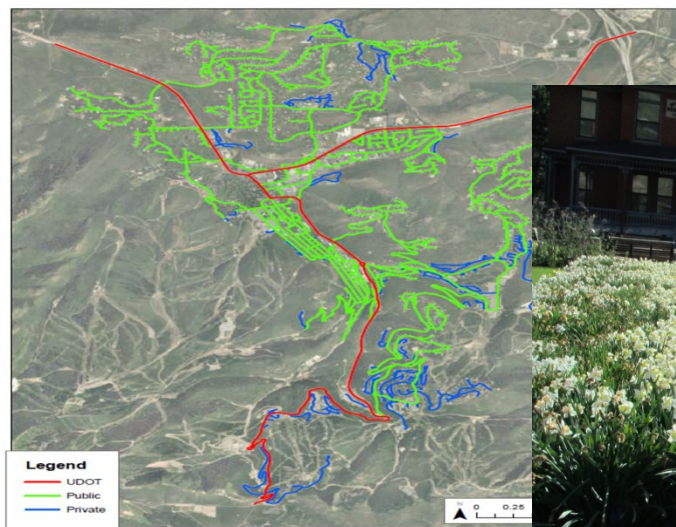
The Public Works Operations staff is dedicated to providing a highly efficient and quality service to the City and its Citizens. Being a resort community we want both the citizens that permanently live here as well as those visiting to talk of Park City with pride and excitement.

Public Works Operations

Streets Maintenance

Parks, Golf, and Cemetery Maintenance

Building Maintenance



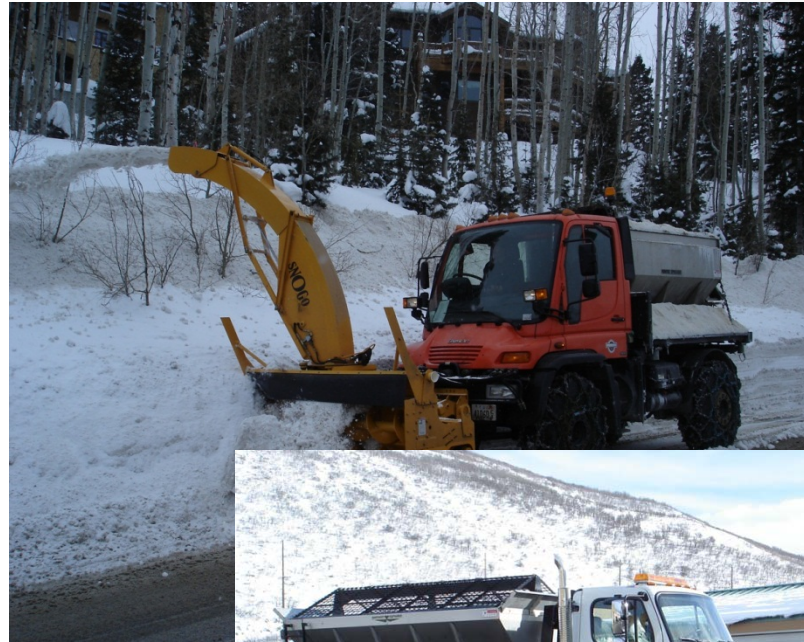
Winter Operations, Streets

**Snow Plowing, Hauling, Blowing,
and Widening of:**

- 126 lane miles
- 90 cul-de-sacs
- 26 parking lots,
- 2 parking structures

**Providing 24 hour snow removal
service with 20 staff**

Elevations from 6,710' to 8,160'



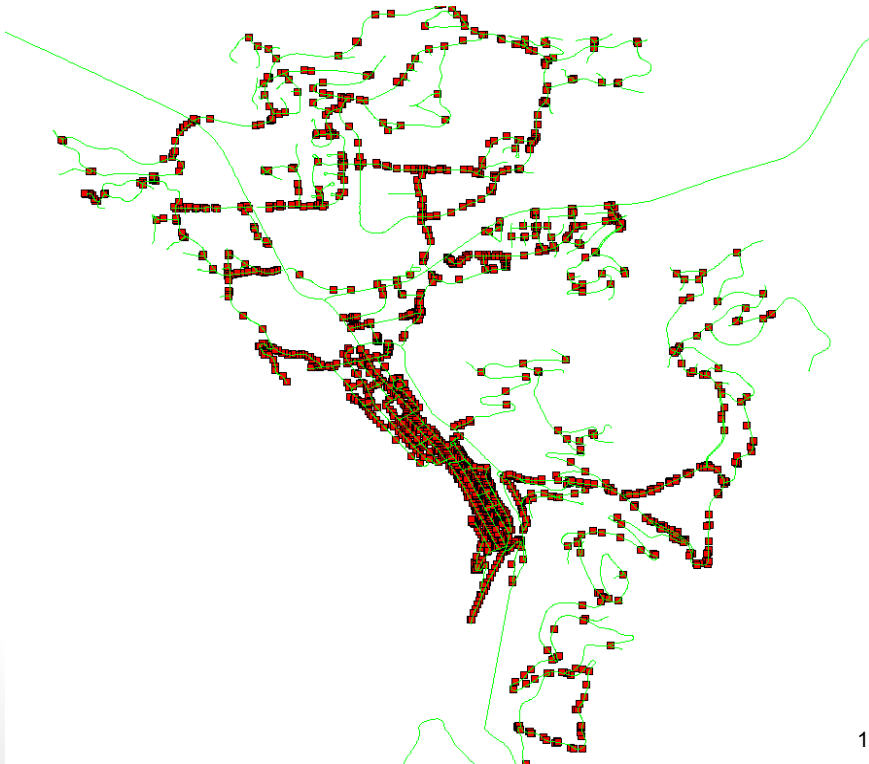
Curb, gutter, sidewalk, bike paths

- 45 miles of curb and gutter,
- 23 miles of concrete sidewalks
- 17 miles of asphalt bike paths



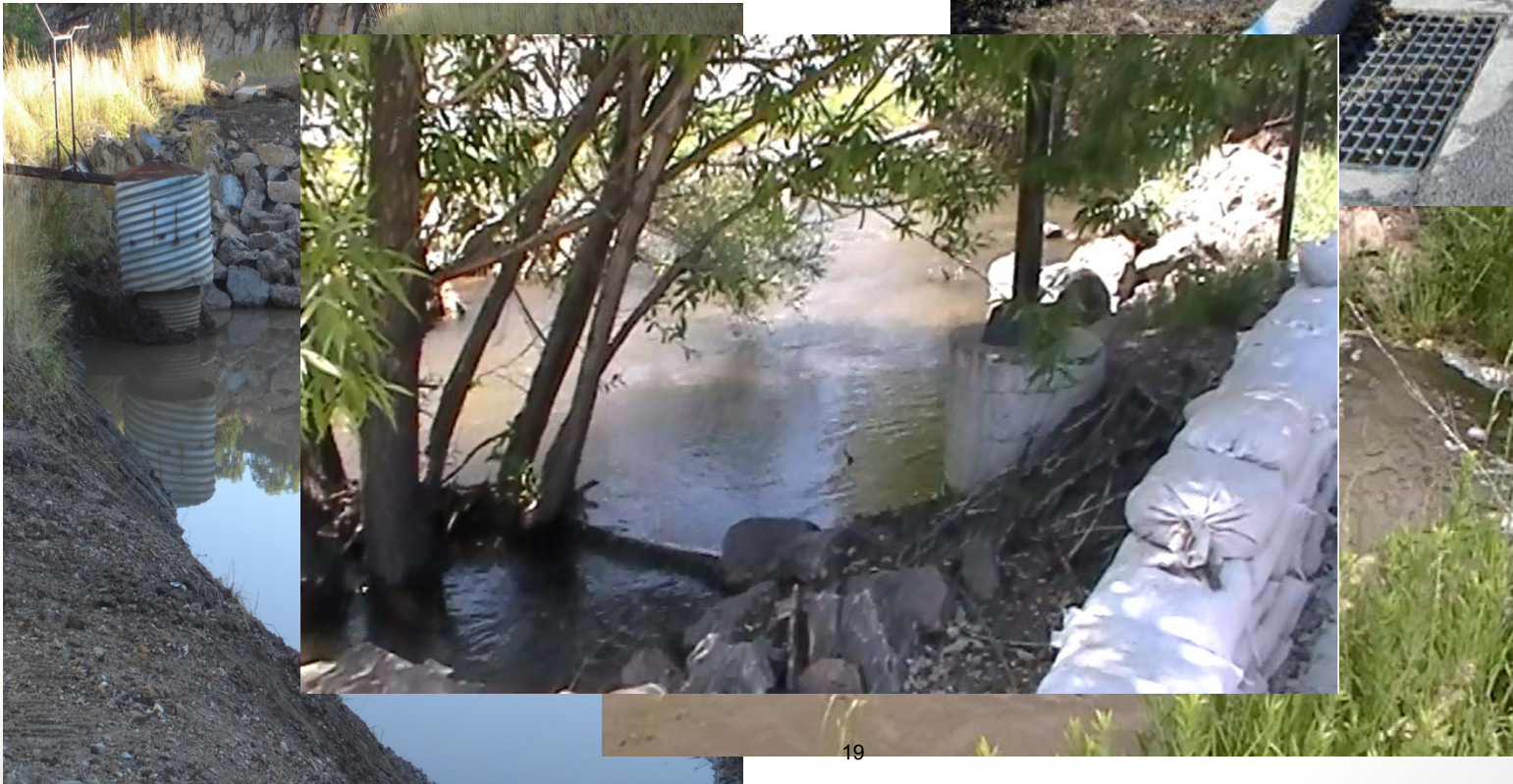
Street Lights and Signs

- 712 STREET LIGHTS
- 20 DRIVER FEEDBACK SIGNS
- 2,900 STREET SIGNS



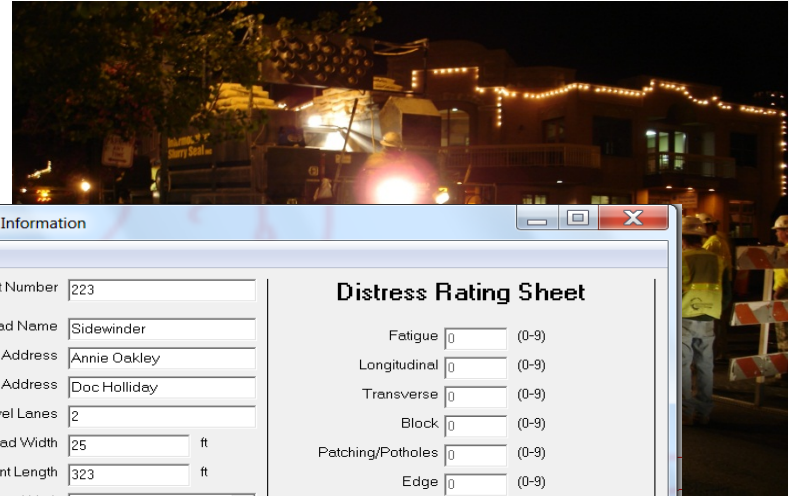
Storm Water & Flood Control Systems

- 39 miles of storm water piping
- 31 miles channels/irrigation ditches
- 1,653 storm water inlet boxes
- Flood Control and Sandbags



Pavement Management

TAMS Software programing assists us with determining the proper pavement applications for our 126 lane miles of streets.



Edit Inventory Information

File Menu

Segment Number: 223

Road Name: Sidewinder

From Address: Annie Oakley

To Address: Doc Holliday

Number of Travel Lanes: 2

Road Width: 25 ft

Segment Length: 323 ft

Speed Limit: 25 mph

Surface Type: Asphalt

Owner: City

Importance: Low-Medium

Functional Classification: Residential

District: District 1

Drainage Type: Concrete Curb and Gutter

AADT: 0

Date Inventoried: 5/24/2006

Photo #: 520

Update Location Information

View Picture

Enter Comment

Distress Rating Sheet

Fatigue: 0 (0-9)

Longitudinal: 0 (0-9)

Transverse: 0 (0-9)

Block: 0 (0-9)

Patching/Potholes: 0 (0-9)

Edge: 0 (0-9)

Rutting: 0 (0-3)

Roughness: 0 (0-3)

Drainage: 0 (0-3)

Inventory Date: 10/9/2013

RSL: 20

Optimal Treatment: No Maintenance

*** See Treatments and History**

☐ RSL based on Date

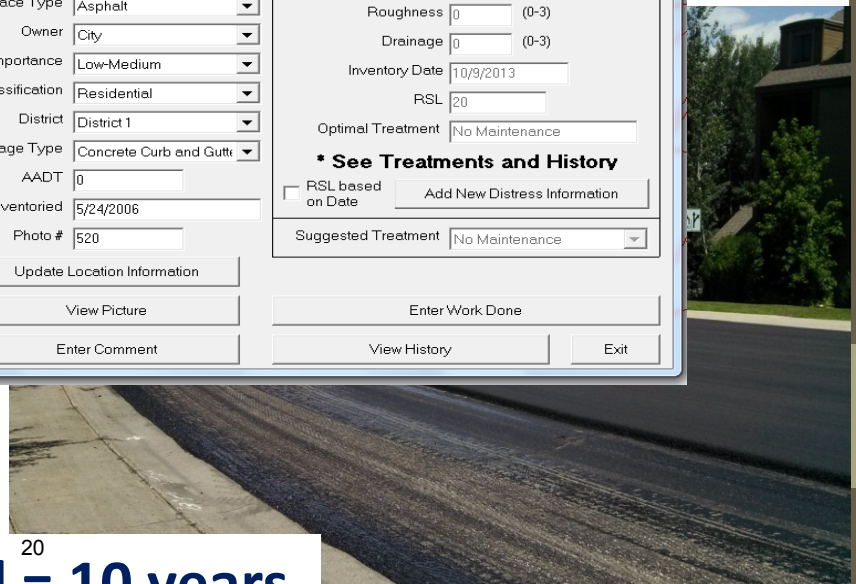
Add New Distress Information

Suggested Treatment: No Maintenance

Enter Work Done

View History

Exit



Current RSL = 8.84 years, RSL Goal = 10 years

Event Support

Streets staff participate with most all large events, providing traffic control, way finding, cleanup and other special requests.



Parks, Fields & Cemetery

- 51 Parks =120 acres
- 7,000 acres of open space
- 26 staff in the summer
- 17 staff in winter months



Golf Maintenance

- Premier Public Course

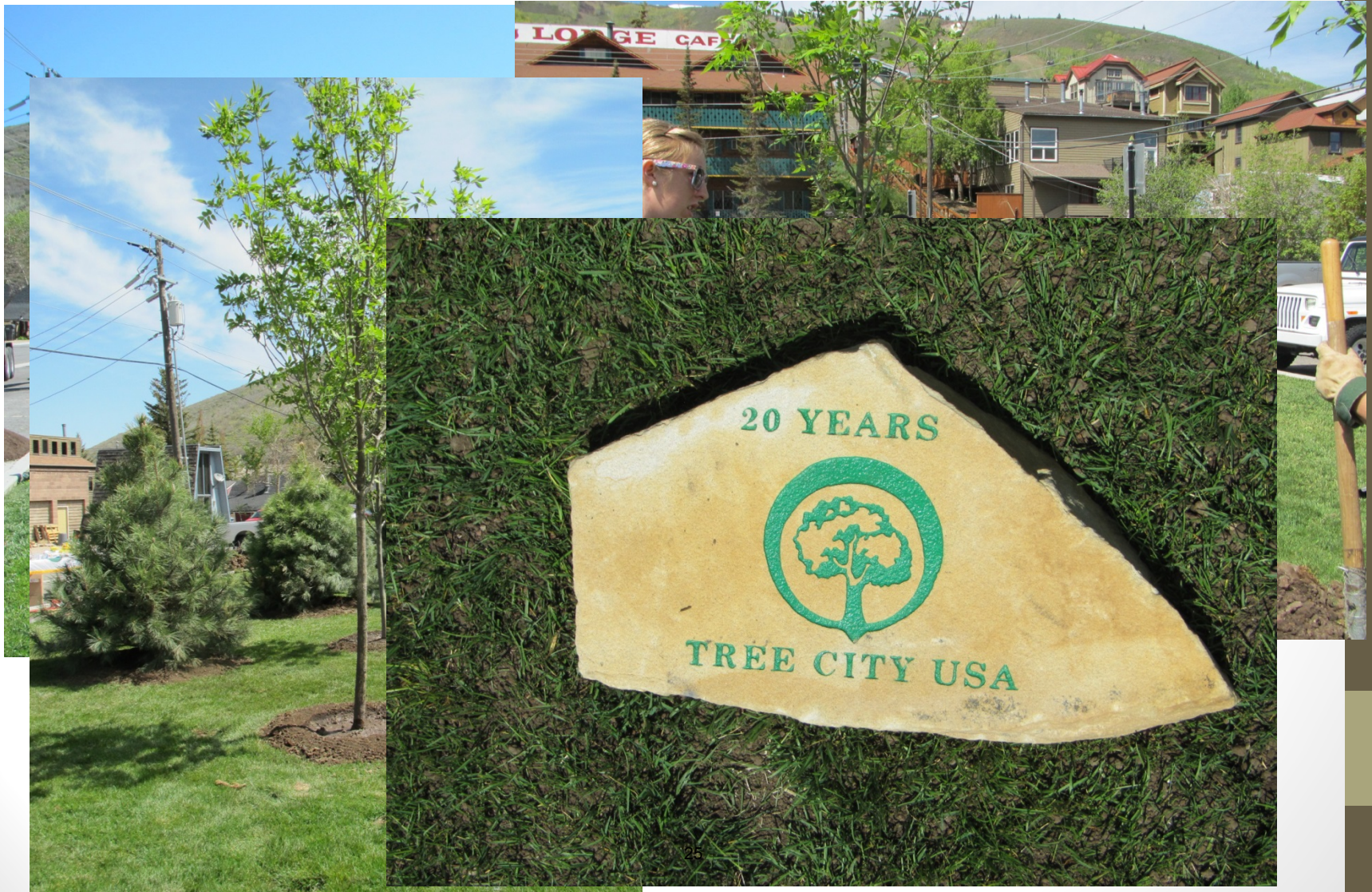


City Beautification

- 170 flowers/ shrub beds
- 2,100 Deciduous trees
- 730 Conifer trees



Arbor Day Celebration



Holiday / Town Decorations

- 150 Hanging Baskets
- Holiday lights on 5 city buildings & 8 Parks
- Banners, Flag Poles



Sports Fields & Event Support

- 5 Turf Soccer Fields
- 1 Artificial Field
- 8 Softball Fields
- 2 Baseball Fields
- 1 Rugby Field



- 4th of July,
- Miner Day
- Art Festival
- Sundance
- Triple Crown Softball
- Soccer Events -
Avalanche Extreme,
Firecracker

Outdoor Facilities

- 5 playgrounds
- 3 Tennis Courts
- 4 Volleyball Courts
- Skate Park
- BMX Park
- Dog Park



Sidewalk / Stair Snow Removal



BUILDING MAINTENANCE

- 35 City Buildings 341,000 sq. ft.
- China Bridge 341,000 sq. ft.



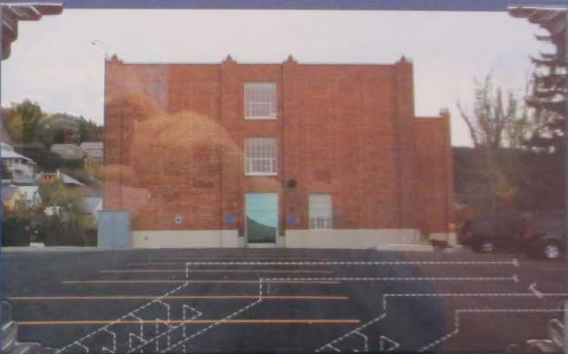
Geothermal systems in Marsac and Police Facilities

CONVENTIONAL DRILL RIG AND USE SOME CREATIVE CASING TECHNIQUES, THIS APPROACH WORKED AND THE GROUND COUPLED SYSTEM WAS ABLE TO BE SATISFACTORILY DRILLED.

IN THE HISTORIC MARSAC BUILDING







KEY NOTE5

1. GROUND COUPLED SYSTEMS ACHIEVE EXCELLENT ENERGY EFFICIENCIES BY SINKING PIPES HUNDREDS OF FEET INTO THE GROUND.
2. ENTIRE HEAT PUMP SYSTEM WAS CAREFULLY INTEGRATED INTO THE HISTORIC ARCHITECTURE.

CONTRIBUTOR5

VBFA ENGINEERS, INC
 RICHARD C. REEDER, P.E.
 BRADLEY J. WELCH

FFKR ARCHITECTS
 ERIC THOMPSON, AIA

JACOBSEN CONSTRUCTION

OWNER: DANA CITY MUNICIPAL CORPORATION
 LOCATION: 480 DANA AVENUE, DANA CITY, CA 94015

VAN ECKENHOF & FRANK ASSOCIATES, INC.
 CONSULTING ENGINEERS

GROUND COUPLED SYSTEMS ACHIEVE EXCELLENT ENERGY EFFICIENCIES BY SINKING PIPES HUNDREDS OF FEET INTO THE GROUND. WATER IS CIRCULATED THROUGH THE PIPES AND USE THE EARTH AS A MASSIVE ENERGY EXCHANGE SOURCE. THE GROUND COUPLED SYSTEM IS ABLE TO TAKE ADVANTAGE OF THE EARTH SUBTERRANEAN TEMPERATURES AS BOTH A HEAT SOURCE AND A HEAT SINK. OUR COMPUTER ANALYSIS SHOWS THAT A GEO THERMAL HEAT PUMP SYSTEM FOR THIS BUILDING WILL ACHIEVE OUTSTANDING ENERGY EFFICIENCIES WHEN COMPARED TO A CONVENTIONAL GAS FIRED/DX COOLED SYSTEM.

THE ENTIRE HEAT PUMP SYSTEM WAS THEN CAREFULLY INTEGRATED INTO THE HISTORIC ARCHITECTURE WITH CLOSE ATTENTION PAID TO ACCESS AND ACOUSTICS. THE END RESULT IS WONDERFUL HISTORIC BUILDING MADE FUNCTIONAL AND COMFORTABLE WITH A MODERN INTERIOR THAT IS VERY ENERGY EFFICIENT.

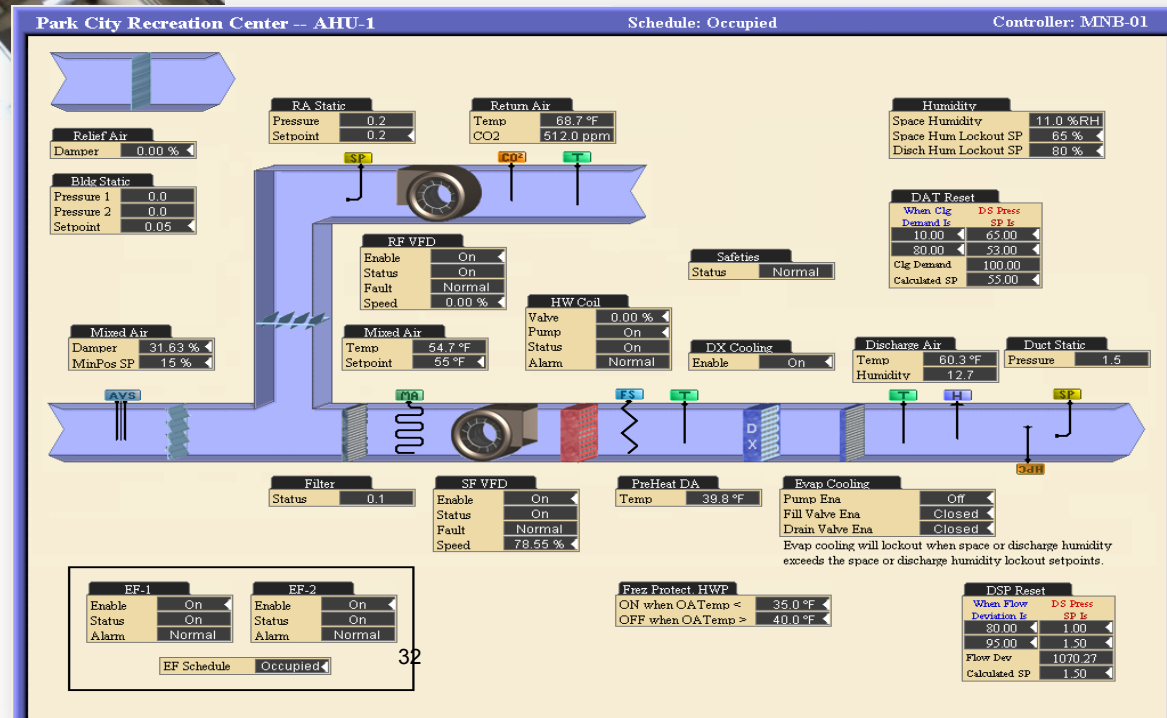
Mechanical & Computer Controls

- One of 28 heat pumps in Marsac Building, 22 in the Police Building



↑ One of 2 Air Handlers in the PC-MARC

- 7 building have computerize climate controls systems



PARK CITY SOLAR

- **Police Building Solar**

Project Size: 22.0 kW

88 Solar PV Panels

- **Marsac Building Solar**

Project Size: 18.8 kW

80 Solar PV Panels

- **Public Works solar**

Project Size: 54.6 kW

214 Solar PV Panels



Event Support

Building Maintenance staff assists with most events, restrooms and special requests.



CITY FACILITIES

FACILITY	ADDRESS	CODE	SQ. FT	YEAR BUILT	YEAR REMODELED
MARSAC	445 MARSAC AVE	201	25,365	1931	2009
PUBLIC WORKS	1053 IRON HORSE	202	21,261	1993	2011
OLD BUS BARN	1053 IRON HORSE	202	13,850	1984	
TRANSIT FACILITY	1053 IRON HORSE	202	33,370	2011	
MINER'S HOSPITAL	1354 PARK AVE	203	5,880	1904	
PARKS & GOLF BUILDING	1800 THREE KING DRIVE	205	10,000	1988	
LIBRARY	1255 PARK AVE	207	55,811	1928	
PCMARC	1200 LITTLE KATE	210	85,000	2011	
SPIRO WATER PLANT	1884 THREE KING DRIVE	213	10,596	1992	
TRANSIT CENTER	558 SWEDE ALLEY	216	4,536	2000	
RECYCLING CENTER	1951 WOODBINE WAY	211	7,388	2000	
MCPOLIN BARN	3000 224 PARK AVE	217	8,968	1921	1953
MCPOLIN HOUSE				1923	1999
MCPOLIN SHED				1923	1999
REC BUILDING				1986	2007
MUSEUM				1885	
SENIOR CITIZEN CENTER				1910	
COMPACTER BUILDING				2000	
MAIN STREET RESTROOMS				1980	
HIGH SCHOOL RESTROOMS				1995	
MIDDLE SCHOOL RESTROOMS				1995	
QUINN'S RESTROOMS				2005	
CREEK SIDE RESTROOMS				2009	
ROTARY RESTROOMS	PAYDAY DRIVE	206	216	1983	
SOUTH END RESTROOMS	1352 SULLIVAN	206	440	1991	
POLICE BUILDING	2060 PARK AVE	225	2,700	2007	
QUINN'S MAINTENANCE BUILDING	425 FJ GILLMOR WAY	231	4,000	2005	
QUINN'S WATER PLANT	3800 RICHARDSON FLATS	213	27,000	2010	
SPRIGGS BARN	2520 KEARNS BLVD	217	3,300	1916	
LEGAL HOUSE	1333 PARK AVE		1,300	1905	
BUILDING MAINTENANCE STORAGE	1333 PARK AVE		1,000	1990	
BUS DRIVER HOUSING	1616 SHORELINE RD		5,400	2013	
BERTINELLI HOUSE	665 WOODSIDE		1,200	1905	
OLD CHINA BRIDGE	350 SWEDE ALLEY	250	142,000	1982	
NEW CHINA BRIDGE	350 SWEDE ALLEY	251	199,000	2006	
TOTAL		35	690,695		

690,695
Square Feet

DUMPSTER DAYS

Partner with Recycle Utah



VANDALISM AND GRAFFITI

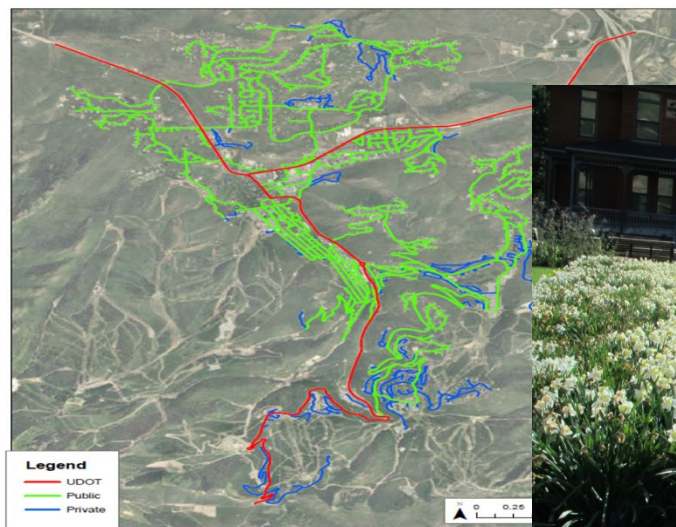


Public Works Operations

Streets Maintenance

Parks, Golf, and Cemetery Maintenance

Building Maintenance





To: Honorable Mayor/Members of City Council

From: City Manager's Office

MANAGER'S REPORT – February 27, 2014

Submitted by: Adriane Herrick Juarez, Library Director

The Library Staff would like to thank City Council for their outstanding support of *Love Your Library* Day on Wednesday, February 12, 2014.

The 2014 *Love Your Library* Community Celebration was a collaboration between the Park City Library and Summit County Libraries, in cooperation with state-wide activities to celebrate libraries across Utah during the month of February. Adriane Herrick Juarez, Park City Library Director, and Dan Compton, Summit County Library Director, attended a state-wide celebration at the West Jordan Library/Viridian Event Center on February 6, 2014 that included dignitary speeches, a signing of the Declaration for the Right to Libraries, author events, and refreshments. Adriane, as Immediate- Past President of the Utah Library Association, has worked closely with national, state, and local library leaders to promote libraries of all types.

Park City and Summit County Libraries joined in the state-wide celebrations with our *Love Your Library* events along the Wasatch Back on February 12, with a multitude of activities for our communities to enjoy. This included valentine-making, heart-cookie decorating, a photo booth, a blind date with a book program, an inspiring author-talk from Park City resident Bobbie Pyron, a day-long screening of the short animated film "The Fantastic Flying Books of Mr. Morris Lessmore", a guess-how-many prize jar, and visits from local READ dogs. Tegan Davis, our Children's Librarian, offered special Baby & Me, Music & Movement, and Afterschool programs throughout the day.

A read aloud-relay was a highlight of the day. Every 20 minutes a new reader/storyteller provided listening experiences for people in the library. Thank you to Mayor Thomas, esteemed Councilmembers, Library Board members, Diane Foster, a multitude of city employees, and many members of the community for their time to share a bit of literature and oral storytelling. Everyone seemed to have a great time; and the library received many positive comments from participants. At the end of the day, one patron even unexpectedly brought chocolates for the staff to say how much she loves and appreciates her library.



The Park City Library had **490** participants at *Love Your Library* Day.



Western Summit County Project Master Agreement Update

Submitted by: Clint McAfee, Water Manager

In June of 2013, Council authorized the City Manager to execute the Western Summit County Project Master Agreement (Master Agreement) between Weber Basin Water Conservancy District (WBWCD), Park City Water Service District, Mountain Regional Water Special Service District, Summit Water Distribution Company, Snyderville Basin Water Reclamation District, Trilogy Limited, Leon H. Saunders, and Summit County, in a form approved by the City Attorney.

Based on several studies by the U.S. Bureau of Reclamation and other entities, the existing water supplies in the Snyderville Basin are not sufficient to meet the water needs of the area in the future. The Master Agreement is the result of an effort between the parties, led by WBWCD, to define how much water is needed by each party, when it is needed, infrastructure required to move the water to the needed area, and the financing of the infrastructure and water.

The Master Agreement provides Park City and other participants the ability to enter into water sales contracts with WBWCD to satisfy their water demands and WBWCD will be obligated to deliver the needed water supply. In the short term, this will be done by utilizing existing surplus water resources that currently exist within the Snyderville Basin. In the long term, additional water supply and infrastructure would be required and WBWCD would be responsible for selecting, constructing, and operating new water supply and/or storage projects.

Water sales contracts with WBWCD will be based on information provided by each party per the process outlined below.

- On an annual basis, each party will provide to WBWCD rolling 10-Year Projections of Excess Capacity, Surplus Water and Demand.
 - Excess Capacity is each participant's excess capacity in treatment, transmission, and distribution facilities that WBWCD could use to treat, convey, and distribute water to other participants.
 - Surplus Water is water that is surplus to each participant's demands that WBWCD could supply to other participants with demand.
 - Demand is each participant's water demand needs.
- On an annual basis, each participant will provide to WBWCD rolling 5-Year commitments for WBWCD's use of Excess Capacity of their Facilities and Surplus Water. Water sales contracts will be based on these commitments.

Park City Water Supply and Demand

Not including redundancy in supply, staff estimates that Park City will not have a water supply deficit until about 2031 for peak day demand. Currently when planning for water supply, a certain amount of supply redundancy is added to ensure adequate supply during emergency conditions such as tunnel collapse or other mechanical failures that

would limit certain sources. Staff generally uses a required redundant supply of about 20% in terms of peak day demand. With redundancy included in the analysis, Park City is almost at its capacity on a dry year using present day supply and projected demand values. In other words, according to our water supply projections, on the day where we experience the highest water demand (typically in July or August) there should be enough water supply to meet demand plus about 20% surplus.

However, over the past five years we have measured actual demand that is less than the projected demand. For example, in the years 2011, 2012, and 2013, actual demand was less than projected demand by 25%, 10%, and 20% respectively. While 2011 was a very wet year, 2012 and 2013 were both dry, hot years where demand was expected to be higher. Staff has not had to implement any portion of Park City's drought ordinance recently due to the lower than expected demands. In addition to lower than projected demand, staff has been working closely with the Golf and Parks Departments to develop plans to temporarily reduce water consumption at City operated facilities in the event of a source failure.

The best available data and estimating methods have been used to project the supply and demand and staff is confident Park City can base general long term water supply planning on this information. However, this information will require review and adjustment on an annual basis to account for changing growth patterns, climate change effects, and other factors effecting water supply and demand.

Based on this information and as required by Section 2.1 (b) of the Master Agreement, staff is providing updated rolling 10-Year Projections of Excess Capacity, Surplus Water and Demand to Weber Basin that does not show the need for additional water supply in the next five years. As a result, Park City will not need to commit to a water sales contract at this time. Also, staff is not indicating Excess Capacity or Surplus Water in our update. As a result of needed supply redundancy and other factors, staff has shown a potential need in the 10-year projection that is beyond the immediate 5-year period.

Exhibit D of the Master Agreement is shown below. **Unless Council would like to discuss Exhibit D further in a future Work Session staff will send Exhibit D to WBWCD by February 28, 2014. Please let staff know as soon as possible if Council would like to delay this submittal to WBWCD so staff can notify WBWCD accordingly.**

EXHIBIT D

Excess Capacity, Surplus Water and Demand Schedule

	Park City Water Service District									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Excess Capacity										
Peaking Factor*	0	0	0	0	0	0	0	0	0	0
Surplus Water										
Raw Water	0	0	0	0	0	0	0	0	0	0
Point of Delivery	NA									
Charge	NA									
Finished Water	0	0	0	0	0	0	0	0	0	0
Point of Delivery	NA									
Charge	NA									
Demand										
Raw Water										
Annual Volume										
Peak Day (gpm)	0	0	0	0	0	0	200	300	500	500
Capacity Needs										
Point of Delivery		Silver Creek Meter Vault								
Finished Water										
Annual Volume										
Peak Day Demand	0	0	0	0	0	0	0	0	0	0
Capacity Needs										
Point of Delivery	NA									

Summary of Construction on Main Street

Submitted by Chad Root CBO/ Fire Code Official

Chad Root met with the Main Street Group February 10th 2014 and heard concerns about what impacts several of the construction sites are causing local business.

It was agreed upon by City Staff and the merchants that the merchants would be allowed to put out additional signage as directory signage this will encourage patrons to continue past the construction zone.

Chad Root, Deb Wilde and Gabe Jaramillo met with several more of the Main Street merchants on February 11 to go more into detail of the concerns and to educate the merchants on the projects. What more regulations may do to the project vs. current regulations.

333 Main Street is expecting to be done by December 2014 however with lack of staging will require the sidewalk to be closed during most of that time until close to Certificate of Occupancy.

692 Main Street should be finishing up this Summer.

632 Main Street has stalled again. A covered walkway will be built in the Parking area of Main Street so they can work on the side of the building and for safety of the pedestrians due to concerns of the structural elements.

There are plans for several other projects on main nothing has been submitted to the building department yet.

All main street project notifications will be sent to Alison Butz along with all Construction Mitigation Plans.

City Council Staff Report



Subject: City Council Retreat Notes Review
Author: Diane Foster
Department: Executive
Date: February 27, 2014

Summary Recommendations:

Staff recommends Council review the attached notes and direct staff to compile a plan for execution of action items identified in the Parking Lot and Study Session sections of the City Council Retreat notes.

Background:

Each year City Council holds a retreat to:

- define priorities for the coming year;
- integrate new members into the group; and
- learn about municipal processes, such as budgeting.

Analysis:

The items below were identified as 2014 City Council priorities. The items ranked #1, in red, received the highest number of dots/votes; items ranked #2, in purple, received the second highest number of dots/votes. Staff has split these into Top and High priorities simply to help manage the list. The underling simply provides a focus for the topic area.

2014 City Council Top Priorities

- 1. Middle Income, Attainable & Affordable Housing**
- 1. Increase citizen involvement through outreach /gov't holistic decision making**
- 2. Historic Preservation: Main St preservation plan & keep national historic site designations**
- 2. Lower Park Avenue Redevelopment Plan**
- 2. Transportation: Congestion reduction; local & regional plans**

2014 City Council High Priorities

- 3. Increase Green Building Standards**
- 3. Open Space Acquisition**
- 4. Water Conservation**
- 4. Community wide renewable energy policy & action plan**
- 5. Plan for Safe Clean Soils**
- 5. Treasure Hill Resolution**
- 5. Regional Collaboration**
- 5. Broadband/fiber**

The attached notes were compiled by Retreat facilitator Brian Muir and have been edited by Council members Liza Simpson, Andy Beerman and Dick Peek, as well as City Manager Diane Foster. Edits that show in red without a comment box were words or comments added by facilitator Brian Muir, but did not appear on the flip chart sheets. Due to limitations in Word

regarding multiple editors, staff has identified the source of the edits in the comment boxes that appear on the right side of the page, showing the initials of the editor *just before* the text of the comment:

LS	Liza Simpson
AB	Andy Beerman
DP	Dick Peek
DF	Diane Foster

Staff requests that Council pay particular attention to the Parking Lot and Study Session items, as staff will be following up on those items in the coming months.

Staff has the flip chart sheets, should Council wish to review the originals.

Recommendation:

Staff recommends Council review the attached notes and direct staff to compile a plan for execution of action items identified in the Parking Lot and Study Session sections of the City Council Retreat notes.

Attachment: Edited 2014 City Council Retreat notes.

2014 Leadership Retreat Executive Report for Park City Utah



Held January 29th, 30th, and 31st, 2014
@ Hotel Park City

Facilitated by:

Brian Muir

The James Madison Group, Inc.

410 East 900 North

North Salt Lake Utah

800-400-3492, 801-292-5444

Info@jamesmadisongroup.com

www.jamesmadisongroup.com

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"Keeping Park City Park City" Discussion
Discovering Council's Shared Values/Councils Dreams and Fears Exercise
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Takeaways
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Detailed Version City Council
Detailed Version Management Team

LEADERSHIP RETREAT PLAN

Park City Municipal Corporation City Council Retreat

On January 29-31, 2014 Brian Muir of The James Madison Group facilitated a leadership retreat with newly elected Mayor Jack Thomas, Councilman Andy Beerman, Councilmember Cindy Matsumoto, Councilmember Liza Simpson, Councilman Dick Peek, newly elected Councilman Tim Henney, City Manager Diane Foster, Assistant City Manager Matt Dias, City Attorney Mark Harrington, and other supporting staff.

Desired Outcomes of Retreat

- ❖ A list of strategic priorities from the Mayor and City Council for the next two years (2014-2015) that are aligned with the previously created strategic plan.

Why? So that staff has a clear direction of:

- o Where to focus their efforts
- o How to provide advice on ranking budgetary decisions/contingencies and
- o How to effectively achieve programs outcomes

- ❖ A shared understanding of the expectations of:

- o The Council of the Mayor, the Mayor of the Council, and the Council of each other
- o The Mayor and Council and the staff of Mayor & Council
- o Community expectations of Mayor & Council and Mayor & Council expectations of community

Why? So the staff and Council can unite their efforts in providing excellent services to the citizens, residents, and visitors of Park City; while having a clear vision of what "success" looks like.

- ❖ A discovery of The Council's shared values and their Dreams and Fears

Why? So that there is an increased appreciation for what the Mayor and Council members have in common, a respect for any differences, and to shift prioritization from a majority vote to a consensus direction.

- ❖ A Mayor, Council and staff who are well-trained in their roles and responsibilities in governing the community.

Why? So that everyone carries out their duties ethically and legally, reducing the risk of losing community trust and hurting reputations and careers.

- ❖ A stronger Council team that knows well the strengths of each member and works more effectively together in their shared journey.

Why? So this Council can accomplish their mutually shared goals in an environment of trust, unity, and professional respect.

Deliverables of Leadership Retreat

1. A list of strategic priorities from the Mayor and City Council for the next two years (2014-2015) that are aligned with the previously created strategic plan.
2. A shared understanding of the expectations of:
 - o The Council of the Mayor, the Mayor of the Council, and the Council of each other
 - o The Mayor and Council and the staff of Mayor & Council
 - o Community expectations of Mayor & Council and Mayor & Council expectations of community
3. A discovery of The Council's shared values and their Dreams and Fears.
4. A Mayor, Council and staff who are well-trained in their roles and responsibilities in governing the community.
5. A stronger Council team who knows well the strengths of each member and works more effectively together.
6. Two Pre-summit surveys, one for The Council and another for staff, asking each of them to list three high-level goals for the next two-years to prepare them and the facilitator for the Leadership Summit.
7. A customized PowerPoint presentation and worksheets to guide the facilitation exercises.
8. A 10 to 12-page executive report in PDF format that includes:
 - o The strategic priorities for the next two year
 - o Shared expectations
 - o Shared values
 - o Recommendations on next steps
 - o A summary of insights gained from facilitating and participating in the Leadership Summit
 - o List of three goals from gleaned from the Pre-summit surveys of the Council and staff

Outline of Leadership Retreat Facilitation

Wednesday, January 29th, 1:00 pm to 4:30 pm

- I. INTRODUCTIONS
 - A. If I Had a Million Dollars...
- II. COUNCIL TEAM-BUILDING
 - A. Personal styles survey
 - B. Personal styles activities
 - C. Application to teamwork, goal-setting, and value-sharing

Thursday, January 30th, 8:30 am to 6:30 pm

- III. FORM OF GOVERNANCE
 - A. "The Park City Bunch"
 - B. Role of Mayor
 - C. Role of Council Members
 - D. Role of Staff
- IV. EXPECTATIONS
 - A. The Council of the Mayor, the Mayor of the Council, and the Council of each other
 - B. The Mayor and Council and the staff of Mayor & Council
 - C. Community expectations of Mayor & Council and Mayor & Council expectations of community
- IV. DISCOVERING COUNCIL'S SHARED VALUES
 - A. Council's dreams
 - B. Council's fears
 - C. Finding common ground

Friday, January 31, 8:30 am to 4:00pm

- V. REVIEW PREVIOUS DAY/OVERVIEW OF TODAY'S DESIRED ACCOMPLISHMENTS
 - A. Review of goals
 - B. Review of values
 - C. Today's desired outcomes
- VI. TWO-YEAR PRIORITIZATION BASED ON GOALS AND SHARED VALUES
 - A. Defining what success looks like
 - B. Pareto's 80/20 principle
 - C. Two-year priorities
 - D. Setting SMART Goals
- VII. NEXT STEPS/TIMELINE
- VIII. TAKEAWAYS

LEADERSHIP RETREAT OUTCOMES

Form of Governance/Roles Discussion

After studying the Park City Municipal Corporation's form of governance and roles documents sent to him, Brian tried to summarize each role with one word, along with some overall bullets for their responsibilities. In the spirit of the organization's value of fun and humor, a video was shown, fondly naming this team "The Park City Bunch."

" The Park City Bunch "

Mayor's Role: **Leadership**

- ♦ Community
- ♦ Council
- ♦ Staff



Council's Role: **Policy**

- ♦ Creates/communicates
- ♦ Provides resources
- ♦ Provides ideas and support for implementation



City Manager's Role: **Implement**

- ♦ Administers staff
- ♦ Policy advice to Council
- ♦ Public relations and customer service
- ♦ City Council/staff relations



City Attorney's Role: **Counsel**

- ♦ Independent legal advice/counsel
- ♦ Review contracts from policy and legal perspective
- ♦ Develop ordinances and policies
- ♦ Represents City and City Council and Mayor in lawsuits
- ♦ Prosecutes



Expectations Exercise

Council's Expectations of Mayor

- Lead the meetings
- Receive input across the board
- Create a comfortable/safe **environment** at meetings for citizens
- Drive consensus through facilitation
- Mayor sounding board of opinions of different perspectives—reframes **them**
- Make sure all are heard
- Check-in with various perspectives
- Cheerleader **for council** after decisions **are made** **I think this was cheerleader for staff**
- Know where boundaries are to keep things civil/comfortable
- Foster regional relationships
- **Be** knowledgeable of issues

Comment [DF1]: LS: I think this was cheerleader for staff

Mayor's Expectations of Council

- Don't take things personally
- Similar to their expectations of him
- High level of propriety
- Be prepared, knowledgeable
- Respectful of each other/staff
- Propriety in language and gestures, tone: warm, comfortable, no vilification
- Empathy to citizens expressing opinions
- Open to citizens input in meetings (empathy to their fears)
- Avoid in-speak, acronyms
- Excellent ambassadors to community
- Conduit: accessible, approachable, *objective*
- Constructive in meetings—not overly positional

Council's Expectations of Staff

- Note differences of opinion among City Council
- Professionalism
- Have differences of opinion—It's OK
- Express your opinions, ideas
- Present good arguments
- Anchor opinions, philosophies, ideas in our core values—Ask how it's consistent
- Think more about **our** broader purpose

Staff's Expectations of Council

- Don't jump on the citizen bandwagon without hearing staff's side **and perspective**
- Celebrate staff's successes!
Treat staff as professionals
- Being there at events
- **Respect to people speaking (doing good on this now!)**
- **Check-in with staff**
- **Professional relationship, feelings of teamwork**
- **Tell us what you need—don't hesitate!**

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- Friendly hello
- Sincere compliment and acknowledgement
- **Remember**, there's more to city staff than Marsac building (make part of City Council Orientation)
- Stand up for staff in public and stand behind them
- Respect, trust, open honest communication
- Direct communication

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Staff's Expectations of ~~Council, Continued~~ Mayor ~~Continued~~

- Mediate City Council conflicts not clear, this is the Mayor's role
- Represent best of Park City
- Ensure adherence to protocols
- Embrace protocols as if they're guidelines
- Be around a lot but don't be around a lot
- Leave input and decisions in chamber
- Own change in policy/direction
- Incorporate history in your decisions (where we've been) to give them historical context
- Managing conflict to foster teamwork and innovation (staff, Council, community)
- Help staff (especially younger) prepare for meetings by expressing concerns ahead of time (avoid "gotcha" moments)

Comment [DF2]: LS: not clear, this is the Mayor's role

Community's Expectations of Council and Staff.

There was not enough time to complete this exercise. It was suggested by facilitator that a survey be conducted.

Council's and Staff's Expectations of The Community

There was not enough time to complete this exercise. It was suggested by facilitator that a survey be conducted.

"Keeping Park City Park City" Discussion

- Means something different to every individual, which is a positive, since it can be re-framed to different visions to be a living, breathing slogan
- Keep it from being too generic
- Engenders conversation
- Challenge: literal interpretation or not?
- Is it dynamic or static?
- Relationships of people, sense of community (don't mess it up)
- Be in touch with citizen's values and "Keeping Park City...." means
- Is it protectionist? Balance sense of place.
- We need to define what it means to us as far as scale and scope.
- Balance (Phyllis to get info from visioning to put in context)
- How do you articulate what it means?
- Levers are important to balance
- Are things mutually exclusive?
- Balance competing interests (example Economic Development vs. Historic Preservation)
- Need more citizen input

Comment [AB3]: AB: I believe we ask Phyllis to come back to us with a definition, based on visioning, which we would then discuss in a work session or mid-term visioning?

Discovering Council's Shared Values/Councils Dreams and Fears Exercise

Dreams

- To be a complete town
- For residents to be able to downscale and still stay in the community.
- Children/Grand-children have "job and opportunity" to return to Park City after they get their education, etc.
- Leader in sustainability in action not just rhetoric
- Buy available open space
- Have a middle class (thriving)
- Recognized as a town where you don't need a car
- Community alternative energy farm
- Unique, seamless, affordable transportation to move people to resorts, town, etc.
- Visually appealing community conscious of aesthetic of decisions—visually like a work of ART
- No children or other residents without access to adequate medical care, education, representation, and safe places to live
- Main street: China bridge, look and feel stays, small, locally owned business (not franchises)
- Think Tank Community that supports and nurtures creativity and has an energy for shared ideas; 4 movements: 1) Park City Inst., 2) Incubator, 3) Climate change, 4) Architects/Planners
- Adapting to growth around us: collaborating with neighbors so there is less impact on us (vice versa: we want them to collaborate with us so they can be complete communities too)
- Evolve like model European communities
- Preserve small town identity despite the assimilation around us

Fears

- Playing values against each other ("ands" not "buts" is what we need to have)
- Afraid citizens who built Park City (whether they helped or have since moved) feel like that have to or want to move (or can't move back), because they can't afford it and are either cashed out or forced out
- County sprawl
- External pressures—pollutions, etc.
- No borders to community, being assimilated
- Burdening our primary resident caring community
- Over-taxing by congestion (vehicular, event, etc.)
- Climate change
- That regional collaborative efforts hurt us
- Entry corridor
- Failure to own our own contradictions and hypocrisy in efforts to be environmental leaders or spill-outs to county. This one was important enough that it should be 2 bullet points, to highlight that some of our choices push negative impacts out into the county and we should won that.
- If the daily cycle reversed itself (became a suburb)
- Continue to move in a direction that is not a "complete town" (away from self-sufficiency, away from diverse across class, and away from diverse economically)

Comment [DF4]: LS: This one was important enough that it should be 2 bullet points, to highlight that some of our choices push negative impacts out into the county and we should won that.

Two-Year Prioritization based on Goals & Shared Values Exercise

As a follow-up to the pre-leadership “3-goal” surveys completed by the City Council and Mayor, the Leadership Retreat culminated with the following prioritized goals. Each of the six elected officials was given five dots to represent their highest priorities. The following priorities are based on the total number of dots per goal. Note that the Mayor’s overarching vision for these prioritized goals is that:

“Our Core Values Are Non-Negotiable”

1. Middle Income Housing Stock/Economic Diversity Among Residents	5 dots
1. Citizen involvement by Community Outreach/Improve Government Decision-making process	5 dots
2. Lower Park Ave. Redevelopment plan/LPRDA Master Plan	4 dots
2. Main St. preservation plan & keep historic designation/National Historic Site Plan	4 dots
2. Transportation solutions locally and regionally/Addressing congestion through transportation	4 dots
3. Open space (OS) evaluation & acquisition/Prioritize & Purchase OS/Secure additional OS	3 dots
3. Increased green building standards	3 dots
4. Community-wide renewable energy policy and action plan	1 dot
4. How we view, use and conserve water/	1 dot
4. Plan for clean safe soils	1 dot
5. Treasure Hill	0 dot
5. Regional Collaboration	0 dot
5. Broadband/wifi	0 dot

Comment [DF5]: DF: Suggest that Water Conservation and Safe Soils be separate goals.

just wanted to add the perspective that things that did not get dots could be considered no-brainers. not that they are no longer important.

Comment [DF6]: LS: just wanted to add the perspective that things that did not get dots could be considered no-brainers, not that they are no longer important.



Parking Lot

- Follow-up on City Council Agenda publishing → Park Record
- What is our standard (staff) for responding to citizens
- Look at levers that go with community core values + ensure those are showing up in staff reports, etc. (Need to look at significant impacts Matrix relative to core values + levers)
- Make sure we are communicating with community about how resorts/events/tourism economy is critical to quality of life/revenue
- Future work session: 5th goal with historic preservation + built environment or reword inclusive community, economic, cultural, and historic; bring options (also small town?) Align with outcomes/actions
- Possible Joint Meeting with Planning Commission regarding core values, levers + tension amongst them
- Phyllis work session on derivation of "Keeping Park City Park City"
- Follow up on styles exercise. Get people's scores + schedule future discussion OR do Myer Briggs
- Online budgeting vetting process with sample citizens + council
- Confine/Continue BFO exercise in pre-budget work session or study session
- Create a "connect-the-dots" graphic to show specifically how an individual staff action item—such as open space acquisition—(1-year action) key indicators, desired outcomes, key strategies and long-term Council goal

Council Mayor Focus—open space
 Staff actions → open space acquisition
 Key indicators → acres of open space
 Desired outcomes → abundant...
 Council goal → Preserving and Enhancing
 Community goal → Natural setting
 Community vision → Keep Park City Park City

- Council + Mayor award IREACH: award @ holiday party to employee who embodies each of the six PCMC values/
 - Determine what item could be given to Council so they can communicate to an employee that they have done something consistent with our IREACH value

Comment [DF7]: DF: Let City Council know the per meeting cost of publishing the full agenda in the Park Record.

Comment [DF8]: DF: Provide a report to City Council on the turnaround standards from each department for responding to citizen requests

Comment [DF9]: DF: Possible change to Significant Impact Matrix

Comment [DF10]: DF – later on in the discussion, Council determined they had a preference to reword "Inclusive" goal to include historic preservation

Comment [DF11]: DF: Staff is transitioning to Myers-Briggs. Will do for Council this summer.

Comment [DF12]: DF: Before staff makes Board available online, need to vet with City Council and some citizens to make sure it is understandable

Comment [DF13]: DP: What does this mean?

Formatted: Indent: Left: 0.5", No bullets or numbering

Future Study Sessions

- Lifecycle approach → reduction/upcycle (creating an environmental approach that works for our community)
- Community Engagement/Outreach
- Provide to Council a list of Utah cities that have an inflationary component to their property tax
- Myer Briggs? (or Intuit, Thinker, Feeler, Sensor)
- Online budget SS/before putting it online
- Re-visit dreams and Fears
- Possible revisit #4xx6x, niche? Engaged citizen
- Study session on what it meant to "Keep Park City Park City"
- Carrying capacity
- Water conservation rate structure discussion

Comment [DF14]: DF: Scheduled for February 27

Comment [DF15]: DF: Does Council want a Study Session or to simply receive this information?

Comment [DF16]: DF: Does Council want a full-day Retreat follow-up this summer with ½ day of Myers-Briggs?

Comment [DF17]: DF: This does not necessarily need to be a Study Session. Council could assign two liaisons to review this before it goes online...

Comment [DF18]: DP: What does this mean?

Takeaways

Participants were asked to list one “takeaway” or reflection that they had regarding the Leadership Retreat.

Councilmember Cindy Matsumoto

Enjoyed the process, especially the dialogue to help define/re-define our goals

Mayor Jack Thomas

Styles exercise helped him understand how to see himself and others and appreciated the inclusiveness

City Manager Diane Foster

Learned more of what the City Council wants to achieve through the whole experience

Councilman Dick Peek

Styles dialogue—how people communicate when upset, enjoyed the “Levity-in-the-Workplace” speaker, **Scott Christopher**

Councilmember Liza Simpson

More specificity—liked working off cards with I-Speak exercise, especially under stress—have updated biennial plans **for** first of next year

Tim Henney

Integrate with group and team dynamics—benefited from getting to know **each other**

Councilman Andy Beerman

We’re going to work well together, especially **when we** have disagreements

Assistant City Manager Matt Dias

Able to have difficult conversations about the community

City Attorney Mark Harrington

Echo on quality of dialogue—sets the tone for the rest of the year, be sure to come back to parking list. Asked if there is a way to incorporate a pre-retreat survey of core services, new efforts, etc.

Next Steps

- Need time frames on Parking Lot, Study Sessions, Etc.
- Schedule work sessions to bring clarity to documents
- Put the long-term “why” on identified project
- With the three goals, don’t diminish the broader concept (**I think this was both Andy and Jack**)
- High level—next level—weeds
- Mid-Term Retreat

GOALS FROM PRE-RETREAT SURVEY

Detailed Version City Council

1. Building middle income housing stock in order to maintain our diverse community and not fundamentally alter the future fabric of the community by the loss of the middle income demographic. Require quotas for both workforce and middle income stock in any future development agreements and proposals.
2. Clarify the Process of Local Government Decision-Making.
We need to understand how the parts of our community knit together to be a better whole.
We need to understand the cost of decisions we make (good and bad.)
We need to understand the long-term consequence, both economically and environmentally of our decisions (up-cycling.)
3. Community Outreach Development (restore involvement of citizens.)
Establish boards or committees to engage neighborhoods, housing groups, the Latino community, the building community, business groups, Seniors, and a complete economic cross section of Park City's residents.
4. Community-wide expanded sustainability efforts: leadership role by City, large scale renewable energy push, encourage/regulate green building and green business practices. Better fund/support our sustainability department so they can coordinate more community efforts. (Goal: walk our talk)
5. Comprehensive environmental plan including Long range plan for water funding and rates, renewable energy goals and subsidy plan, partnership with entities (e.g.: Summit County Health Department) on air quality, and impacted soils plan.
6. Fully fleshed out plan for Lower Park Ave RDA, including better adaptive reuse plan for Miner's Hospital, possible community center and demolition of former Fire Station.
7. General Plan and neighborhood plans: Bonanza Park Plan & Lower Park Ave RDA Master Plan
8. High speed broadband
9. Historic sites survey
10. How we view and use water. Shift the collective consciousness regarding water from one of entitlement to one of water as a precious community resource. Conservation, incentivize minimal use, penalize excessive use.
11. Improve Connectivity: Physically, Digitally, and Socially
 - Physically: alternative transportation connections, continue to expand trails & walkability. Support regional transportation efforts. (goal: reduce congestion and pollution, improve safety, increase interactions).
 - Digitally: fast-track our broadband efforts. (goal: 80% coverage in next 2 yrs.)
 - Socially: improve quality of public interactions. Better present/frame redevelopment projects. More public commissions, committees, open houses, and opportunities for input. (goal: more proactive citizen participation)
12. Lower Park Ave plan with library, attainable housing and senior needs.

13. Main street preservation plan with retention of our national historic site designation.
14. Making the topic "congestion" a top priority issue for council so that every decision we make is vetted through the lens of how they increase, decrease, or do not impact congestion in town and the surrounding region. Enable and promote the belief that a car is not needed in Park City. Promote local use of the transit system. Add creative alternative modes of transportation to create a seamless and unique experience for both the tourist and the resident; gondolas, trams, funiculars, chairlifts to link Old Town to resorts, neighborhoods, and other commercial nodes.
15. Prioritize and execute key open space acquisitions
16. Reconfirm Park City's Community Core Values.
Small Town / Historic Character / Sense of Community / Natural Setting. These core values are non-negotiable and should not be measured against each other or profit.
Create a local transit plan that supports the long-term values of the community
17. Robust dialogue and process for regional collaboration. Issue number one: Traffic and transportation.
18. Secure additional Open Space: continue identifying and purchasing open space. Consider a voter approved bond if good value, large purchases are available. Consider annexing, clustering, TDRs, and down-zoning as tools. (Goals: protect natural environment, preserve outdoor recreation, and limit future growth).

The projects/areas of focus below were provided by members of the Management Team

Detailed Version Staff

1. Broadband/Fiber Development in Park City area: work with stakeholders to increase regional broadband speeds and promote fiber infrastructure development using various mechanisms.
2. Business Recruitment & Retention - identifying target industries & tools available.
3. Communications/community engagement plan
4. Community Engagement Program consisting of regular council and staff interactions in the community as well as in-house staff training to create effective programs and outreach.
Objectives are to continue the high ratings the city receives in trust and transparency, engage a diverse constituency and provide regular opportunities for council interactions outside of the public meeting process.
5. Completion and adoption of the storm water master plan and creation of City storm water ordinances.
6. Comprehensive Citywide Employee Safety Program that exceeds basic OSHA requirements
7. Continue to develop the Organizational Development Program
8. Continue to develop training needed by managers
9. Continued Implementation of SR-248 & SR-224 Strategic Plans
10. Continuity of Operations/Continuity of Government Plans
11. Council & Board Meeting Software: provides staff workflow and audio recordings for public review.
12. Creating a police evidence room technician and victim advocate coordinator position
13. Creating operational efficiencies at a departmental level

Comment [AB19]: We didn't spend any time on staff goals, but it would be interesting to cluster them and list by count?

14. Critical Infrastructure Protection Plan
15. Department wide implementation of a body camera program
16. Determine the final use for the Spriggs Barn and create a plan for preservation. This historical structure is continuing to deteriorate and needs a preservation strategy. In 2012 an interior wall was built to shore up the roof and east side from collapse from snow load. The exterior wood continues to degrade as well as disappear from the site even though we have installed a chain link fence around the building.
17. Determining the Council's "Green Vision"
18. Development of the remaining field at the Park City Sports Complex. This could be tied to project 1 above. Demand for field space continues to grow as programs expand both through the recreation department as well as community sports clubs.
19. Distribution System Water Quality
Completion of the Water Research Foundation Tailored Collaboration Project entitled Metals Accumulation and Release within the Distribution System: Evaluation and Mechanisms and Mitigation – late 2014 & Go to Council with analysis and recommended path forward based on study results – early 2015
20. Do whatever it takes to equip the municipality with cutting edge technology. City Hall should be viewed as a regional leader in the use of tools in the information age. The city government should be the bellwether for the community when it comes to advancing technology. This effort should include an exciting and high-spirited collaboration with the school district. Creating this dimension in the community may lead to increased tourist revenue as our off-season and shoulder seasons continue to expand.
21. Emphasizing a comprehensive plan for acquiring additional open space and for using all open space to create efficient bike/pedestrian travel routes. The development and anticipated growth of Park City/Snyderville Basin make parcels of open space that can be used for non-motorized travel more valuable than parcels that create visual corridors and recreational trails. Of course there are all of the other concerns (wildlife habitat, affordable/attainable housing), but I would like to see an open space acquisition and management program that emphasizes accessible travel routes. We also need to commit to having all pertinent information available to the advisory and legislative bodies.
22. Establish a Storm Water Maintenance fund or Utility to maintain our current and future storm drain system. The fund would include equipment and manpower for annual cleaning and maintenance of the current system as well as provide funding for replacement of deteriorated or inadequate parts of the storm drain system.
23. Expansion of High Altitude Training
24. Fiber citywide
25. Financial and Conservation (Water)
Update water impact fee study and upgrade financial model for water fund – mid 2014
Launch customer portal website - mid of 2014
Convert North 40 and Quinns irrigation to raw water – end of 2014
26. Fiscally sound open space acquisitions
27. General Plan Update

28. Go Paperless
29. Implementation of the Mountain Recreation Strategic Action Plan that was completed with Basin Recreation in the Spring 2013. The plan identified 3 major recreation facilities (2nd sheet of ice, indoor aquatics & indoor field house) that should be built to meet community needs. The next step in the process is to develop conceptual designs and an operational assessment so we know what the facility will look like & what it will cost to own & operate. Once this is done Council can make an informed decision on funding options.
30. Implementation of Tyler Content Manager (Eden) software in accounts payable processing. This is a green initiative to transform paper-based information to electronic documents and streamline the flow of digital information throughout the City. The long-term goal is to implement use of this software with all Eden software modules.
31. Implementation Strategy for Recreation Master Plan
32. Implementing the goals of the city housing plan including developing funding options to foster homeownership opportunities in Park City.
33. In fiscal year 2015, Implementation of Statement No. 68 of the Government Accounting Standards Board, Accounting and Financial Reporting for Pensions.
34. In house Golf Course Food and Beverage operations.
35. Intensive level survey of Old Town
36. Judge water line project / Spiro Water Treatment Plant expansion
37. Lower Park Avenue Redevelopment Plan
38. Lower Park Avenue Redevelopment Plan
39. Lower Park Avenue Redevelopment Plan to create a robust redevelopment plan that takes into consideration other proposed development/redevelopment activities planned in Park City.
40. Lower Park RDA Plan implementation
41. Main Street Enhancements
42. Mine Tunnel Treatment Plan
Complete Judge Tunnel Pipeline – end of 2015.
Complete and submit PCMC Integrated UPDES Plan to Division of Water Quality - 10-1-14
Complete and submit detailed engineering and financial analysis of options for UPDES compliance for Judge Tunnel and identification of the preferred alternative - 10-1-15.
43. Mountain Accord
44. Mountain Accord
45. Mountain Accord/Wasatch Summit transportation
46. Ongoing Expansion of Regional Transit
47. Overall Technology Projects: projects driven by departmental and organizational needs are collectively significant resource consideration. This partial list includes:
Website redesign
Camera and door security
Redundant network infrastructure links
Mobile device management solution (identification & implementation)
Library remodel--technology & record archive impacts

- Network security infrastructure install
- Implementation Recreation software
- Phone IVR for bus system
- Develop technology action plan with Water department
- 48. Plan for significant reduction in our municipal carbon footprint
- 49. Police management team restructuring; converting a patrol sergeant to an investigation's lieutenant
- 50. Prepare for Storm Water Phase 2/ Creation of a Storm Water Utility.
- 51. Revamp Internal Green Building Standards
- 52. Review & Refinement of Municipal Code as it relates to Special Events
- 53. Secure Land for the Following Priorities in Public Works Operations:
Secure a permanent Snow Dump Site within City Limits. We currently have a temporary site that is not owned by the City and is only on a year to year basis. A site large enough to handle a moderate snow year needs to be purchased and protected for this purpose.
- Secure land next to or within City Limits for a future Public Works Operations Maintenance Building. This is a priority due to the fact that current space (such as the old fire station, and Spiro site at the golf course) are possibly slated for other activities (ie: Lower Park Avenue Redevelopment, and Water Treatment). Replacement facilities will need to be completed before these sites will be available.
- 54. Solar panels on the roof of PC MARC.
- 55. Specific goal setting for carbon reduction
- 56. Train new staff and re-establish department priorities
- 57. Treasure Hill
- 58. Treasure Hill Development Resolution
- 59. Treasure Hill Resolution
- 60. Treasure Hill Resolution
- 61. Update accountability structure



City Council Staff Report

Subject: Animal Code

Author: Debra Wilde, Roger Evans

Department: Building/Code Enforcement

Date: Feb 27, 2014

Type of Item: Animal Code

Summary Recommendations:

Staff recommends Council review the current code for Animal Control and provide direction to leave the code as it is for now. Council should also provide direction that if staff receives additional complains this topic should then be revisited.

Background:

Park City adopted Title 7; Animal Control Ordinance (*Created by Ord. No. 07-68*) it mirrors the Summit County Animal Ordinances.

A complaint was forwarded to City staff regarding an individual who had a pig in their back yard. The year prior City staff received a complaint regarding the same homeowner who, at that time, had a goat in his back yard.

Under our current code, there is no prohibition against Domesticated animals as defined below. It is only a violation where an animal is creating a nuisance pursuant to 7-3-8 (e.g. causes damage to the property of others, causes unreasonable fouling of the air by odors, unsanitary conditions in enclosures or surroundings, makes disturbing noises in an excessive, continuous or untimely fashion).

Our Definition in the code is below:

(J) **DOMESTICATED ANIMALS**. Animals accustomed to live in or about the habitation of man, including but not limited to cats, dogs, fowl, horses, swine, goats, and cattle.

In the past 6 years the City has received three complaints.

- 1- 2012 Complaint about a goat in a rear yard on Little Kate. Allowed.
 - a. She was referred to Animal Control.
- 2- 2013 Complaint regarding a pig in the same yard, goat is gone. Allowed.
 - a. She was again referred to Animal Control.
 - b. She then forwarded her complaint to City staff.
- 3- 2013 In summer, a complaint about a rooster that was crowing. The rooster is allowed but it was possibly violating the noise ordinance. City staff was told that the owners had let the rooster go free. A neighbor decided to feed it, which kept it in the area.
 - a. City staff called Animal Control for the loose rooster.

Additional complaints regarding the rooster could have led to a noise code violation. In this scenario, a citation could have been issued at staff discretion per the following ordinance:

6- 3- 8. SPECIFIC NOISE PROHIBITIONS.

The following acts are declared to be in violation of these rules and regulations:

(E) **ANIMALS.** Owning, keeping, possessing, or harboring any animal or animals that, by frequent or habitual noise making, violates Section 6-3-9. The provision of this section shall apply to all private and public facilities, including any animal facilities that hold or treat animals.

Section 6-3-9 refers to noise levels.

Raising and grazing of horses is allowed in the E-40(Rural Estate) and E (Estate Zones).

Raising and grazing horses requires a CUP (Conditional Use Permit) in SF (Single Family), RD (Residential Development), RDM (Residential Development-Medium Density), RC (Recreation Commercial), CT (Commercial Transition) and LI (Light Industrial).

It is not allowed in the Historic districts.

Analysis:

Code Enforcement called resort areas similar to Park City.

Results are:

Whistler, BC

No goats, nothing specific on chickens. No lot size requirements.

Ketchum, Idaho

In the process of allowing chickens, hens only, other poultry, goats etc...

Lot size limitations on horses.

Crested Butte, Co

Chickens, goats etc. are livestock animals. 6 hens or rabbits or 6 combined, 1 potbellied pig.

Total of 7 on property.

Steamboat Springs, Co

Chickens with criteria, no roosters. 2 goats/pigs with criteria, no bucks.

Brianhead, UT

No rules on Chickens, etc. Limit on dogs.

Kimberly, BC

Under domestic animals. No lands appropriate.

Breckenridge, CO

Dogs, cats and potbellied pigs allowed. Police Chief gives the permit for the pig. Some Allowances in certain districts.

Aspen, CO

Nothing but cats and dogs. Pitkin County is their Animal Control. All area HOA's make the animals rules. Animal Control only deals with nuisance calls.

Truckee, CA
Chicken and goats are under the livestock definition.

Stowe, VT
Allowed- definition is domestic animal. No rules on lot size or roosters.

Jay Peak, VT
N/A this resort does not have a post office or a gas station.

Somerville, MA
6 hens, no roosters, honeybees allowed.

A lot of towns and cities have a limit on the number of chickens you can keep on your property, though some towns and cities do not have limits in place. There were a lot that did not allow roosters. Several mentioned that they were considering code changes to allow chickens as it is a growing trend to be more environmentally sustainable.

Below are two objectives in the proposed General Plan.

Objective 1D Increase neighborhood opportunities for local food production within and around City limits. Sustainable agriculture practices should be considered within appropriate areas.

Objective 6B Encourage opportunities for local food production and sales of food produced regionally.

Because of the very few complaints received to date and because the new General Plan is supportive of local food production, staff recommends leaving the code as it currently stands. Staff also recommends that if a number of additional complaints are received, that staff return to City Council for further discussion.

Alternatives:

- A. **Deny:** Denying any changes would leave the code as is and enforceable by Summit County Animal Control.
- B. **Modify:** If we change the codes to be more restrictive, research would be needed regarding the staffing costs, equipment, and County/City authority and responsibilities for Animal Control services. We would also have to include the Health Department, Animal Control and the Summit County Planning Department. It may require a zoning change.
- C. **Continue the Item:** Council will direct if the Code needs to be amended to accommodate the expected future growth. This will then be requested to be continued for further research.
- D. **Do Nothing:** The Code would remain as it is enforceable by Summit County Animal Control.

Significant Impacts: If Council requests that the code be changed, we would request a continuation for further research to determine enforcement strategies, including the Summit County Health Department, Planning Departments for county and city and Animal Control.

Consequences of not taking the recommended action:

We could have further complaints and would be limited in our enforcement. We would continue to forward complaints to Summit County Animal Control where they have the facilities, staffing and equipment.

Recommendation:

Staff recommends Council review the current code for Animal Control and provide direction to leave the code as it is for now. Council should also provide direction that if staff receives additional complains this topic should then be revisited.

City Council Staff Report

Subject: General Plan
Author: Thomas Eddington, Planning Director
John Paul Boehm, Planner
Date: February 27, 2014
Type of Item: Legislative Discussion



Based upon input from the February 13, 2014 City Council meeting that was held in conjunction with the Planning Commission, Staff has made all requested revisions to the draft General Plan and requests that the City Council review these for inclusion in the final document to be presented at the March 6th meeting for a vote on the Plan.

Background

The City Council and Planning Commission reviewed and provided input regarding the following policy points as noted below:

- **Document length/format** – A Volume I and Volume II format with Volume I containing all Goals and Strategies (similar to the current General Plan) and Neighborhoods, Trends, and detailed Strategies contained in Volume II
- **Density** – Density may be appropriate in ALL neighborhoods to meet the City's goals for affordable/middle-income housing
- **TDRs and density** – A Transfer of Development Rights (TDRs) program is appropriate for Park City and the City should consider expanding the existing "receiving" zones to include: Bonanza Park, PCMR/LOPA, the Snow Park area of Deer Valley, and the Snow Creek shopping center. Other areas may be evaluated on a case by case basis.
- **Inter-jurisdictional TDRs** – Recommendation was to keep this concept in the General Plan noting that it was worthwhile to explore this concept if/when the State allows for such transfer of TDRs
- **Salt Lake City – Park City Connectivity** – Continue to explore opportunities for this transportation connection
- **Annexation** – Maintain the proposed Annexation Expansion Area (AEA) in the General Plan as recommended by the Planning Commission, subject to outreach and input from Summit and Wasatch Counties.

Proposed Revisions – Council/Planning Commission and Public

At the February 13th City Council meeting, members of the Council and Planning Commission, as well as the public, made comments and recommendations. Staff's recommendations to address these issues are noted as follows:

Goal 7 - New Strategy for Assisted Living Opportunities

The following Strategy has been added to Goal 7 of the General Plan (Life-cycle Housing: Create a diversity of primary housing opportunities to address the changing needs of residents):

- Explore opportunities to create “step down” housing for empty nesters as well as a progression of housing types that ultimately lead to assisted living and long-term care units. Public Private Partnership (PPP) opportunities should be considered.

Planning Staff has added this Strategy to provide additional opportunities for the City’s aging population to remain in Park City during all stages of life.

Goal 8 – Revised Strategy for Affordable Housing Financing

There was discussion from the public regarding the need to ensure that affordable housing in the City could be financed properly. With mixed-use commercial and residential developments such as Silver Star, banks have not yet warmed up to the concept of financing the residential component as affordably as they do single-family dwelling units. Typically the interest rate for mixed-use developments is a bit higher and, more challenging, includes a requirement for 20% - 30% down at time of purchase. This is often impossible for prospective buyers of affordable housing to achieve. The City should consider a possible loan fund to resolve these challenges while encouraging mixed-use developments. The revised Strategy 8.10 should read:

- Dedicate a funding stream from sources such as RDA funds, a citizen funded bond initiative, second homeowner property taxes and/or resort city sales taxes into an affordable housing fund. Utilize this fund to implement strategies within the affordable housing toolbox. Consider the creation of a City-sponsored loan fund that would address mixed-use mortgage market financing challenges.
- Provide a range of housing options at varying price levels that address a tiered approach (e.g. affordable, attainable, middle-income) to workforce housing.

Goal 12 – Revised Objectives

During the February 13th City Council meeting, staff was directed to soften the language of Objective 12D which states “Discourage national commercial retail chains on Main Street and the negative impacts of big box and national chains on the unique Park City experience.” Staff is proposing the following change to this objective:

- Discourage Minimize national commercial retail chains on Main Street and the negative impacts of big box and national chains on the unique Park City experience.

In conjunction with this recommended change, Staff recommends revising Objective12C as follows:

- Support **and incentivize** locally owned independent businesses that reflect the core values of Park City and add to the **unique** Park City experience.

Goal 16 - Additional Objectives and Strategy

At the February 5th Joint City Council/Planning Commission meeting, the wording of Goal 16 of the General Plan was changed to further clarify its intent. It now reads “Maintain the Main Street District as the heart of the City for residents and encourage tourism in the district for visitors.” Staff is recommending the inclusion two new objectives under Goal 16 to support these changes.

- 16D - Ensure that public facilities and local oriented businesses remain in the Main Street Historic District.
- 16 E - Ensure that all infill, additions, and building alterations on Main Street are compatible with existing Landmark and Significant buildings.

In addition, based on input regarding parking in and around the Main Street district, the following Strategy should be added to Goal 16:

- Encourage employees on Main Street to use alternative modes of transportation to get to work and/or utilize off-site parking locations and take shuttles or buses into Park City.

Staff believes that these are appropriate inclusions as 16D emphasizes the importance of keeping the Main Street District a place for locals, while 16E protects the unique historic character that brings visitors to Park City.

Goal 3 - New Strategies for Transportation Connectivity to Airport

- Look at opportunities to create increased bus/shuttle services for visitors arriving at the SLC Airport to visit Park City. Explore opportunities to partner with the SLC Airport (and bus/shuttle companies) to create a Park City lounge for visitors to utilize as a waiting area for this service.
- Continue to work with the Mountain Accord to explore opportunities for light rail or other alternative modes of transportation to connect Park City to Salt Lake City; specifically important is the direct connection to the SLC International Airport to provide visitors easy access to Park City.

Revision to Goal 15 Strategy 15.13 – Licensing for Architects and Landscape Architects

Based upon the input received at the February 13th meeting, revise Strategy 15.13 as follows:

- Amend language in the LMC to require the use of a licensed Architect and/or Landscape Architect for CUPs, and MPDs, ~~HDDRs within the Historic Districts.~~

Proposed Revision to Annexation Expansion Area Map

At the February 13, 2013 meeting, Council provided direction to staff to talk to the Wasatch County Manager about the Annexation Expansion Area that would extend into Wasatch County, in the areas of Bonanza Flats. Staff met with the Wasatch County Manager on February 18, 2013 to discuss this item. While the Wasatch County Manager has not yet had an opportunity to discuss inclusion of the Bonanza Flats area in the AEA, staff recommends removing Bonanza Flats from the General Plan map showing possible future Annexation Expansion Areas and, should the Wasatch County Council be supportive of its inclusion, add it back in a future version of the General Plan.

Recommendation

Staff recommends that the City Council review these proposed revisions and provide direction. In addition to these revisions which were noted specifically at the February 13th meeting, Staff has included revisions to the General Plan text based on specific information that has been discussed at prior meetings; these revisions are included as Exhibits to this report and will be presented for review at the City Council's February 27th Work Session and Public Hearing for the General Plan. Based upon completion of this review, Staff anticipates that no follow up work session will be needed with the City Council. Staff will provide a completed and final document for the March 6th vote on the adoption of the General Plan at the regularly scheduled public hearing.

Exhibits

Exhibit A – Redline Changes to General Plan (NOTE – page numbers listed below are NOT the packet page numbers; the page numbers are the ACTUAL page numbers as noted in the GP document)

Volume I – Goals, Objectives, Strategies

- pg. 27, Volume I – Objective 1A and Nodal Map
- pg. 34, Volume I – Ahwahane Principles
- pgs. 35-37, Volume – Added pages further explaining annexation
- pg. 41, Volume I – Added Snow Creek to TDR map and to 2.10
- pg. 44, Volume I – Added Mountain Accord Strategy
- pg. 45, Volume I – Added Strategy for Transportation Connectivity to Airport
- pg. 73, Volume I – Added Strategy for Assisted Living opportunity
- pgs. 76-77, Volume I – Added Strategies addressing Affordable Housing

- pg. 83, Volume I – Changed language in Objective 10B
- pg. 91, Volume I – Changed language in Objective 12D
- pg. 101, Volume I – Changed language in Strategy 14.14
- pg. 107, Volume I – Added language to Objective 15B
- pg. 108, Volume I – Removed HDDR's from strategy 15.13
- pg. 111, Volume I – Added two new Objectives
- pg. 112, Volume I – Added new strategy
- pgs. 117,119, Volume I – Changed Affordable Housing Definitions

Volume II – Implementation Strategies

- pgs. 12-13, Volume II – PC removal of Conservation Subdivision Design
- pg. 34, Volume II – Change to image caption (Main Street Gondola)
- pg. 37, Volume II – PC removal of urban open space
- pg. 55, Volume II – Added language to caption “Future Councils...”
- pgs. 66-67, Volume II – PC removal of daylighting creeks
- pg. 120, Volume II – PC removal of reduced parking requirements
- pg. 122, Volume II – Added language to compatibility definition
- pg. 128, Volume II – Added language to “subordinate” definition

Volume II - Neighborhoods

- pg. 149 Neighborhoods, Volume II – PC removal of section 1.5
- pgs. 180-181 Neighborhoods, Volume II – added language to 4.1 and 4.2

Volume II - Trends

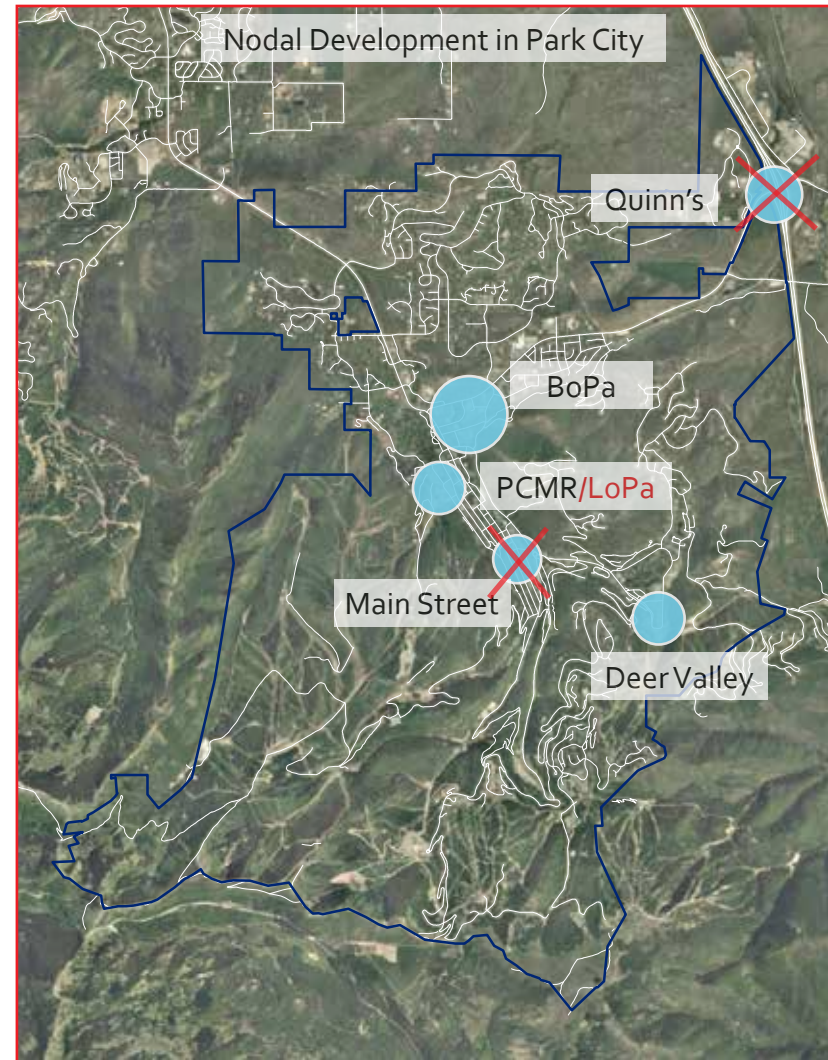
- pgs. 296-299 Trends, Volume II – Added paragraph before each case study to tie them to Park City
- pg. 302 Trends, Volume II – Clarified information on water use graph
- pg. 303 Trends, Volume II – Changed water consumption info to “per day” for consistency
- pg. 315 Trends, Volume II – Added founding member information to Cheryl Fox CARG write-up

Planning Commission recommended deleting this section

Objectives

- 1A** Direct complimentary land use and development into existing neighborhoods that have available infrastructure and resource capacity. ~~Increased infill development beyond current entitlements should only be considered if it offsets development pressures elsewhere and/or creates affordable housing opportunities.~~
- 1B** Each neighborhood should have a well-defined edge, such as open space or a naturally landscaped buffer zone, permanently protected from development, with the exception of the transition areas where two adjacent neighborhoods merge along an established transportation path.
- 1C** Primary residential neighborhoods should encourage opportunities to enhance livability with access to daily needs, including: a mini market, a neighborhood park, trails, community gardens, walkability, bus access, home business, minor office space, and other uses that are programmed to meet the needs of residents within the neighborhood and complement the existing context of the built environment.
- 1D** Increase neighborhood opportunities for local food production within and around City limits. Sustainable agriculture practices should be considered within appropriate areas.

In response to ongoing dialogue about density, staff is recommending removal of Main Street and Quinns from this map to avoid any confusion regarding additional density in these areas



SMALL TOWN

Directing growth patterns away from large areas of undeveloped land and toward existing compact, mixed-use centers along priority transit corridors; this focus will help prevent sprawl, protect the City's quality of life through decreased vehicle miles traveled (VMT), improve air quality, and increase utilization of public transportation.

Ahwahnee Principles

The Local Government Commission (LGC) is a nonprofit, nonpartisan, membership organization that provides inspiration, technical assistance, and networking to local governments and community leaders. In 1991, the Local Government Commission brought together a group of architects who have been leaders in new ideas on land use planning. The group was tasked with creating a set of community principles that reflect the new planning ideologies for sustainability. The group was also asked how each community should relate to the region and create a set of regional principles and to define how these principles could be implemented by cities and counties. The results, which were presented at a conference at the Ahwahnee Hotel in Yosemite National Park, CA, became known as the Ahwahnee Principles. These principles are incorporated throughout the Park City General Plan as a means to a more sustainable future. A sustainable future for Park City is dependent upon regional planning efforts. The Ahwahnee Principles included four (4) regional principles acknowledging that successful long range planning goes beyond a City

1. The regional land-use planning structure should be integrated within a larger transportation network built around transit rather than freeways.

2. Regions should be bounded by and provide a continuous system of greenbelt/wildlife corridors to be determined by natural conditions.

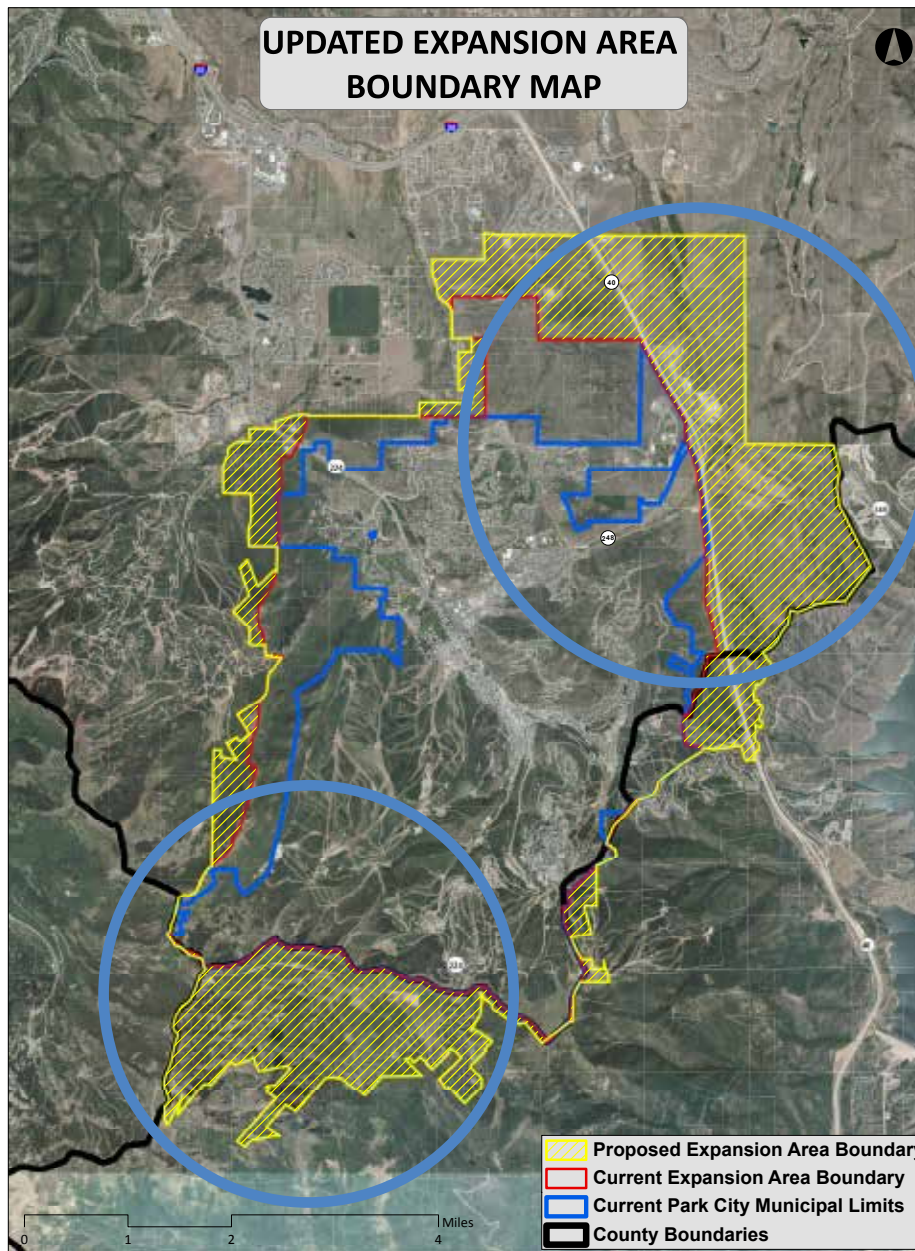
3. Regional institutions and services (government, stadiums, museums, etc.) should be located in the urban core.

4. Materials and methods of construction should be specific to the region, exhibiting a continuity of history and culture and compatibility with the climate to encourage the development of local character and community identity.

Annexation Expansion Area

Modifications to the expansion area require full analysis of the annexations within the state and local code. This map represents the need to discuss expansion possibilities with our regional partners and the Park City Planning Commission and City Council. This map is a draft to be utilized for discussions toward adoption of an expansion area that is consistent with the City and Counties' regional planning goals as well as the mandates of the State Code.

Area for future discussions with our regional partners in Wasatch County.



Area for future discussions with our regional partners in Summit County.



Annexation Expansion Area (AEA) Outlined

It is worth noting that the Annexation Expansion Area (AEA) that is included within this General Plan is the recommended area for the City to consider formally adopting as part of the Annexation Policy Plan in Chapter 8 of the LMC, pursuant to state code procedure. This process involves public noticing, public input, Planning Commission review and recommendation to the City Council and, ultimately, adoption by the City Council. The areas outlined in yellow crosshatch on the map on the prior page are explained in detail below regarding why these areas might be considered for annexation by the City:

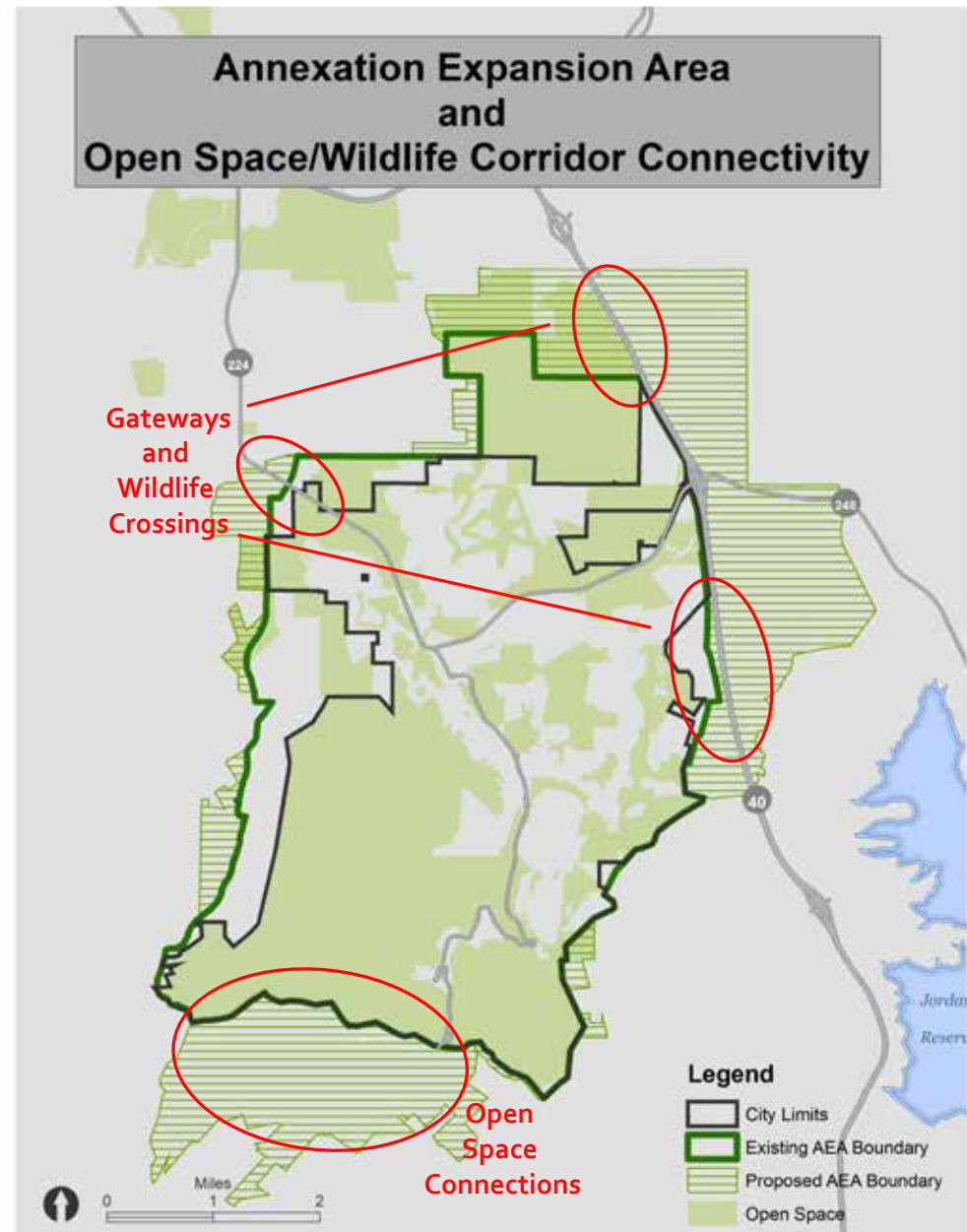
- The proposed AEA boundary to the northeast of the current City boundary will allow the City to bring much of our acquired and protected open space within Round Valley into the City limits. In addition, the

proposed expansion of the AEA east of SR40 will allow the City to jointly plan this area in conjunction with the County recognizing that the General Plan recommends this area to generally be preserved as open space with the consideration of a wildlife corridor over SR40 in the future. Preserving this area along the corridor preserves one of the gateways to the City while also recommending any future development be directed to the existing development nodes of Silver Creek/Summit to the north (where the land is currently zoned by the County as Community Commercial – CC) and the east side of SR40 at Quinn’s Junction to the south where the County has the land zoned by the County as Service Commercial (SC). In addition, the land located further to the east – to the Snyderville Basin jurisdictional boundary and south to the Wasatch County line is included also as an opportunity to protect and plan this gateway into the City.

- The proposed AEA boundary to the southeast of the current City boundary will allow the City to ensure that the south gateway to the City will be preserved, specifically in light of the anticipated development that will result as part of the Jordanelle Basin entitlements. Again, the General Plan recommends protecting the corridor from sprawl and concentrating any future development into nodes – in this case, in the Jordanelle Regional Special Planning Area and not allowing corridor creep toward the north.
- The proposed AEA boundary to the south of the current City boundary will allow the City to better understand the ±700 units that make up the entitlements in Bonanza Flats and Brighton Estates. Any development in this area would have significant impacts upon the City in terms of both environmental and

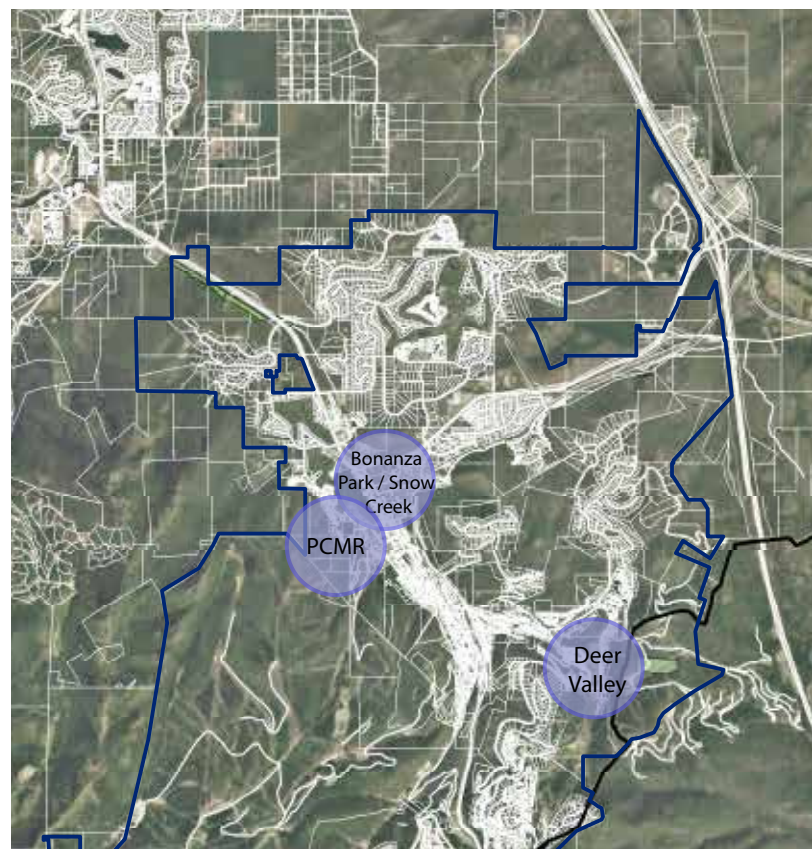
transportation (Guardman Pass) issues. The inclusion of this area within the City's AEA will allow the City to look at opportunities to cluster future development and/or create a TDR sending zone that would further the protection of this area in its current state.

- The proposed AEA boundary to the west of the current City boundary will allow the City to clean up the existing AEA boundary by following existing property lines. In addition, the proposed AEA expansion to the northwest of the City along SR224 will allow the City to actively plan within the area to protect the gateway to the City (just before you get to the McPolin Barn). There may be opportunities in this area to look at clustering and/or the creation of a TDR sending zone to protect some of these entitled lands.



City Implementation Strategies

- 2.6** Research the pros and cons to understand and evaluate the impacts of a regional Transfer of Development Rights (TDR) program in the Wasatch Back. If feasible under state code, consider adoption of state legislation; otherwise identify necessary legislative steps to establish a regional TDR program. Identify future capacity to receive density within the county and City limits to limit sprawl, concentrate densities, and protect open space.
- 2.7** Proactively engage with regional neighbors to keep informed on adopted plans and long range planning efforts throughout the Wasatch Back. Identify City projects that would benefit from diversified review teams including regional representatives.
- 2.8** Increase interregional interactions between regional officials and regional government staff.
- 2.9** Continue collaboration of transportation planning efforts with Summit County, Wasatch County, Salt Lake County, state, and federal agencies
- 2.10** Explore opportunities to expand the City's TDR program. PCMR/LoPa, Bonanza Park, **Snow Creek** and Lower Deer Valley (Snow Park) may be suitable locations to receive density from "sending zones." Additional receiving zones should be considered subject to thorough planning analysis.

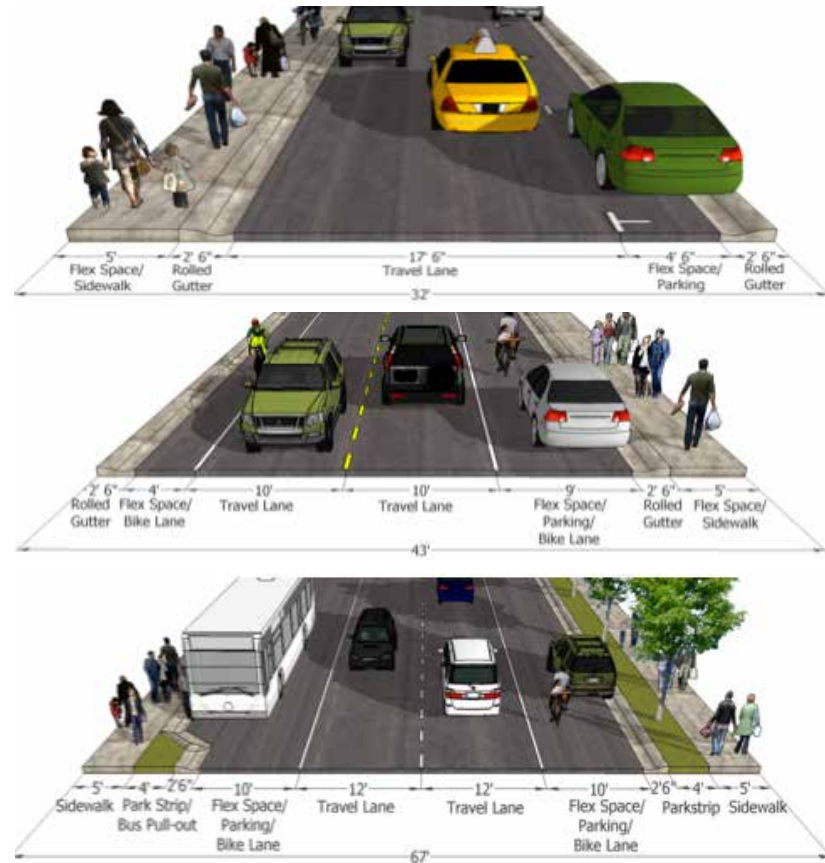


The discussion regarding Transfer of Development Rights (TDRs) as a mechanism to accommodate the region's growth while preserving our open space and recreation areas is challenging - no one wants growth. Understanding that it is inevitable allows us to implement the TDR tool to locate growth in nodes. Park City believes that for TDRs to work properly, they must remove growth from those areas that should be preserved and/or serve to further the City's affordable housing goals. Summit County has represented a similar sentiment - TDRs must demonstrate a "community" benefit. The map above illustrates possible TDR Receiving Zones in Park City. The City and County should work collectively with the State Legislature to allow for interjurisdictional TDRs.



Community Planning Strategies

- 3.1** Require development and redevelopment to increase the potential for multi-modal transportation options including: public transit, biking, and walking. Require developers to document how a development proposal is encouraging walking, biking, and public transportation over the single-occupancy vehicle.
- 3.2** Revise parking requirements to incentivize multi-modal transportation, high efficiency vehicles, and shared parking areas. Require secure bicycle parking options.
- 3.3** Create a requirement within new development and redevelopment for connectivity and linkage within the City road and trail networks. This requirement must be consistent with Utah impact fee statutes factoring in adjustments to capitol facilities plan and funding mechanisms
- 3.4** Create safe bike/pedestrian pathways between all public spaces within the City limits.
- 3.5** Identify needed connectivity of roads, sidewalks, and trail systems to decrease vehicle miles traveled and increase direct pedestrian/bicycle routes to neighborhood amenities, as identified in individual neighborhood plans.
- 3.6** Continue to work with the Mountain Accord to explore opportunities for light rail or other alternative



To accommodate multi-modal transportation alternatives within rights-of-way and decrease pressures to widen roads, the 2011 Park City Traffic and Transportation Master Plan adopted complete street strategies for future redevelopment of roads. Complete Streets plans for safety and efficiency of pedestrians, bikes, cars, and mass transit circulation.

modes of transportation to connect Park City to Salt Lake City; specifically important is the direct connection to the SLC International Airport to provide visitors easy access to Park City.

City Implementation Strategies

- 3.7** Prioritize walkability improvement in identified “hot spots” (areas with existing trip demands located close to one another) in the walkability index.
- 3.8** Design redevelopment and transportation infrastructure to allow for future upgrades to mass transportation systems, including light rail, bus rapid transit, and gondolas.
- 3.9** Increase regional mass transit ridership through shared use of transit centers with private transportation carriers, as appropriate.
- 3.10** Locate Park-and-Rides, transfer stations, and transit centers in areas that will increase public transit ridership and carpooling decreasing the amount of single passenger automobiles commuting to and from Park City.
- 3.11** Improve the access to, efficiency, and experience of public transit. Experience includes shelter from the elements and feeling safe while waiting, free access to internet while traveling, real time schedules/ timetables, and comfortable seating. Explore the opportunity to use smaller buses (or shuttles) during offseason and/or for narrow ROW routes or routes with reduced, but constant, demand.
- 3.12** Implement the Complete Streets strategy of the Traffic & Transportation Master Plan and walkability study. Update and improve the parking enforcement policies in Old Town specifically, and other areas.
- 3.13** Seek alternatives to widening of existing streets and highways.
- 3.14** Adopt travel demand management (TDM) programs to encourage commuter trip reduction programs, including: prioritized employment hub routes, commuter incentives, and recognition of local businesses that incentivized employee use of alternative modes of transportation.
- 3.15** Implement neighborhood traffic calming measures.
- 3.16** Create a bilingual multi-modal access guide, which includes maps, schedules, contact numbers, and other information noting how to reach a particular destination by public transit.
- 3.17** Incentivize use of public transportation from the airport to connect with the Park City public transportation system.
- 3.18** Conduct research on approved projects within Park City that received a reduction in parking. Reassess parking policy on decreased parking based on the findings of the research.
- 3.19** Look at opportunities to create increased bus/shuttle services for visitors arriving at the SLC Airport to visit Park City. Explore opportunities to partner with the SLC Airport (and bus/shuttle companies) to create a Park City lounge for visitors to utilize as a waiting area for this service.



City Implementation Strategies

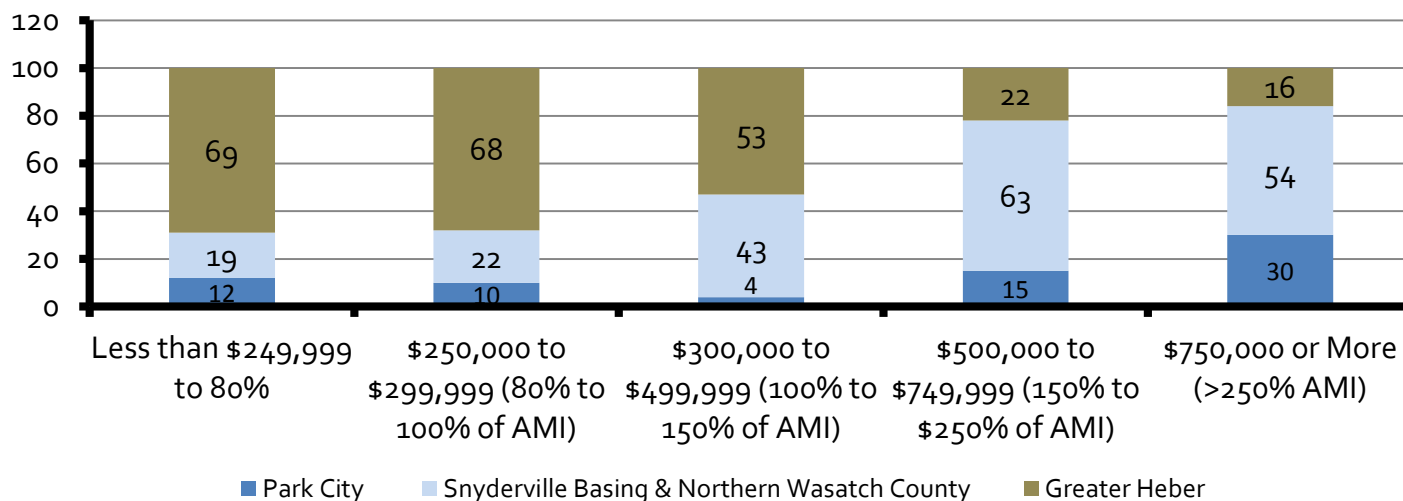
7.6 Update residential housing inventory analysis every two years with analysis of purchase and rental price, type, and size of units. Subsequently, update affordable housing policy and General Plan to guide new strategies to be implemented within the Land Management Code.

7.7 Utilize RDA funding for new housing opportunities and to retrofit existing, aging residential housing stock.

7.8 Leverage the State required 20 percent of RDA funds for affordable housing to secure greater resources for housing needs city-wide.

7.9 Explore opportunities to create "step down" housing for empty nesters as well as a progression of housing types that ultimately lead to assisted living and long-term care units. Public Private Partnership (PPP) opportunities should be considered.

% of Region's Owner Units at Different Income Levels in Each Place, 2010



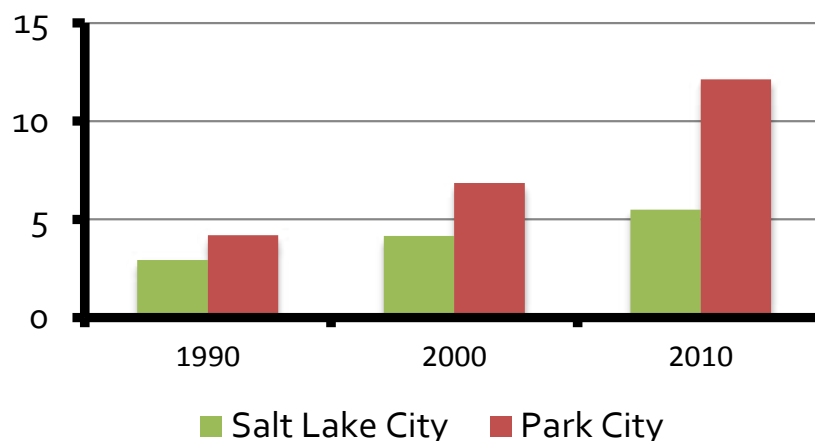
Residents' needs change during their lifetime, creating demand for various housing types and prices. In Park City, many residents are forced to move into the Snyderville Basin, Northern Wasatch County, and the Greater Heber Area due to the lack of housing options for residents making up to 150% of area median income (the 2013 Summit County Area Median Income, or AMI, was \$90,810 for a family of three). While these areas make up the "region" as analyzed for this graph, Park City should continue to increase efforts to provide housing for all of the City's residents, current and future.



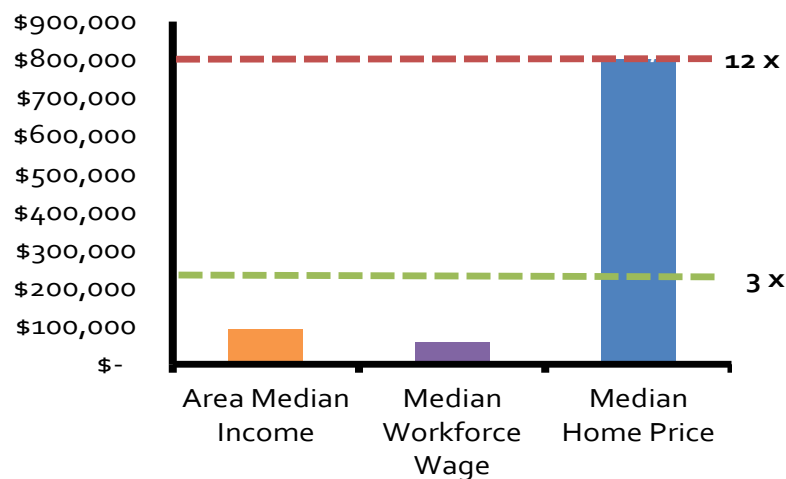
Community Planning Strategies

- 8.1** Increased affordable housing opportunities through implementation of strategies within the housing toolbox.
- 8.2** Broaden income qualifications for housing programs (% of AMI) to reflect wide-range of housing needs.
- 8.3** Actively monitor the type, condition, and tenure of affordable housing options in Park City.
- 8.4** Update incentives for density bonuses for affordable housing developments to include moderate and mixed income housing.
- 8.5** Evaluate the Land Management Code to remove unnecessary barriers to affordable housing.
- 8.6** Review the Fee In Lieu concept for affordable housing in the City. Consider the value of the land within a proposed development when assessing the fee. In addition, the City should identify possible locations and/or secure land prior to accepting Fees in Lieu for affordable housing.
- 8.7** Review affordable housing Master Planned Development requirements and amend according to existing economics. This review should be completed in conjunction with the housing needs assessment during the regular two year review.
- 8.8** Provide a range of housing options at varying price levels that address a tiered approach (e.g. affordable, attainable, middle-income) to workforce housing.

Median-Value to Median-Income Ratios



Park City Income & Home Price



These graphs indicate the challenges to home ownership in Park City; the graphs indicate that the median value to median income in the City is approximately 12x - in other words, the median value of a house is valued at 12 times the median salary. Typically banks do not lend above a value of 3x.

City Implementation Strategies

- 8.9** Identify opportunities to collaborate with Summit and Wasatch County to address the region's housing challenges; however affordable housing should primarily be located within the community to minimize vehicular trip generation.
- 8.10** Update the Park City housing resolution at a minimum of every two years to comply with state and federal regulations and continue to meet housing needs in Park City.
- 8.11** Dedicate a funding stream from sources such as RDA funds, a citizen funded bond initiative, second homeowner property taxes and/or resort city sales tax, into an affordable housing fund. Utilize fund to implement strategies within the affordable housing toolbox. Consider the creation of a City-sponsored loan fund that would address mixed-use mortgage market financing challenges.
- 8.12** Prevent loss of existing affordable housing through retrofitting existing stock with necessary repairs, energy efficiency upgrades, and extending deed restrictions.
- 8.13** Support cost savings policies for affordable housing including fee waivers, rebates, and grants for low-income and mixed-income developments.
- 8.14** Provide best practices for employer-assisted housing to encourage large employers to provide housing assistance for employees.

- 8.15** Identify and acquire property for the future development of affordable housing.
- 8.16** Act as a community resource, providing information and education of available diversity of innovative housing structures and lending options.
- 8.17** Prioritize housing acquisitions that support multiple City goals, such as historic preservation and/or carbon reduction.
- 8.18** Examine current assessment fees for affordable housing projects; consider a reduction for HOA fees, etc.



In 2012, 465 deed restricted affordable housing units existed within 34 locations within Park City. The locations are labeled within the map.

Objectives

- 10A** Remain competitive as a world-class, multi-season, destination resort community by increasing year-round recreation events and demand for resort support services, such as hotels and restaurants.
- 10B** Balance **increased** tourism ~~attractions~~ ~~events~~ with preservation of small town character and quality of life. Locate larger tourist attractions close to resorts and/or existing facilities. Locate community facilities close to primary residential areas.
- 10C** Public infrastructure improvements and programming should consider the visitor experience to Park City during large events and master festivals.

PARK CITY HAS A GOLD RATED TRAIL SYSTEM ACCORDING TO INTERNATIONAL MOUNTAIN BIKE ASSOCIATION - THE FIRST IN THE WORLD



Objectives

- 12A** Retain and expand existing Park City businesses.
- 12B** Improve the balance of jobs-to-housing ratio in Park City through efforts to attract higher paying jobs and workforce housing strategies.
- 12C** Support local owned, independent businesses that reflect the core values of Park City and add to the Park City experience.
- 12D** ~~Discourage~~ Minimize ~~national~~ commercial retail chains on Main Street and the ~~negative~~ impacts of big box and national chains on the unique *Park City experience*.

PARK CITY IS HOME TO A DIVERSE WORKFORCE AND NEW EMPLOYMENT OPPORTUNITIES ARE ENCOURAGED



Industry	Utah (compared to US)	Summit County/Park City (compared to US)
Natural Resources and Mining	0.95	0.42
Construction	1.33	1.6
Manufacturing	1.06	0.3
Trade, Transportation, and Utilities	1.05	0.86
Information	1.13	0.49
Financial Activities	1.05	1.12
Professional and Business Services	1	0.55
Education and Health Services	0.84	0.31
Leisure and Hospitality	0.95	3.36
Other Services	0.8	0.85
Unclassified	0.03	0.03

The Economic Data and Analysis

In an attempt to gain a better understanding of how Park City's economy relates to the rest of the State, a location quotient analysis was completed using 2007 Census and NAICS data. A location quotient (LQ) analysis is an assessment of the concentration of a business sector in a city (Summit County/Park City; data was collected at the county level) compared to its region (Utah) or nation. For purposes of this analysis, the comparison was made to the Nation. The results of LQ indicate either under-representation or specialization. An LQ value around 1.0 indicates that the percent share of that sector in the city mirrors the distribution in the Nation. An LQ value below 1.0 indicates that the sector in question is under-represented in the city. An LQ value greater than 1.0 indicates that the sector in question is over-represented in the city. If the LQ value exceeds 1.3, it is understood that some specialization or clustering occurs.

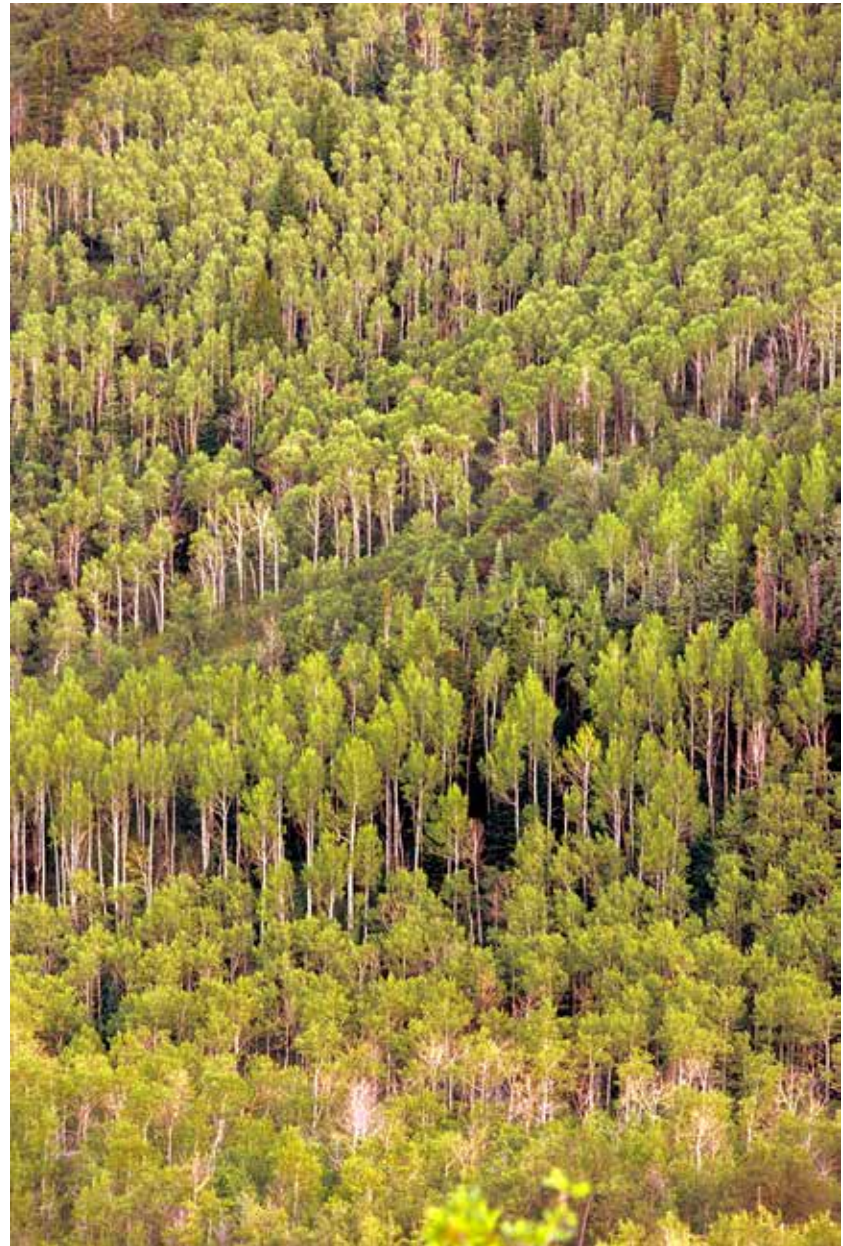
The data results are not surprising; they illustrate that Summit County/Park City is heavily reliant on the resort economy where the LQ is 3.36. Areas of concern might be in the areas of Professional and Business Services where the area's LQ is 0.55, and Information



City Implementation Strategies

- 14.9** Establish carrying capacity limits (qualitative and quantitative) to preserve the *Park City Experience* and preservation of the core values.
- 14.10** Work with the Park City School District to guarantee the ability to expand educational services and facilities within the School District as needed.
- 14.11** Coordinate with Summit County and Wasatch County to avoid unnecessary duplication of services.
- 14.12** Coordinate with communities in the region to implement transportation, growth management, and clean energy policy in an effort to maintain the clean air in the Wasatch Back.
- 14.13** Work with public utility companies to create projects consistent with the goals and objectives of the General Plan and the Community Vision.
- 14.14** Consider LEED certification for all new municipal buildings. Consider **incentivizing** LEED (or **equivalent**) Certification **as a requirement** within the City's Land Management Code (LMC) for all future construction within the City.

Planning Commission recommendation



Objectives

15A Maintain the integrity of historic resources within Park City as a community asset for future generations, including historic resources locally designated on the Park City Historic Sites Inventory and its two National Register Historic Districts – the Main Street Historic District and the Mining Boom Era Residences Thematic District.

15B Maintain character, context and scale of local historic districts with compatible infill development **and additions.**

15C Increase local knowledge of historic preservation principles and accepted standards through increased public education and programming.

15D Provide additional public education/programming to connect property owners and financial incentives in an effort to offset the high cost of restoration.

15E Encourage adaptive reuse of historic resources.

What is Compatibility in Historic Park City?	
It is...	It is not...
In scale with the neighborhood	Obtrusive
Aesthetically unique	Generic
Quaint and charming	Cold or hostile
Respectful of historic building's heights	Too tall
Deferential	Disrespectful
In context with surrounding structures	An outlier in the neighborhood
Approachable	Overwhelming
Sustainable	Energy consumptive
Inter-connected	Out of place
Small-scale	Overbearing
Subordinate	Massive/Large-scale
Colorful	Gaudy
Harmonious	Incongruous
Complementary to existing buildings	Distracting to the existing fabric

This table represents the qualitative side of what compatibility is within the Historic Districts of Park City.

in·teg·ri·ty

/in'tegritē/

Noun

1. The authenticity of a property's historic identity evidenced by the survival of physical characteristics that existed during the property's historic period.

National Parks Service



Community Planning Strategies

- 15.1** Increase the City's documentation of historic sites by conducting Intensive Level Surveys of all historic sites included in the Park City Historic Sites Inventory.
- 15.2** Review Park City's Historic Sites Inventory and update as necessary or every two years.
- 15.3** Ensure all expertise (e.g. staff, museum, SHPO) is made available to property owners within the Historic Districts
- 15.4** Review, annually, the Land Management Code (LMC) and Park City's Design Guidelines for Historic Districts and Historic Sites in order to maintain regulatory consistency.
- 15.5** Create a regional program to preserve the City's historic mining structures, specifically focusing on those that are on the resorts' property.
- 15.6** Analyze resources (sites and structures) that were built during the onset of the ski industry in Park City to consider inclusion within the Park City Historic Sites Inventory or as an architectural resource. This could be expanded to include analyzing the City's Olympic heritage sites as well.
- 15.7** Encourage pedestrian-oriented development to minimize the visual impacts of automobiles and parking on Historic Buildings and Streetscapes.

- 15.8** Periodically review newly constructed infill projects for suitability and compatibility of infill development within the Historic Districts. Identify issues that threaten the aesthetic experience of the districts and refine the Design Guidelines and/or LMC based on findings. The aesthetic experience should be measured from the pedestrian experience at street frontage. In addition, the influence of site design and architecture should be analyzed in the review.
- 15.9** Continue to update review criteria for development on steep slopes to prevent incompatible mass/scale within the historic districts based on findings of periodic reviews of ongoing projects.
- 15.10** Promote and augment the Historic Preservation Board's Historic District Grant program, establish a revolving loan fund, and inform property owners of state and federal preservation tax credits.
- 15.11** Develop stronger incentives to encourage adaptive reuse of historic resources.
- 15.12** Examine lot sizes in Old Town to determine if a maximum lot size would provide more compatible mass and scale for new structures as well as additions to existing structures.
- 15.13** Amend language in the LMC to require the use of a Licensed Architect and/or Landscape Architect for CUPs and MPDs ~~HDDRs within the Historic Districts.~~

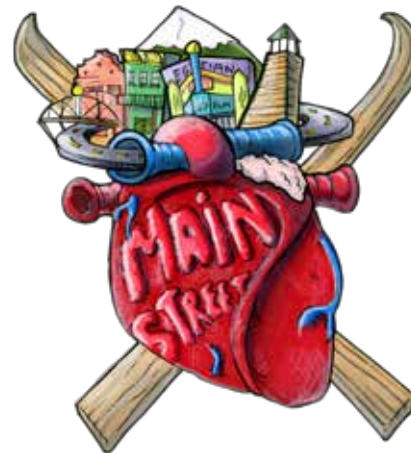
Objectives

- 16A** Support “adaptive re-use” of buildings along Main Street through incentives to property owners and businesses.
- 16B** Limit uses within the first story of buildings along Main Street to retail and restaurant establishments that are inviting to the passing pedestrian. Uses that should be discouraged include office space, real estate show rooms, parking, etc.
- 16C** Utilize Main Street as a backdrop/setting for cultural events, festivals, and celebrations.
- 16D** Ensure that public facilities and local oriented businesses remain in the Main Street Historic District.
- 16 E** Ensure that all infill, additions, and building alterations on Main Street are compatible with existing Landmark and Significant buildings.

“We are in a unique position to lead with exposure to the nation and the world on how to incorporate sustainable values in the context of an existing historic place.”

Comment from resident during 2009 Community Visioning

MAIN STREET IS
OFTEN REFERRED TO AS
THE HEART, OR SOUL,
OF PARK CITY -
IT IS WHERE THE CITY
BEGAN AND ITS HISTORY IS
TO BE PRESERVED



Community Planning Strategies

- 16.1** Maintain and enhance the long term viability of the Historic District as a destination for residents and tourists by providing necessary public facilities, businesses with a diverse mixture of goods and services, comfortable public access, opportunities to linger, gathering areas, and cultural tourism attractions.
- 16.2** Create opportunities for affordable and attainable housing in neighborhoods adjacent to and along Main Street that support local businesses.
- 16.3** Educate business owners and property owners regarding the benefits of maintaining and preserving their historic structure, the Historic District Grant Program, state and federal preservation tax credits, and other funding opportunities.
- 16.4** Work with Historic Park City Alliance (HPCA) and the Park City Historical Society to address the needs and concerns of local business owners.
- 16.5** Encourage employees on Main Street to use alternative modes of transportation to get to work and/or utilize off-site parking locations and take shuttles or buses into Park City.

Vision of Main Street

-HyettPalma 2003

A real, funky, and homey Downtown with mom and pop shops offering things you can't find elsewhere.

A Downtown that is comfortable, intriguing, and culturally stimulating -- where you can see and feel the community's rich history.

A fun, friendly, and vibrant Downtown located in a town of exceptional people.

A Downtown comprised of people who are bold, courageous, daring, and forward thinking --yet hospitable-- because the mountains demand this of us.

A Downtown that is down to earth, user-friendly, accessible, and diverse -- making it truly unique and exciting.

TBA:	Targeted Brownfields Assessments
TDM:	Travel Demand Management
TDRs:	Transfer of Development Rights
TEC:	Tax Entity Committee
TIF:	Tax Increment Financing
UEs:	Unit Equivalents
UGB:	Urban Growth Boundary
URA:	Urban Renewal Areas
VMT:	Vehicle Miles Traveled
WFRC:	Wasatch Front Regional Council
WUI:	Wildlife Urban Interface

Definitions

Accessory Structure:

A subordinate structure detached from but located on the same lot as a principal building.

Adaptive Reuse:

Rehabilitation or renovation of existing building(s) or structures for any use(s) other than the present use(s).

Affordable Housing:

Housing that has a sale price or rental amount that is within the means of a household that may occupy middle- (80% of AMI or greater), moderate- (50% - 80% of AMI or median gross household income according to HUD), or low-income housing (less than 30% of AMI). Typically, affordable housing is deed-restricted in terms of pricing/equity gains allowed; dependent on jurisdictional goals.

Attainable Housing:

(see affordable housing)

Brownfield:

Abandoned, idled, or under used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

Co-housing:

A type of intentional community composed of private homes supplemented by shared facilities and community spaces.

SMALL TOWN

NATURAL
SETTING

SENSE OF
COMMUNITY

HISTORIC
CHARACTER



Complete Streets:

A transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation.

Congregate Housing:

A type of housing in which each individual or family has a private bedroom or living quarters but shares with other residents a common dining room, recreational room, or other facilities.

Conservation Subdivision Design (CSD):

A controlled-growth land use development that adopts the principle for allowing limited sustainable development while protecting the area's natural environmental features in perpetuity, including preserving open space landscape and vista, protecting farmland or natural habitats for wildlife, and maintaining the character of rural communities

Deed Restrictions:

Limitations (covenants) written into a deed to restrict the control, occupancy, or use of a property.

Floating Zones:

A zoning district that is added to the zoning law but that "floats" until an application is made to apply the new district to a certain parcel. Upon the approval of the application, the zoning map is amended to apply the floating district to that parcel of land.

Geographic Information Systems (GIS):

A software system designed to capture, store, manipulate, analyze, manage, and present all types of geographical data.

Cultural Heritage Tourism:

A branch of tourism oriented towards the cultural heritage of the location where tourism is occurring.

Housing Enterprise Zone:

Provides a tax incentive for the development and rehabilitation of residential housing and to spur the development and rehabilitation of residential housing in communities where it may not otherwise occur.

Impact Fee:

Fee that is imposed by a local government within the United States on a new or proposed development project to pay for all or a portion of the costs of providing public services to the new development.

Inclusionary Zoning:

A development containing [at least 20 percent] low-and moderate-income dwelling units.

Limited Equity Co-ops:

A type of shared home ownership in which individuals buy a share in a cooperative, usually at a low price.

Master Planned Development (MPD):

A planned urban community designed for self-sufficiency and providing housing, educational, commercial, and recreational facilities for its residents.

Moderate Income Housing:

Housing that is affordable, according to the U.S. Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that is greater than 50 percent but does not exceed 80 percent of the median gross household income for households of the same size within the same housing region.

Overlay Zones:

A separate zone which establishes specific development requirements addressing unique circumstances or situations on a property or group of properties.

Park City Soil Ordinance:

Citywide ordinance that was implemented to protect the health of residents from certain risks associated with exposure to mine waste soils and toxicities within defined areas.

Scattered Site Land Trust:

A strategy for expanding the supply of permanently affordable housing.

Shared Parking:

A public or private parking area used jointly by two or more uses.

Transfer of Development Rights (TDRs):

A type of zoning ordinance that allows owners of property zoned for low-density development or conservation use to sell development rights to other property owners.

Transition Zone:

Land that acts as a buffer between uses of different density or intensity and compatibility.

Transit-Oriented Development (TOD):

Moderate or high density housing concentrated in mixed-use developments that encourage the use of public transportation.

Travel Demand Management (TDM):

The application of strategies and policies to reduce travel demand (specifically that of single-occupancy private vehicles), or to redistribute this demand in space or in time.

Urban Growth Boundary:

The boundary or line marking the limit between the urban growth areas and other areas such as rural and resource areas where urban growth is not encouraged.

Wildlife Corridor:

An area of habitat connecting wildlife populations separated by human activities or structures (such as roads, development, or logging).

Wildlife Urban Interface (WUI):

A transitional zone between unoccupied land and human development.



STRATEGY: Conservation Subdivision Design

Conservation Subdivision Design (CSD) is a method of open space preservation in which land developers cluster houses together on the least sensitive lands, preserving the remainder of land as open space, ideally between 30 to 75 percent. In return, developers are able to build the same number of units per acre as base density allows, keeping conservation subdivisions density neutral.

Randall Arendt is the chief proponent of CSD. He believes that, for the most part, engineers and surveyors have had too much influence in the design and construction of subdivisions in the Unit-



ed States over the past 50 years. The result has been cookie-cutter style site designs whose only goal is to maximize development on the property, with little

regard for the topographical, ecological, and historical elements present on the site. CSD is an alternative that promotes smarter, more ecologically

Four Steps of the Conservation Subdivision Processes:

- 1. Existing Resources/Site Analysis (ER/SA) Map:** The first step for development approval should require the developer to complete a detailed inventory and analysis of the site and surrounding area, identifying areas of natural, historic and geologic importance.
- 2. Site Walk:** An inspection of the site should be undertaken by members of the Planning Commission, Planning staff, the developer, the landscape architect, the landowner and adjacent property owner. The site walk allows for greater familiarity of the site by all members involved in the planning and approval process.
- 3. Conceptual Sketch Plan:** The developer submits a preliminary conceptual sketch plan overlaying an aerial image, allowing staff and officials to judge the design's protection of sensitive areas identified in the previous two steps. The creation of the sketch plan should follow these steps.
 - a. Identify the areas of a site that are unbuildable (sensitive lands, wetlands, wildlife corridors, and flood planes) and areas that should be preserved. Unbuildable areas do not count towards open space requirements. Open space should connect to the greater, existing open space network.
 - b. Locate homes around the protected space to maximize residents' enjoyment and utilization of the space.
 - c. Add streets and trails.
 - d. Create lot lines that subdivide the property.
- 4. Landscape Architect or Urban Planner Design:** The site design should be completed by a landscape architect or a planner, who generally will have much more experience in creating healthy, livable places than will an engineer or computer program.



The side-by-side comparison of a traditional subdivision and a conservation subdivision design exemplifies how the natural setting may be further preserved through building pads and clustered lots.

sensitive development.

This approach to subdivision design has many advantages over conventional design. Conservation subdivision designs typically cost developers less money to build. For example, developers often spend less on grading because the design incorporates the natural topography of the site. Arendt notes that his redesign of a 60 acre development in Texas saved the developer \$250,000 in

grading costs.

Since lot sizes in CSD developments tend to be smaller and clustered together, developers do not need to invest as much capital in street construction. Again, Arendt was able to save a Tennessee developer \$212,000 in street construction on his 86 lot development.

In an analysis of conventional and conservation subdivisions in South Kingston, Rhode Island, Rayman Mo-

hamed found, while controlling for other variables, that lots in conservation subdivisions, on average, cost the developer \$7,400 less to produce than lots in conventional subdivisions. These same lots sold in an average of 9.1 months, compared to the 17 months for conventional lots. Moreover, they sold for around \$13,000-\$18,000 more per acre.



Connectivity between the ski resorts will be an ever engaging topic in the next decade. Participating within regional conversations to prioritize environmental best practices, decrease regional vehicle miles travelled, ensure connectivity between resorts and commercial nodes, and preserving the back country ski experience will lead to the best outcome for all parties involved. A gondola from Main Street to Deer Valley has been discussed and a ~~conceptual~~ one possible layout is depicted above with a landing at the top of Main Street. The concept of extending this gondola to the Transit Center at the bottom of Main Street should also be considered.

Planning Commission recommendation

A LOOK AT OPEN SPACE TYPOLOGIES APPROPRIATE FOR PARK CITY

Open space should be programmed according to the primary purpose. Open space programs within Park City falls into three categories; protected open space, active open space, and urban open space.

Protected Open Space is the natural and undisturbed areas that contain little or no improvements. Protected Open Space is designated to conserve ecosystem health, wildlife habitat/corridors, view shed corridors, wetlands, and streams. Passive open space preserves and enhances natural areas with a resource protection focus, managing habitat protection areas with non-motorized, on-trail use only areas. Protected open space can be both public or private (with an open space conservation easement or deed restriction), and is typically managed by a natural resource manager for seasonal protection of wildlife areas and habitat restoration.

Park – Passive: A passive park is either land that is maintained

in its natural or native state with little or no maintenance or is a formal park parcel that has maintenance and irrigation but does not have programmed recreational capabilities. In either scenario these parcels may have benches and trails located within the parcel. The Rail Trail is a good example of a passive park.

Active Open Space includes areas of land that permit recreation uses while preserving the land from structures, streets, and parking lots. Within recreational open space, balance between recreational opportunities (e.g. parks, golf courses, trails, and ski runs), environmentally sensitive lands, and sustainability efforts (conservation and renewable energy) must be planned for and managed.

Park – Active: An active park is land that usually requires significant maintenance and is likely to contain spaces within the park that can be used for

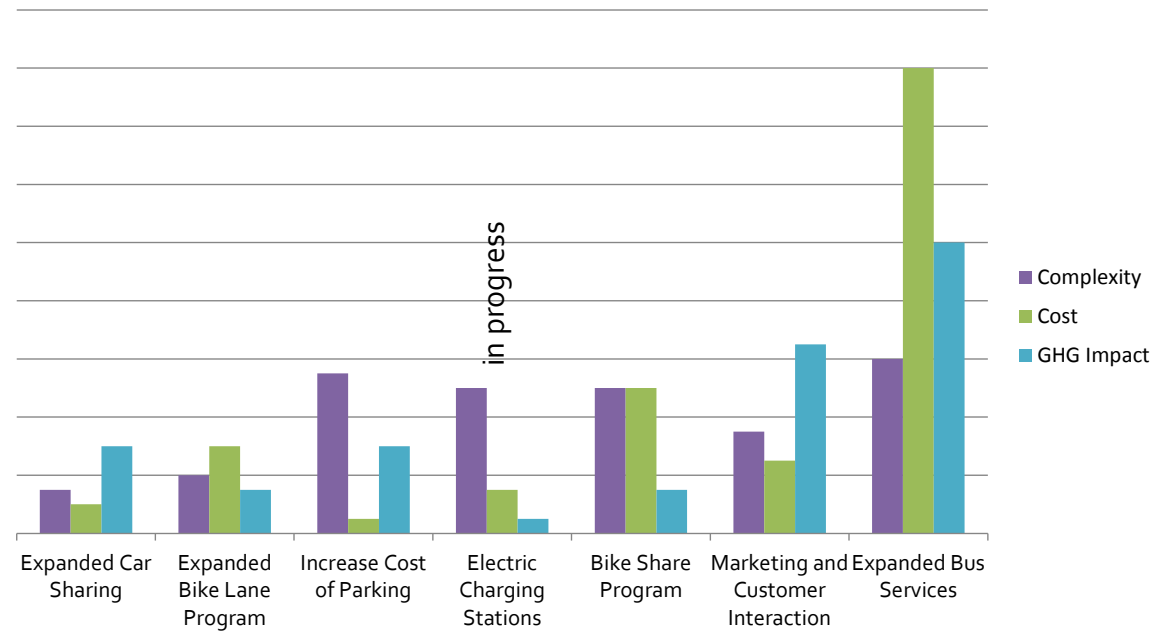
various sports activities, such as baseball and soccer fields, volleyball courts, tennis courts, or flat areas which can be used for programmed sporting events, special events and parties. City Park is a classic example of an active park.

~~Urban Open Space is landscaped outdoor areas, including plazas, town squares, arcades, forecourts, pocket parks, accessible rooftop gardens, walkways, and necessary public improvements. Urban open space may include partially impermeable surfaces due to the urban context, and a limit on such surfaces within urban open space should be determined within the Land Use Code. This Open Space does not include roads or parking lots (pervious & impervious).~~

~~Private/Public Designation: The designation of private and/or public open spaces and access should be addressed during the development review process (subdivision and MPD's). Within Park City, connectivity of public trails and pedestrian corridors is encouraged within private development.~~



Decision Making Continuum: TRANSPORTATION



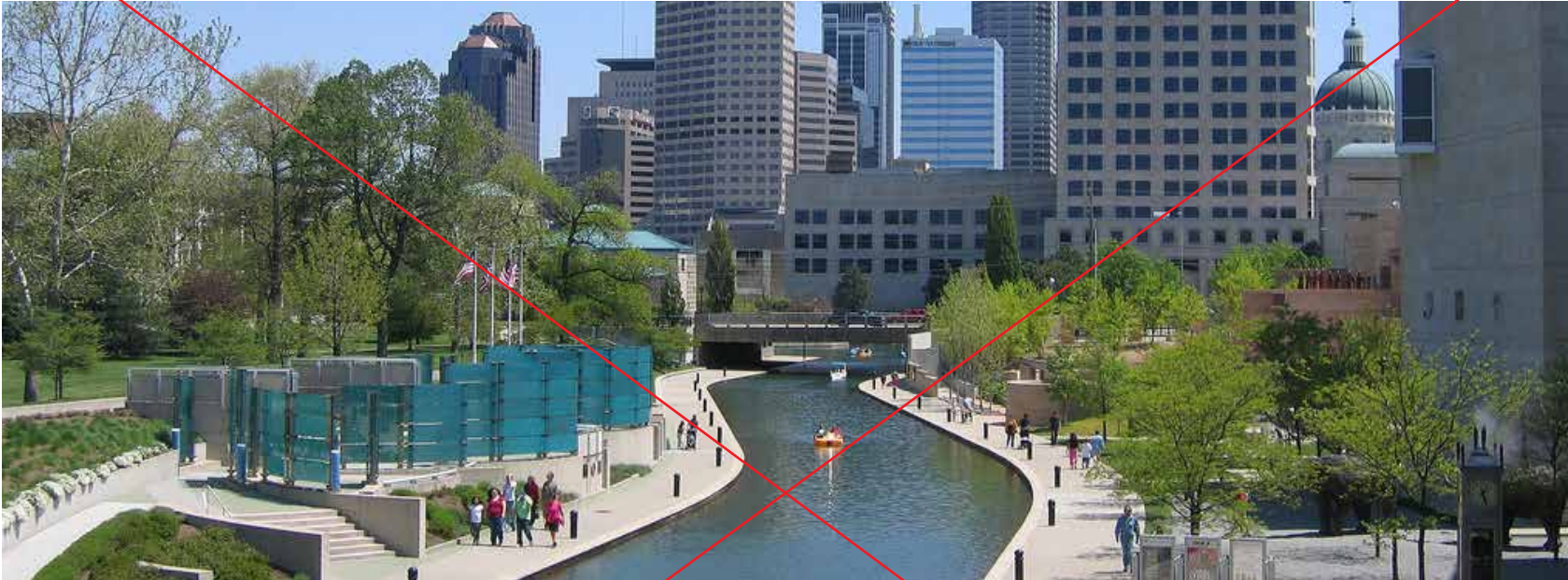
NATURAL
SETTING

The City is already considering the implementation of Electric Charging Stations; a very complex undertaking in terms of reduction of Greenhouse Gas emissions realized. A real opportunity for improved efficiencies, and reduction in emissions, lies in Marketing and Customer Interaction and Car Sharing. The real gains to be realized in reducing emissions relative to transportation will be in the provision of alternative modes for both residents and visitors alike. Future City Councils may want to consider disincentivizing the single occupancy vehicle in certain zones within the City limits.



STRATEGY: Daylighting Creeks in Urban Settings

NATURAL
SETTING



The picture above shows Indianapolis' famous Canal Walk, a former buried waterway that was successfully uncovered and reintroduced to the downtown.

From Indianapolis' Canal Walk to Seattle's Ravenna Creek, cities have chosen to uncover buried waterways in an effort to reintroduce natural elements into urban settings. This process, known as daylighting, diverts creeks from underground sewer systems into street-level creek beds. By doing so, the capacity of sewer draining systems improves and flood potential is reduced. Moreover, vegetation

planted adjacent to the creek bed helps absorb, filter, and cool storm water as well as provide a natural habitat for fish, birds, and other small animals. Economically, the improved aesthetics often contribute to increasing property values and commercial activity near waterways.

Berkeley, California, completed one of the first daylighting projects in the U.S.

in 1982, setting the standard for future restoration initiatives. Uncovering 200 feet of Strawberry Creek within the abandoned Santa Fe Railroad yard, the City has transformed a former industrial blight into a natural treasure.¹ Designed for a 100 year storm event, the creek is now surrounded by native trees, grassy meadows, and sports fields. Moreover, the park has revitalized the neighborhood once troubled by

Planning Commission recommended deleting this section

drugs and crime into a family-friendly destination and sought-out residential neighborhood.

Not so long ago, Silver Creek wound its way through Park City, separating the hustle and bustle of Main Street from the Marsac Mines. Pollutants, such as mining tailings, however, quickly diminished the health of the natural creek, and the stream was soon renamed "Poison Creek" to prevent locals from drinking its water. As Swede Alley developed, the stream was diverted underground where it currently flows through a pipe beneath the roadway. Uncovering this babbling brook would improve the overall aesthetics of Swede Alley, creating development opportunities for plazas and open space along the vegetated creek bed. Much like other municipalities, the City would not restore the original creek bed but rather introduce a new path for the stream that accommodates neighborhood needs along Swede Alley. To keep the water moving, thus preventing stagnant water and mosquitos, the water could be filtered through a water feature at the new Brew Pub Plaza.

The blue line shown on this aerial image of Swede Alley depicts the location of the currently buried Poison Creek.

Sweede Alley Poison Creek/Storm Drain



NATURAL
SETTING



allowed only to combine lots to match the existing development pattern. In this case, an average lot size per block should be demonstrated by the home builder to determine how many lots have traditionally been combined and built upon in the past. Existing home owners wishing to combine lots should be limited to the same standards as described above, with an exception for existing homes that straddle lots lines. Remnant parcels, not straddling the property line and not within the required setback area, may be combined only if it can be demonstrated that the parcel is not buildable on its own (e.g. cannot meet minimum lot requirements). In areas in the HR-1, HR-2, and HRL where no lots are platted, new lots should respect the historic lot patterns of 25'x75' lots.

Lot combinations within the Historic Residential-Low (HRL) District have been encouraged in the past due to the larger minimum lot size requirements; however, they should also be treated much the same as previously suggested, where the average of each block is analyzed to determine the historic fabric and development patterns established.

Incentivizing Historic Development Patterns on Single Lots

Planning Commission recommended deleting this section

~~As an incentive for new construction on single lots within the HR-1 and HR-2 Districts, the City should consider offering relief from certain parking requirements. The first incentive is a reduction in the parking requirement from two (2) spaces to one (1) space. This would allow a property owner to construct a home with a one-car garage without having to increase the setback from ten feet (10') to eighteen feet (18') to provide for a second parking space.~~

In addition, Consideration should be given to allowing an increase in the footprint on a lot for a living structure and a detached single- car garage OR consider not including the SF associated with a detached single-car garage within the building footprint on the lot. A detached garage might allow for the primary structure on a lot to be slightly smaller and more compatible with the surrounding neighborhood.

To address increased parking demand on Old Town Streets, the City should consider implementing a paid parking permit system, and limit the number of permits for each address, thus encouraging more overnight parking within the China Bridge parking structure.



Added language to definition: Aspects of compatibility include, but are not limited to, setback, orientation, scale, proportion, shape, rhythm, mass, height, detail (including window and door shape, pattern, and proportion), texture, material, color, roof lines, reflectivity, and architectural style.

STRATEGY: Defining Compatibility, Mass, Scale and Subordinate Design

com·pat·i·bil·i·ty

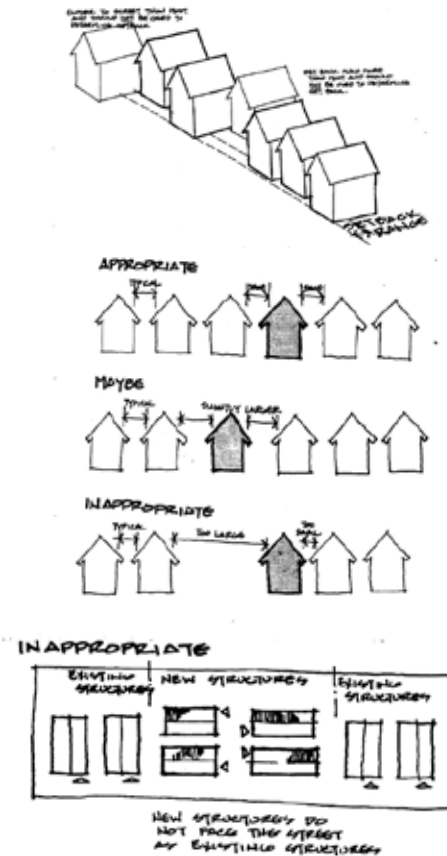
In historic preservation, compatibility refers to the relationship between new additions and infill and existing, historic structures. Aspects of compatibility include, but are not limited to, setback, orientation, scale, proportion, shape, rhythm, mass, height, detail (including window and door shape, pattern, and proportion), texture, material, color, roof lines, reflectivity, and architectural style. While new construction and additions should complement existing historic structures, they must also be seen as a product of their own time. Compatibility does not mean that new infill or additions must duplicate existing structures.

Why Does Compatibility Matter?

The Historic District as a whole should be perceived as a historic resource; however, this whole is comprised of significant parts. New construction and additions must contribute to the overall historic character of the neighborhood, rather than detract from it, in order to protect the historic integrity and coherence of the historic district. For this reason, design reviews are necessary to ensure that new construction and additions maintain the overall feel and composition of the neighborhood by taking a holistic design approach. While historic structures represent their era of significance, the district as a whole is not frozen in time. It is necessary to create appropriate infill, spur investment, and promote the economic vitality of the community.

Measuring Compatibility

The compatible design of new construction and additions creates a harmonious appearance along streetscapes and the district as a whole. Similarities between structures and designs are necessary to preserve the neighborhood's overall historic integrity, character, and composition. Some examples of compatibility and incompatibility are illustrated by the following drawings and pictures:



Added language to definition: Subordinate design can be achieved through the following principles as illustrated below. Other principles may apply to specific sites.

sub-or-di-nate

Per historic preservation practices, subordinate design refers to additions or new construction that is visually contiguous to a historic structure, yet reinforces the visual dominance of the historic structure. While a smaller addition is visually preferable to achieve subordinate design, various design strategies (e.g. underground SF, placement on lot, choice of materials) can achieve this goal despite the fact that the addition may contain greater SF than the historic structure. Subordinate design can be achieved through the following principles as illustrated below. Other principles may apply to specific sites.

1 Simple design to prevent competition with primary facade.



2 Cornice Line & Upper Level Setbacks are consistent with the historic building.



3 New building is set back or a visual 'seam' is provided.





extends 250 feet from the Utah State Highway 224 north of Holiday Ranch Loop Road and Payday Drive. This overlay should be maintained or strengthened, preserving the sense of arrival into Park City. These efforts to preserve the Entryway will be furthered by improved connectivity to Snow Creek Shopping Center, e.g. sidewalks, crosswalks.

Relative to buffers and greenspace, the City's golf course runs through this neighborhood as well as the Resort Center neighborhood and is a significant community asset that should be protected for its summer and winter recreational opportunities.

1.4: The Thaynes Neighborhood, a local neighborhood in which primary residents choose to live.

Of the neighborhoods in Park City, Thaynes has the highest percentage of primary residents (65%). Planning within the neighborhood should be focused toward sustaining the primary residential population. Improvements to public neighborhood amenities, including sidewalks, trails, parks, and access to public transportation are planning priorities for the area.

The City should consider a slight modification to the existing bus route to provide more access to public transportation within a ¼ mile of homes and direct access to the neighborhood park.

Trail access has been an



ongoing struggle for the neighborhood residents and the public. The original Iron Canyon subdivision created two routes to access the trail. One access route, which has been a point of debate in the neighborhood, is trail head parking adjacent to residential homes. The second trail access originates at the McPolin Barn. This access winds throughout the neighborhood up to the trailhead, yet is in need of way-finding signs. The City should continue to work with the HOA to identify the best solution to mitigate neighborhood impacts while providing public access.

1.5: Thaynes should remain a quiet residential neighborhood dominated by single family homes.

Additional options for local housing and Park City's aging population should be considered that are compatible within the existing single-family built environment. ~~Where compatible with existing neighborhoods, housing options within this neighborhood may include single-family homes, attached accessory dwelling units, and detached accessory dwelling units. Rather than multifamily housing, affordable housing opportunities, which are lacking in this neighborhood, should take the form of small cottage style developments similar to the Snow Creek development. Multifamily housing is not appropriate in this neighborhood.~~



4.1 Prospector Square: The City's first mixed- use and mixed-housing neighborhood.

The Prospector Neighborhood contains a variety of housing. Prospector's eastern edge is dominated by single family homes and should remain a single family dominated neighborhood in the years to come. Multifamily residential apartments and condominiums are scattered along the edge of SR 248. A mix of office space, commercial buildings, multifamily residential, and hotel/timeshare uses expand from the central Prospector area through Bonanza Park to the western border of Park Avenue. The Rail Trail State Park provides a main pedestrian spine for connectivity.

At 1/5 the total size of the Park Meadows neighborhood and home

to 1862 full time residents, Prospector has an average of 8.07 units per acre, slightly above the average units per acre Citywide. As the neighborhood continues to evolve, multifamily residential uses should be concentrated within the Prospector Square commercial area (zoned **General Commercial**). By directing higher density redevelopment to these areas, the neighborhood has the potential to provide more life-cycle housing opportunities for Parkites, including starter and empty nester (step down) housing. Single family dwellings should be allowed only within the existing single family subdivisions on the eastern edge of the neighborhood.

Similar to Bonanza Park, one of the greatest threats to the relatively affordable Prospector neighborhood is gentrification. As the City



adopts new policies to create a diverse neighborhood for locals, it is imperative that the locals be included in the planning. The overriding goal for this neighborhood is to create new housing opportunities while maintaining the existing affordable housing units. In the case of redevelopment, any displacement of existing affordable units should be required to incorporate those units within the new development area. In an effort to support local start-up businesses and services, it is also essential to maintain affordable leases in the area.

The proposed Area Plan for

this neighborhood should include a limit on nightly rentals if this district is to be protected as a locals neighborhood.

4.2 Prospector Square: A Local Commercial District within a Residential Neighborhood

Prospector Square has long been the heart of Park City's local economy. In conjunction with Bonanza Park, these two very connected neighborhoods contain 41% of the City's businesses. Businesses in this neighborhood range from local restaurants and small offices to a local fitness

center used by Parkites from all neighborhoods. The commercial area of Prospector Square is located on the western edge of the neighborhood and has easy access from Kearns Boulevard and Bonanza Drive. It is important to ensure convenient vehicular and pedestrian access to and from this district as this area continues to evolve. The eastern side of the neighborhood is primarily single family residential development. ~~one of the best examples of mixed-use development in the City.~~ Residents in Prospector can easily walk to restaurants and shops in their neighborhood. This should be encouraged and protected as the area continues to grow. The commercial neighborhood has a pedestrian walkway that connects many businesses; while this is an asset to the district, the City should partner with

the business association to ensure that its functionality is improved in the future. The City's Planning Department has committed to working with the Prospector Business Association and residents to create an Area Plan for this neighborhood that will provide opportunities for better connectivity, business growth, and neighborhood protection. The area has the basic framework for additional mixed-use development as well as opportunities for added mixed-income housing ~~in the area zoned General Commercial (GC).~~ With access to the Rail Trail along the neighborhood's entire southern border, the area is well connected to the City's trail system. The area has a unique opportunity to further the concept of shared parking; a reality that is already successful in this area. There may be opportunities to begin to examine redevelopment

scenarios that utilize these parking lots (and existing sites) more efficiently.

4.3 Prospector Square: The eastern gateway to Park City.

The eastern entry into Park City provides a beautiful, natural backdrop with Silver Creek and its adjacent wetlands to the south and PC Hill to the north. This preserved natural setting is due in large part to Park City's Frontage Protection Zone (FPZ) and Entry Corridor Protection Overlay (ECPO) which run along SR-248 between the Quinn's Junction and Bonanza Park Neighborhoods. These zones have ensured that visitors and residents are greeted by the feeling of a small town with a connection to nature. In order to preserve this sense of arrival, it is essential that these zones be maintained and enhanced.

One of the prominent features of the eastern entry to Park City is the Historic Rail Trail. This reclaimed rail line begins in the Bonanza Park Neighborhood and runs through the entire Prospector Neighborhood before leaving Park City and continuing all the way to Coalville. The Rail Trail allows for Prospector Neighborhood visitors and residents to conveniently access the Open Space located along the entry corridor. It also serves as an important internal pedestrian and bicycle connection to the Bonanza Park Neighborhood and the



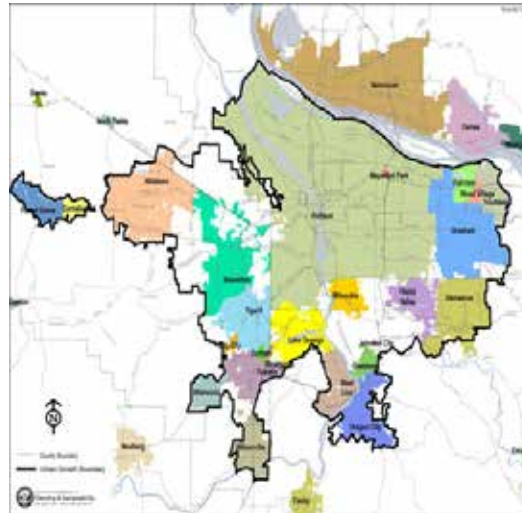
CASE STUDY: A Look at Regional Planning in the US

Portland, Oregon

Park City should look to Portland, Oregon as an example of implementing growth boundaries as a means to protect those areas that should be utilized for open space and/or agricultural producing opportunities.

Enacted in May 1973, Portland's Urban Growth Boundary (UGB) seeks to preserve open space by containing urban development within a prescribed area.¹ This planning tool promotes greater efficiency by concentrating funds and resources on existing infrastructure such as roadways and sewer systems, the development and redevelopment of land and buildings within the urban core, and transportation within the UGB. By building up, not out, this initiative creates higher densities within the UGB through mixed-use development and protects rural lands and open space. Moreover, it reduces automobile dependence and promotes alternative transportation methods, which contribute to the improvement of the region's overall quality of life.

Higher land values generated by increased density have also restricted big box development, thus protecting and revitalizing Main Street and the downtown. The Metro Council manages the UGB program, reviewing the land supply every five years to ensure that the UGB encompasses a twenty (20) year supply of land.² Since the late 1970s, the boundary has been expanded only three times, each time adding twenty (20) acres or less.³



This image illustrates the Portland Urban Growth Boundary. The boundary has preserved open space around the City for agricultural and open space purposes.

"The urban growth boundary can be viewed, experienced, intellectualized, conceptualized, and perceived as a finite measurable line, a known quantity that is highly specific. Likewise, the urban growth boundary can be thought of as a less tangible, more abstract place that partially determines how we live and how closely we live together... There are numerous ways to examine the UGB: analytically, metaphorically, abstractly, intellectually, politically."

- Orlo (quoted in "Imagining Portland's Urban Growth Boundary" by Carl Abbott and Joy Margheim)

Pinelands, New Jersey

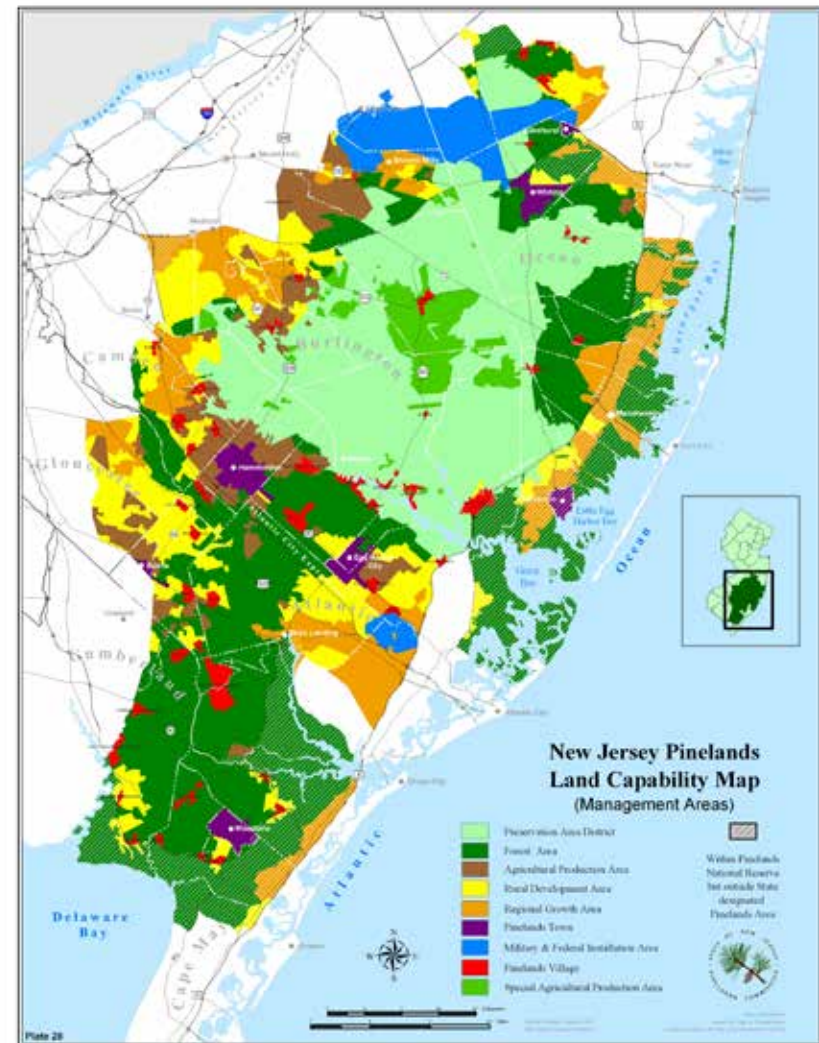
Pinelands, New Jersey is an internationally recognized example of protecting and preserving environmental resources for future generations by utilizing land use principles and regulatory protections.

The Pinelands National Reserve (PNR) was created by Congress under the National Parks and Recreation Act of 1978. The PNR is the first National Reserve in the nation. The PNR encompasses approximately 1.1 million acres covering portions of seven counties and all or parts of 56 municipalities.

This internationally important ecological region is 1.1 million acres in size and occupies 22% of New Jersey's land area. It is the largest body of open space on the Mid-Atlantic seaboard between Richmond and Boston and is underlain by aquifers containing 17 trillion gallons of some of the purest water in the land.⁴

In 1979, the state formed a partnership with the federal government to preserve, protect and enhance the natural and cultural resources of this special place.

In 1983 the area was designated a U.S. Biosphere Reserve by UNESCO, an agency of the United Nations, and in 1988 it was recognized as a International Biosphere Reserve.



Today, with the Pinelands Comprehensive Management Plan, the region is protected in a manner that maintains its unique ecology while permitting compatible development.



CASE STUDY: A look at Regional Planning in the US (continued).

King County, Washington

King County, Washington provides several examples of how to utilize public private partnerships to not only measure carbon footprint but also how to actually reduce it. Park City should explore the opportunity to implement similar techniques to meet the City's environmental goals.

King County has become a national leader in sustainable planning since making efforts to reduce its Greenhouse Gas (GHG) emissions in 2006.⁵ Preparing for climate change, Seattle and thirty-nine (39) cities in 2,000 square miles have concentrated on four levels of change: land use planning, transportation, environmental management, and renewable energy policy.⁶ Through collaborative partnerships, King County has introduced two-hundred (200) hybrid buses and plug-in hybrid electric vehicles, created internal policies and programs in support of renewable energy that reduce dependency on foreign fossil fuels, as well as reevaluated energy use of its own



facilities and services.⁷ Through the use of hydropower resources, the county has achieved lower than average electricity emissions, but improved transit and pedestrian-friendly transportation options have also had a significant impact on reducing GHG emissions. By reducing vehicles miles

travel and restraining urban sprawl, conserving open space, and protecting environmentally sensitive areas, King County is on its way to achieving its goal of reducing eighty (80) percent of its GHT emissions below today's levels.⁸

Sarasota 2050 Plan

The Sarasota, Florida plan could be a good resource for Park City in terms of protecting open space and wildlife corridors via the incorporation of development.

In the early 2000s, Sarasota, Florida, introduced a controversial plan that seeks to protect open space and wildlife corridors through the development of high-density, mixed-use communities.⁹ These cluster villages and hamlets are surrounded by greenways, no less than five-hundred (500) feet wide, that protect wildlife and allow them to migrate between Myakka State and Oscar Scherer Parks.¹⁰ Using an incentive-based structure in the Resource Management Area (RMA), the fifty (50) year plan seeks to develop universal blocks that accommodate public and civic focal points and neighborhood-oriented retail through mixed-use development.¹¹ Housing, from affordable to estate, is located within a quarter mile radius of neighborhood centers that include schools, parks, and public facilities. Higher density development along interconnected streets has led to increased employment and housing

development, while protecting Sarasota County's natural resources, existing agricultural lands, and water supply.

City of Atlanta & Beltline Planning Area

While Atlanta and Park City are on opposite sides of the spectrum when it comes to population and size, the City should still look at the efforts that the City of Atlanta and the Beltline Planning Area have put forth in terms of utilizing historic rail lines, roads and trails to connect neighborhoods.

Atlanta has set a new precedence by reclaiming twenty-two (22) miles of historic rail lines surrounding the city to create a network of public parks as well as multi-use trails and transit connecting forty-five (45) communities.¹² Transit-oriented development directs connections into



downtown and Midtown from outlying suburban communities, creating opportunities for new mixed-use development and initiating \$20 billion of new economic development on 3,000 acres of under-utilized land along the rail line.¹³ Demands for development have also inspired the remediation of 1,100 acres of brownfields, the installation of public art along trails, as well as the construction of 5,600 new workforce housing units and 50,000 new housing units along corridors.¹⁴ The plan divided 16,000 acres within half a mile of rail corridor into ten sub-acres for master planning for land use, transportation improvements, and green space.¹⁵ Today, eight percent (8%) of the land mass covered in the plan houses twenty-five percent (25%) of the residential population.¹⁶ By improving connectivity between neighborhoods and suburban communities, Atlanta is working towards reducing suburban sprawl and automobile dependency by making their downtown areas more desirable places to work and live.



TREND: Water Demand

The chart above shows water demand trends through 2050. The most built out areas, such as Old Town and Park Meadows, currently consume the most water. As residential development consumes undeveloped neighborhoods such as Flagstaff, Quinn, Bald Eagle and the Oaks, there will be greater demands upon the City's water supply. Greater water consumption by growing primary and secondary resident populations will have a profound impact on our environment, lessening the amount of water available in our streams and rivers for wildlife.

As climate change limits snowfall and the region's water availability, water management and climate change adaptation will influence quality of life. As water demand exceeds supply, additional regulations will likely be created to limit water usage. Drought will become a more normal climate feature, impacting agriculture, biodiversity and the natural environment, as well as everyday activities. Parkites will not be alone as Salt Lake City and other Utah

communities, dependent on Rocky Mountain snowpack, will also suffer from these water shortages.

Water is life's mater and matrix,
mother and medium. There is
no life without water.

-Albert Szent-Gyorgyi

Park City Projected Residential Equivalents (REs)

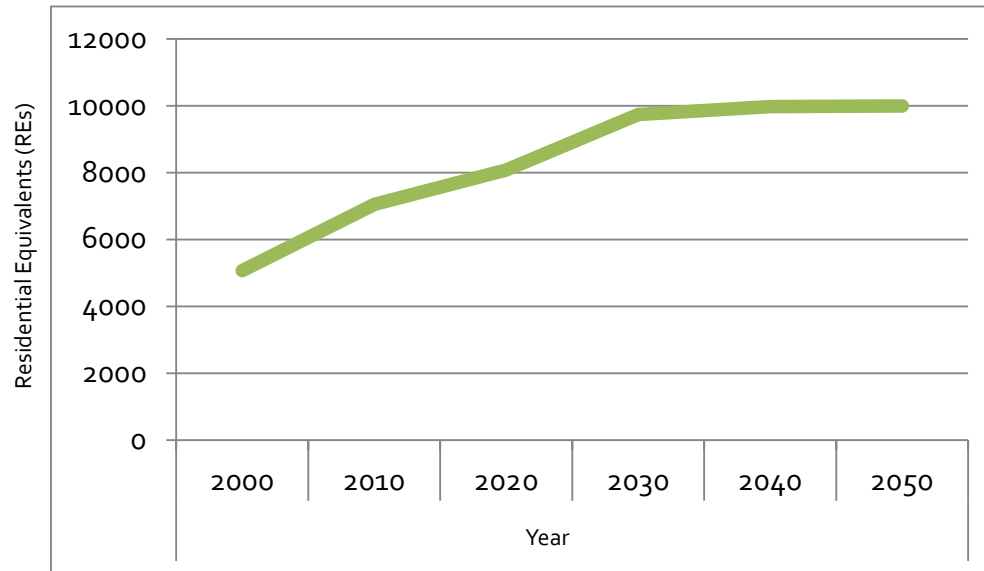


Table based on Park City definition of RE, 1 RE = PDD 1,600 gallons/day.



TREND: Water Consumption per Land Use Density



Home with 1 acre of land
1,400 sq ft footprint



Old Town 25'x 75' Lot
844 sq ft footprint



5 Unit Dwelling 75'x 75' lot
4500 sq ft footprint

NATURAL
SETTING

INTERIOR GALLONS USED PER HOUSEHOLD PER YEAR¹:

292,000

292,000

292,000

EXTERIOR GALLONS USED TO WATER LANDSCAPE PER YEAR²:

740,880

18,774

20,250

TOTAL GALLONS USED PER PERSON PER YEAR³:

255,626

97,116

19,515

¹ 250 gallons assumed daily use with 3.2 person household.

² Assuming all non-building portions of the land is watered. Water use assumptions based on Utah State University Extension Services and the Utah Water Conservation Forum

³ Based on average household size of 3.2 persons per unit



here for a hundred years and we were just n'er-do'-wells who had enjoyed the Mine Company's property for free. CARG members were told that we'd done nothing for the community (although many of us were working two or three or four ski industry jobs to pay the rent). But the most insidious criticism came from people who told us that we were wasting our time. There was no way, they said, that "kids" like us could stand in the way of Progress/Development/Big Money.

All of these criticisms were wrong, and it's easy to laugh at them now, when CARG members have gone on to serve in City and County government from Planning Commission, to City Council, to the Recreation Advisory Board, and to found nonprofit organizations that help preserve the quality of life that makes Park City so unique. But at the time, these insults hurt. Sometimes they still do. This is still a small town. The real estate agent who told us we were just rabble is still here, and I still wonder if he feels the same way. In the end, CARG did have a positive influence on the final the Flagstaff

Annexation Agreement of 1999. The Empire Pass Development that we now see is a much smaller, more contained development that it would have been without our efforts. We were effective because we did our homework. We studied the laws, the General Plans, and the various iterations of the development agreement with attention to details. We focused on helping the City say no to the developer by concentrating on the concrete issues like traffic impacts and pollution, and not on the "emotional" ones like wildlife or the wisdom of building at 8,000 feet above sea level, because these emotional views could not form the basis for the City's actions.

Today the development process is different thanks to our challenges and our requests. Codes have been clarified, and the process has been modified to help both developers and the community understand what it wanted.

Because CARG maintained civility as a top priority in all of our efforts, we are left with a sense of community that

wouldn't have been possible if we'd been mean. It wasn't always easy. Sometimes over beers after a meeting, we were not very complimentary to our opposition, but in public we kept these opinions to ourselves. Most of us knew that we wanted to stay here in Park City and we would have to live with those people who sat at the other side of the table. Because we were respectful, many of those people have now spoken to us about how they have come to respect us. And some of those people are now good friends.

That's what community development should be about.

Cheryl Fox
March 2012

Citizens Allied for Responsible Growth (CARG) was founded by Rich Wyman, Cheryl Fox, Dana Williams, David Staley, Carole Murnin, Liz Hoey, Stan Christensen, and Anne Critchfield. CARG was also supported by a countless number of other individuals throughout the years.





**SPECIAL JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING
PARK CITY, UTAH
FEBRUARY 5, 2014**

I ROLL CALL- Mayor Jack Thomas called the Special Joint meeting to order at 5:00 pm at the Marsac Municipal Building on Thursday, on February 5, 2014. Council members in attendance were Jack Thomas, Andy Beerman, Cindy Matsumoto, Dick Peek, and Tim Henney. Liza Simpson was excused. Planning Commission members in attendance were Chair Nann Worel, Adam Strachan, John Phillips, Preston Campbell, Stewart Gross, and Steve Joyce. Staff present was Diane Foster, City Manager; Mark Harrington, City Attorney; Matt Dias, Assistant City Manager; Thomas Eddington, Planning Director; John Boehm, Planner; Marci Heil, City Recorder

II General Plan Discussion

Mayor Thomas opened the discussion welcoming the public and explained the format of the meeting. Chair Worel thanked Mayor and Council for the invitation. Planning Director Eddington outlined the progress of staff and the General Plan document over the past two months. He stated that the Planning Commission has held two special meetings along with two open houses for public input. Eddington segued into document format stated that staff has created volume one of the General Plan that outlines the plan and the additional volume in which the appendices and trends are included.

Planner Campbell inquired if the two volumes together equaled the total plan that Commissioners reviewed. Eddington concurred, stating that nothing has been deleted.

They reviewed the Goals and Core values section.

Small Town Goals to include protecting undeveloped land, collaboration with neighboring communities, utilizing public transit, biking and walking.

Goal 1-Park City will protect undeveloped lands etc.

Council member Henney inquired how the goals were developed. Eddington stated that over the past two years staff and Council have engaged with the community on the values they are looking towards. It was a direct follow up to the Council visioning session attempting to align City goals.

Goal 2- Collaboration toward preservation and transportation.

Mayor Thomas was concerned the goal focused on collaboration instead of preservation of place.

Council member Matsumoto felt this goal lead to nodal development and keeping the green space.

City Manager Foster stated that she felt goal one was what Park City would do and goal two would be what we do with others.

Commissioner Joyce pointed out that these goals were agreed upon a long time ago and would caution against wordsmithing.

Chair Worel inquired about goal 3- Public transit, biking, walking.

Commissioner Campbell stated that he would like to see an implementation to add the word encourage.

Council member Beerman would like to see it be a primary percentage.

Commissioner Phillips inquired if it was a lofty goal to state it would be a primary mode.

Council member Matsumoto stated that the City has been working with the surrounding communities on solving transit issues.

Discussions continued to revolve around if they wanted to focus on local only in the first section of goals.

Council member Henney suggested to state “alternate modes of transportation” and use those three called out as examples.

Chair Worel requested a vote to decide if they wanted to keep it local or regional.

Mayor Thomas stated that he feels it should stay local to keep the small town feel. There is a difference in how they get to Park City versus how they move around Park City.

Council member Beerman stated that he feels this addresses the congestion, traffic, pollution etc and feels that this is the only section to address it in.

Eddington stated the strategy section supports all the ideas that have been expressed.

Natural Settings Goal- Open Space, Environmental Mitigation and Climate Adaptation.

Goal 4-Open Space

Mayor Thomas stated he has a notion of creating a thread through the community to become a connected community.

Goal 5- Environmental Mitigation

Mayor Thomas stated he would like to beef up the language and reduce the carbon footprint and include design options and give back to the community in the terms of energy.

Eddington stated that there are 22 strategies included in the volume 2 to work towards aiming higher.

Council member Beerman suggested stating that Park City is a leader and can gain more than 15%.

Both bodies agreed on the wording “at least”.

Goal 6- Climate Adaptation-Both bodies agreed upon the proposed language.

Sense of Community- Lifelong housing, Workforce Housing, Parks & Recreation, World-class recreation, support continued success of tourism, diversity of jobs, Arts & Culture, Living within the limits

Goal 7- Lifelong housing of creating a diversity of housing.

Chair Worel inquired about assisted living and nursing homes.

Both bodies agreed that those should be discussed in the strategy section.

Commissioner Strachan stated that he has seen this goal misconstrued when a developer comes in with a plan for condos and single family homes and claims that is diversity of housing. Feels it needs to tackle the diversity of opportunity and look at economic and cultural diversities.

Commissioner Joyce stated that it is not a diversity of product rather than a diversity of buyers

Council member Henney inquired if we should add all socio-economics needs into the strategies.

Continued to discuss the diversity of the socio-economics as it relates to the housing aspect.

Goal 8-Workforce housing

Requested the addition of “middle income housing”.

Chair Worel stated that she felt we needed to add in associated services to accompany the housing to make it able for people to live in the community. ie. Child care, transit etc.

Goal 9- Parks and Recreation- Both bodies agreed upon proposed language.

Goal 10-World-Class Recreation

Council member Matsumoto stated that she knows there are concerns with the community being over booked and feels that we can bring real money to town while preserving the local community.

Eddington stated that is outlined in the objectives section.

Council member Henney suggested adding without compromising the sense of community.

Chair Worel stated that there is a difference between an event and an attraction and would like to see consistency within the goals and strategies.

Goal 11- Support success of tourism-

Commissioner Campbell suggested adding in multi seasonal

Goal 12- Foster diversity of jobs- both bodies agreed upon the proposed language.

Goal 13- Arts and Culture- both bodies agreed upon the proposed language.

Goal 14- Living within the Limits-both bodies agreed upon the proposed language.

Historic Character to include preserving the historic fabric and maintaining Main Street.

Goal 15- Historic Fabric-both bodies agreed upon the proposed language.

Goal 16- Maintaining Main Street-

Eddington stated that staff was looking at the wording differential from residents and visitors

The Council and Commission discussed options of a consistent name for Main Street- Historic Park City or Historic downtown, Main Street district. They agreed upon Main Street District.

Staff went through the written comments that were received during a group open house. They ranged from water conservation to keeping chain stores off Main Street.

Mayor Thomas stated that he felt they should open this discussion to public input and then bring the Planning Commission back to the regularly scheduled council meeting to keep discussing the other issues.

Public Input:

Mary Wintzer thanked both bodies for this opportunity. Commented on Cindy's comment on minimizing the traffic flowing into town. She also liked the comment regarding the quality of events and not the quantity of events. Concerned with the Main street verbiage affecting the resident who live on Main Street. Spoke to the water issue concerned with the possibility of a drought could make the stance that the city would not encourage growth

Hal Pruitt- 3853 Star Lane- stated he felt they were right on the cusp of a great document. Spoke to a road in his neighborhood that is unpaved and is an emergency fire access and would like to have it noted that this is not a through road. His principle concern is open space area in the Morning Star/Rising Star area that is a large migration property with moose, deer, fox, etc. His second point is the transportation between neighborhoods and feels the density will create traffic and short cuts.

Melissa Band- Prospector resident- stated her first issue is with traffic from the airport and feels that those who drive from the airport are going to drive all over town. Secondly she feels that the City needs to focus attractions on the teenager population such as a recreation center.

Joe Scott- said ditto to Mary's comments for bringing the groups together. She has trouble with one word on pg 70 7.2 the word "each" and would like to see it say within Park City neighborhoods not "all" the neighborhoods. She really welcomed Chair Worel's comment regarding an assisted living facility, that it could be anyone of all ages that would need that type of care and urged Council to remember that in the diversity discussion.

Ruth Meister 305 Woodside Ave- commented on comments made- small town goal 3, she stated that she felt that it should be a newly developed habit to drive less and that it would make the other goals easier to achieve. Goal 16- feels the main street district would work well. Spoke to the language on the separation of the visitors vs. resident comments

Doug Clyde- stated that he is a planner and commissioner in the county. Is struck by the higher archy diagram and is concerned with the public's perception of the diagram and the document. Feels that effort needs to be put in an explanation of how the General Plan is used compared to the Land Management Code document. The public needs help in understanding the concept.

Mary Demkowitz- commented about the idling comment and stated the cross walks are dangerous during events. She feels the opening statement that says we are very fortunate to live in Park City gives off an attitude of being better and will hurt us as a community and hurt us with the surrounding areas. She hears lots of negative comments about Park City in the County.

Mayor Thomas stated that the discussion will continue on February 13th with both boards.

Eddington had the Council, Commission and Public do an exercise regarding affordable housing in the areas of Park City.

III ADJOURNMENT

With no further business the meeting was adjourned.



PARK CITY COUNCIL STUDY SESSION MEETING MINUTES Draft
SUMMIT COUNTY, UTAH,
February 6, 2014

Present: Mayor Thomas, Councilman Peek, Councilman, Beerman, Councilwoman Masumoto, Councilman Henney; Councilwoman Simpson was excused

Staff: Diane Foster, City Manager; Matt Dias, Assist. City Manager; Mark Harrington, City Attorney; Denise Carey, Farm Manager; Kyle McArthur, Water Distribution; Mike Lennon, Building Maintenance Manager

Guests: Erin Bragg, Liaison for the Summit Lands Conservancy; George Hull, Friends of the Farm; Amanda Noel, Friends of the Farm; Kathy Jones, Friends of the Farm; Charlie Sturgis, Executive Director Mountain Trails Foundation

Study Session

Friends of the Farm – Denise Carey Introduced staff: Kyle McArthur, Water Distribution Manager, Mike Lennon, Building Maintenance Manager; Friends of the Farm members: Kathy Jones, Amanda Noel, George Hull, Erin Bragg as liaison for the Summit Lands Conservancy and Charlie Sturgis, Director of the Mountain Trails Foundation.

Ms. Carey gave a brief overview of her report. She stated that it had been four year since the Strategic Plan had been in front of Council and six years since the CUP and Administrative Policies had been in front of Council. She and staff felt it was time to address these areas again and are present this evening to ask Council for direction.

Ms. Carey reviewed the three short term goals for the Farm, some of which funding from the Asset Management Fund had already been approved for The Farm: first, the fire sprinkling System upgrade that may cost up to \$15,000, Mr. McArthur will be assisting with this upgrade. Staff has already met with the Fire Marshall, Fire Department and the Building Department. Work most likely not begin until April of this year.

Councilman Peek asked for clarification that this work and funding was specifically related to the existing system; Ms. Carey stated that it was.

The second short term goal would be the repair of the Silos, they need to be sealed.

The third short term goal would be replacing/repairing the metal on top of the Silo structures. They are presently waiting to begin any work on the Silos until completion of an architecture report which will confirm the buildings are safe for what they are being used for presently. Funding, up to \$5,000, was previously approved for this report.

Ms. Carey moved on to the present use of the Farm and the long term goals. Its present use is for Friends of the Farm monthly meetings, the allowed twelve city sponsored events a year that are open to the public and tickets can be purchased for. Currently they only do three events: The Full Moon Snowshoe, The BBQ and Bluegrass and Scarecrow Festival all three events

are sold out; Full Moon Festival was sold out in one day. They would like to have additional events although availability and over use of volunteers has been a concern. Other ideas for new events that would create revenue would be an outdoor Film Series and photo shoots of groups over twenty or more and commercial photos shoots. Photos of the Farm have been seen on TV and magazines; discussion ensued regarding this topic.

Mark Harrington, City Attorney stated that since this has been inadvertently allowed it would be impossible to now move backward to prohibit commercial use.

Ms. Carey stated that there is presently a process in place if groups of 25-50 wanted to do a photo shoot and needed gates open and other requests addressed all can be arranged. Many groups use the area for parties, family gatherings, weddings; the ground are open to the public with the restrooms being open twenty-four seven. She went on to say there may be an opportunity for additional revenue source.

Councilman Henney inquired what the difference was between a group having a picnic versus a family reunion of sixty or more taking over for an afternoon. Ms. Carey stated there is not a difference; the facility could not be rented out for either of those events, the area would be open to all of the public.

Ms. Carey did state however there was a process for as an example, a non-profit in Park City wanting to use the facility for an event. They would contact the city, explain the use, have their request presented to The Friends of the Farm; their request would then be sent to the legal department. This process is stated in the guidelines in the Administrated Policies; if this was a co-sponsored City event the City would receive revenue.

Mr. Harrington explained that requested, exclusive use of the Farm was actually making a reservation.

Councilwoman Matsumoto interjected that a while back the decision was made to limit the use of the Farm; and how was that decision made.

Mr. Harrington stated that the original philosophy was similar to the philosophy taken when the south end of City Park was being discussed a number of years back; it was intended for designated passive use; the Farm acquisition should reflect preservation of place as opposed to a public facility and having the preservation and aesthetics of the property be of concern.

Mayor Thomas reflected back and shared that when many of the original discussions on use of the property were taking place during Planning Commission meetings and City Council meetings the topic was very sensitive with the community; that too many functions and events could affect the character and natural historic ambience of the property.

George Hull gave a brief history of its use. Back in the 90's some community members wanted to have no use on the Farm, others wanted the barn and facilities to have heavy use. It was decided not to over use the facility although keep it safe from the public and safe for the public. The Farm has not been over used; it has never had twelve events in any one year. He would like to have this "City Treasure" used more.

Councilman Beerman wanted the Friends to state what their wishes were for the Farm what is their recommendation; should the City broaden the use.

Ms. Carey stated that they do not have the funding or personnel to expand the use. Although this was a good time to discuss use by City staff and Council, allow them an opportunity to see the facility, how it might be used in the future.

Ms. Matsumoto felt that a preservation plan be in place to secure the facility; review what is being done presently and what can be done in the future to preserve this property. Is there grant money available for the preservation, what would the plan look like.

Ms. Carey shared that the Planning Department is arranging a visit to the Farm with her staff to become more familiar with the property and its needs along with the needs of the lean-to across SR 224.

Councilman Beerman shared that last year the Historic Society approached council members about storage space for the preservation of their documents and record. They were interested in the use of the barn as a vault to store their records; would council consider this use. The Historic Society did have a plan drawn by an engineer showing additional support for preservation and inserting a shell inside to store the records. It would be low impact use, not a lot of traffic and they would do significant restoration in regard to shoring up the facility.

Diane Foster addressed the group stating that she believes the Historical Society has stepped back some on the request for storage space. Although would this type of use on the property of interest to council and the Friends. Would they want to allow and look at different types of uses in this structure?

Mr. Hull stated that that type of use would preclude the historical interpretation of use. He continued that if it was a vault it would no longer be a dairy barn.

Ms. Noel suggested additional use might be to consider education opportunities through the schools and small groups in the community.

Ms. Carey interjected that they now open the Barn for the public to view and it is a highlight.

Mayor Thomas further discussed the structural ramifications, additional loads the barn would have to endure and the stabilization of the Barn. It was mentioned that the last time a structural assessment had been made was 2003.

Ms. Matsumoto reiterated that a two-fold preservation plan was important and to include the stabilizing of the structure and the safety aspects and additionally a use plan.

Mr. Henney thought the idea of a preservation plan was good; he also liked the idea of having staff and council use the facility and become familiar with it as baby steps in determining what the future uses can be going forward.

Ms. Foster clarified with the group that this was a Study Session and not noticed as a decision making and or direction giving meeting, staff will come back in March with specific answers to Council. What staff is requesting of Council now would be what they wanted staff specifically to address in March: more discussion on expanded use of structures, the structural evaluation results and recommendations, historic evaluation, what would a preservation plan look like?

Mr. Hull commented on the existing parking situation; that the parking, across SR 224 is not adequate for the uses at the Farm presently. He feels there is a public safety issue; when overflow parking takes place at the existing lot guests and community members park along SR 224 on both sides; at times this happens after dark, someone could be injured. He suggests expanding the existing lot; lessen the visual impact by creating berms.

Charlie Sturgis stated that he hopes to have smart and responsive government addressing these issues.

Ms. Foster suggested Ms. Carey come back to council in work session with Heinrich Deters and Matt Twombly from the Sustainability department and Charlie Sturgis to address trail use and a proposal on how additional parking might work. Would Council be interested in staff pursuing these next steps?

Council agreed that this was something they would like to have further discussion on.

Councilman Beerman would like to have additional conversation on trail use; also wanted clarification on where there were dedicated bus stops he was informed there were two dedicated bus stops along that section of SR 224.

Councilman Peek would like to see the possibility of opening up the Barn for mini tours.

Councilman Henney wanted clarification on the twelve event days; only three of the available twelve slotted days have been reserved; the Friends have room to expand if they found an event that would fit with the defined uses of the Farm; the limiting factor is the volunteer pool. Is there the opportunity for an event to bring their own volunteers?

Jonathan Weidenhamer, Economic Development Manager suggested contacting Bob Kohlor with the Park City Chamber Bureau to help us promote and find additional volunteers.

Councilwoman Matsumoto stated that opening up the facility to city staff was a bit of a problem for her and it felt awkward. She feels they should open the facility to entire community and staff would also be welcome to use it. Ms. Matsumoto would like additional discussion to include use as meeting space.

Kathy Jones stated that as a volunteer preservation is number one; the "Friends" are not opposed to new events, she suggested the possibility of an event similar to the Glenwood Cemetery Halloween tour, showing how the McPolin's and the Osgurthorpe's used the Barn; movies at the Barn. The Friends are looking to Council to help them one, preserve the Barn and two by having Council and city staff out to see the facility it would be a great help in determining future events and use.

Mr. Sturgis stated that as a baby step opening to the public could prove difficult to take back if it was decided it didn't go well; opening to city staff as a baby step first might be a better idea, if the results were not positive it would be easier to take back the use.

Councilman Beerman suggested creating a different use for the facility one that would need an administrative approval; was geared toward governmental entities, schools and non-profits that were not event oriented; with opportunities limited to use ten times a year.

It was decided further discussion would take place.

Mayor Thomas thanked staff and The Friends of the Farm for bringing this topic to Council.

PARK CITY COUNCIL WORK SESSION MEETING MINUTES
SUMMIT COUNTY, UTAH,
February 6, 2014

Work Session

Council Questions and Comments

Councilwoman Simpson – Recently returned from the Bay area; complimented staff on the hard work for the Council Visioning Retreat.

Councilwoman Matsumoto – Thanked staff for contributing to a great council visioning retreat; attended the joint session of Planning Commission and City Council.

Councilman Beerman – Complimented staff on a great Sundance Film Festival; of the twenty years living and working on Main Street this was one of the smoothest festival that he can remember; he thanked staff on the hard work on the Council Visioning Retreat; also attended the General Plan Open House, he wished there was more community turn out. He complimented staff on a good job putting it together. Mr. Beerman attended the Mountain Accord Open House held at the PC High School; public turnout was pretty good. Mt. Accord consists of four essential component system groups: environment, economic, transportation and recreation. If any Council members were interested in participating they are welcome; recommendations need to be put together soon. Please let Ann Ober or himself know as soon as possible. Mr. Beerman invited Ann Ober, Community Relations for the City and a member of the Mountain Accord Board up to the podium to address any questions Council might have; she also extended the invitation to council members to participate if there was interest. Ms. Ober informed Council there would be approximately ten meetings held throughout the year, one per month; most meetings held in Salt Lake City and meetings days either Monday's or Fridays.

Councilwoman Simpson stated she had interest in the transportation system.

Councilmember Henney also stated he had interest in participating.

Councilman Henney – Attended his first Recreation Advisory Board meeting as Council Liaison; they are working on their Visioning report that they will be presenting to the board this month.

Councilman Peek – Attended the Historic Society Board meeting; last month the museum had 1,300 kid visits. Good experience with Chase as a sponsor renting the museum during Sundance; attended the Mountain Accord Open House and was amazed at the graphics showing the travel use and traffic counts of I-80 and SR 224 corridors; it was eye opening; it was a well-attended event.

Mayor Thomas – Attended the Mountain Accord Open House, extremely well presented, great information; Mayor Becker had also attended the Accord; Mayor Thomas participated in the PC Chamber Economic Summit Luncheon; attended the joint session of Planning Commission and City Council; he joined Diane Foster and Matt Dias along with the ULCT at the State Legislature.

Legislative Update – Matt Dias, Assist. City Manager stepped to the presentation table to give a brief Legislative update. The Legislative Session began about ten days ago with 35 days remaining to get all of the work completed. There are currently 538 bills being discussed at the

Legislature. Mayor Thomas, Diane Foster and himself attended a Legislative Policy meeting on Monday of this week; he also attended a meeting with Utah League of Cities and Towns. The evolution of the focus on topics being discussed averaged from transportation, then morphed to schools and how to go about funding the school system; on to climate change which has approximately twenty-five climate change bills of the 538 bills currently out there; then back to transportation. Mr. Dias mentioned this is all very fluid and moving fast; nothing of significance has happened yet; he is working on a bill tracking spreadsheet that is very preliminary at this point. Transportation, schools, climate, public safety is being discussed on the hill. Locally he is playing defense; not charging the hill on anything in particular; as of yet he has not identified anything that is of real concern; he will always be looking at liquor, taxes, energy, environment, licensing as bills to keep an eye on. Mr. Dias will present a weekly update of bills of interest to council throughout the legislative session then present a re-cap at the end of the legislative session. He asked Council that if they hear anything, have questions on any of the bills, think of something that the City should have a heads up on to please contact him. He then asked is there were any questions from Council.

Councilman Henney inquired about air quality as being a topic of a recent Leadership topic; was it on the radar; is it included in the mix and fall into some of the other areas like climate change and transportation which are certainly ways to deal with air quality.

Mr. Dias responded that it is in the mix in particular conversations about transportation. Today at the meeting with the Utah League of Cities and Towns they discussed climate change measures and air quality measures may be part of an amended transportation bill or an augment a transportation funding mechanism; may not be a standalone climate change measure but possibly an amendment to a larger bill.

Councilman Beerman inquired about the net-metering bill and if the League was going to take a stand on it.

Mr. Dias mentioned he has a meeting set up with League members to discuss this and will report back to council next week.

Diane Foster reminded council that the Legislative reception is scheduled for next Tuesday the 11th that there was good coverage from Council.

Council adjourned to conduct Planning Commission interviews.

PARK CITY COUNCIL MEETING MINUTES SUMMIT COUNTY, UTAH, February 6, 2014

I. Mayor Thomas called the regular meeting of the Park City Council to order at approximately 6:00pm at the Marsac Municipal building on Thursday, February 6, 2014. Members in attendance were Mayor Jack Thomas, Liza Simpson, Dick Peek, Cindy Matsumoto, Andy Beerman and Tim Henney.

Staff present were Diane Foster, City Manager; Mark Harrington, City Attorney; Matt Dias, Assistant City Manager; Wade Carpenter, Chief of Police; Francisco Astorga, Planner; Phyllis Robinson, Community and Public Affairs Manager;

Guests present were Adam Snyder and Sara Tobin both students at Park City High School

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

III. PUBLIC INPUT

Mayor Thomas opened for public input – Charlie Wintzer approached the podium. He would like to encourage the City to sponsor a class for the community on how to use the City's website. He would like to see a paperless system and this is a good step in the right direction.

Diane Foster asked Council if they would like to have staff look at this a comeback with recommendations

Council was in favor of the suggestion.

Councilwoman Simpson suggested the possibility of offering classes through the library.

Adam Strachan stepped to the podium to address Council on the topic of the City's Anti-Idling Ordinance. He felt the existing ordinance was weak specifically in regard to the temperature aspect and the number of warnings received before a citation was issued. He handed each council member a copy of an updated proposed anti-idling ordinance that he feels is less lenient and more restrictive.

He stated that there is nothing in the existing ordinance preventing one from idling their car; they are given three warnings, he feels the existing ordinance is a feel good ordinance. Mr. Strachan believes if your cited for idling you pay a fine, there are no warnings. He would like Council to direct staff to change the ordinance.

Ms. Foster thanked Mr. Strachan for bringing this to the attention of Council. She shared some background on the Anti-Idling Ordinance. A stricter ordinance had been presented although it was gutted by the state two Legislative sessions back. She agrees the City needs to be more strict; the time limit aspect is important to include in the ordinance, it will help eliminate the excuses being given by the drivers. The temperature aspect of an anti-idling ordinance is very common in most anti-idling ordinances.

She stated it is illegal by state law to leave your car idling with no one in it.

Councilman Beerman stated he would like to see enforcement take place on our existing ordinance. He feels it's critical and timely especially with the air quality issues we're facing now; he feels the state may be less likely to take this on. The taxis are an issue with not only the idling but repeatedly circling the block.

Ms. Matsumoto commented she would also like to see stricter enforcement; ninety percent of our problems with idling appear to be with the taxi's. She would also like to see a system in place for citizens to help by participating in notifying abusers without being abused themselves.

Conversation ensued among council and staff. Diane Foster felt a majority of Council is in support of action being taken on this topic. She suggested directing staff to do some research, find out how many warnings have been issued in the past, possibly passing out cards as the City has done in the past. The environments staff will come back to Council in a work session end of February early March to discuss further.

Councilwoman Simpson reminded Council and staff that this had been brought up in the past and action taken. There was public outreach, signage and cards all done in a very friendly way so that you didn't feel as though you had to run after handing out a card. She stated it's incumbent on us to remember that 60% of the drivers do not live in town and are visitors.

Councilman Peek inquired if there was information on a taxi license such as an affidavit the drivers signed affirming they have read the ordinance.

Ms. Foster stated she believed they were reminded of the City's Anti-Idling Ordinance at the time of licensing.

Mayor Thomas stated he agrees with Councilman Beerman, Park City can be a leader in this; and he supports addressing this again at a future work session.

Council agreed unanimously to have staff pursue researching the issue and returning to Council to further the discussion during a work session.

Mr. Wintzer approached the podium to address Council regarding the idling issue. He does not feel we need a drive through coffee shop, idling takes place there.

Francisco Astorga interjected that when the permit was issued for the coffee shop they were required to put up an anti-Idling sign, which they did install.

Mayor Thomas suggested a cell phone driving ordinance also be looked into. He relayed an incident during Sundance he was made aware of regarding driving while being on a cell phone. He believes this is an important issue and would like to continue discussion on the topic.

Council was in support of revisiting this topic at a future meeting. .

IV. NEW BUSINESS

1. Consideration of an Ordinance approving a Fifth Supplemental Plat Amendment for the Belles at Empire Pass Units 10 & 11 located at 20 & 26 Silver Strike Trail, Park City, Utah.

Francisco Astorga, Planner approached the presentation table and reviewed his request for approval from Council of the Fifth Supplemental Plat Amendment.

Mayor Thomas opened the Public Hearing, there were no comments; public hearing was closed. Mayor Thomas asked for a motion.

Councilman Peek, "I move to approve the Ordinance approving a Fifth Supplemental Plan Amendment for the Belles at Empire Pass Units 10 & 11 located at 20 & 26 Silver Strike Trail, Park City, Utah". Councilman Henney seconded the motion.
Motion unanimously carried.

2. Consideration of an Anti-Bully Resolution – Adam Snyder, a junior at Park City High School who is a representative on Student Council and a student representative to the School Board approached the podium along with Sara Tabin, a senior at Park City High School and also a representative on Student Council. They approached Council to share their concerns in regard to bullying in school and are asking for the support of City Council by proposing an Anti-Bullying Resolution. They had been approached by Alex Butwinski and Mr. Armstrong about an anti-bullying resolution and to discuss the students' experiences on this topic. Mr. Snyder and Ms. Tabin shared a video with Council they produced on anti-bullying. Taking turns they read the Anti-Bullying Resolution to the Councilmembers and guests in attendance.

Councilwoman Simpson "Mayor, I move to approve the Anti-Bullying Resolution". Councilwoman Matsumoto seconded. Motion unanimously carried.

3. Park City Heights - Amended Purchase and Sale Agreement Related Documents

Phyllis Robinson reviewed with Council her request for the Amended Purchase and Sale Agreement.

Mayor Thomas opened the public hearing, there were no comments; public hearing was closed. Mayor Thomas asked for a motion.

Councilwoman Simpson, "Your Honor, I move we approve as amended the Amended Purchase and Sale Agreement as presented tonight in a form approved by the City Attorney." Councilman Peek seconded. Motion unanimously carried.

With no further business the meeting was adjourned.

V. ADJOURNMENT TO CLOSED SESSION

Councilwoman Simpson, "Your Honor I move we close the Regular Session of City Council to move into Closed Session," Seconded by Councilman Beerman.

The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Minutes prepared by Jody Morrison, Assistant City Recorder



**PARK CITY COUNCIL MEETING MINUTES- DRAFT
SUMMIT COUNTY, UTAH,
February 13, 2014**

Work Session

Council Questions and Comments and Manager's Report

Council member Peek attended the City hosted Legislature Reception at the Capitol stating that it was a great experience.

Council member Beerman stated ditto on the Legislature Reception also thanking Sharon Bauman for her work for a successful reception. He attended a Mountain Accord meeting; spoke about a charter that will be coming forth. Also attended Leadership 101 stating that Mayor Thomas and City Manager Foster were very entertaining. Attended the Love your Library event stating Mayor Thomas is a great story teller. Pointed out that he was walking along Main Street last night and counted 8 taxis idling in front of the post office, he requested staff look into the options the City has in strengthening this ordinance.

Council member Simpson attended the Lodging Association meeting where she was enlightened on a tourism dollar bill that is being discussed at the Legislature and asked Assistant City Manager, Matt Dias to track.

Council member Matsumoto stated the Peace House is also tracking a bill that would help fund Domestic Violence services and wanted to see if the City could show support. She also attended a Planning Commission meeting as the current liaison and stated it was great.

Council member Henney thanked Mayor Thomas for the great dinner he and his wife held at their home.

Mayor Thomas attended Leadership 101 and thanked Phyllis Robinson for empowering the community during this process.

Legislative Update

Matt Dias, Assistant City Manager, presented the updates. Thanked Council for coming down to the Legislature for the reception. Spoke to a transportation bill, an education bill and an air quality bill. We may see multiple bills combined into one with multiple components. City Manager Foster updated the Council on the progress of updating the anti-idling bill.

Annual Open Meeting Training

Assistant City Attorney Polly Samuels McLean showed a clip from the movie Horton hears a Who, stating it was good illustration showing what the important qualities of the open meetings laws were. Stated that the spirit of the act is to aid in the conduct of the people's business. Take your actions openly; it is not intended to keep you from collaborating. Went over the qualifying items that would belong in a closed session. Discussed the electronic media that is present in our society. Stated that when you are in an open meeting you cannot text one another, this again is to keep the transparency state alive. Any time you are conducting city business, it can

be discovered through a GRAMA request. City Attorney Harrington reminded Council to treat all communications as if it were a written document on City letterhead.

Library Discussion

Jon Weidenhamer, Econ Development, Kevin Blaylock, Tomas Quam, Oakland Representative, Steve Brown, Adriane Juarez, Library Director, Matt Twombly, Sustainability spoke to this item. Weidenhamer stated that this has been a great learning experience. He has learned what a green building means and also if you are coming in significantly lower than planned you should look again. Stated that staff does not see the need for a standalone building for a senior center and feel there will be space in the renovation for all the needs. Kevin Blaylock addressed the Council stating that the original designs were reevaluated when Adriane came on staff and embraced the 21st century library. Stated they have worked with staff and have worked on bringing the project up to the standards of Park City.

Council member Matsumoto inquired about the discussions that were held in January speaking of the cost of a standalone library, stating that obviously going from \$350 plus a square foot for a brand new building to the current estimate of \$232 a square foot to renovate the Carl Winters building is the best option.

Council member Henney stated that he sees that there has been a great deal of design progression in a short amount of time. He is concerned his personal views do not match the community's views for folding in multiple uses into one space.

Phyllis Robinson, Communications & Public Affairs, stated that staff began a community engagement process in March 2013 and inquired from the community what they viewed as a library. The push was for a 21st center library with digital components. It was not a lower RDA master plan discussion and more the desires of what they wanted in the library. There will be other options for public comments and open houses for the design aspect. They viewed this as a hub for the community.

Council member Matsumoto spoke to the film series and preschool comments from past meetings, ramping up the community space and a gathering area for all ages.

Council member Simpson stated she remembered having the library staff come before Council and stated what they viewed the space looking like. She feels confident that no matter what the building will evolve into anything the community will need in the future.

Council member Henney stated that he is not concerned with the using the current location for the library and community center. He is concerned with the fact that the budget has gone from 5.6 million in March 2013 to 9.3 million to date with limited public input and disclosure. He personally is favor of the idea but is worried about the community's involvement thus far.

Council member Beerman stated he shared Council member Henney's fears about the community outreach and also has a lot of trepidation moving forward without a master plan and figuring out what is needed.

Council member Peek read from the minutes of the September 5, 2013 minutes speaking to the negative vote made by the Council regarding air conditioning. He stated that with the mountain environment and comfortable temperatures he feels the building could have targeted air conditioning.

Council member Matsumoto stated that she recalls speaking to not having air conditioning at the Marc where people go to sweat but did vote for air conditioning to keep the patrons at the library comfortable.

Quam reminded the Council that if they are looking at installing air conditioning in the Sanity the cost benefit would be better used when the ceiling is open.

Council member Beerman inquired what the repercussions would be if Council took a pause. Oakland stated that if they want it done before Sundance 2015 the steel needed to be ordered by March. Steve Jones stated they would run the risk of the materials and labor inflation.

Mayor Thomas stated the building is a unique entity and his heartache is similar to Henney/Beerman and then looking at the overall square foot and understands that \$232 all-inclusive costs for readapting of a historic building is a great number but the frustration is the number that was originally stated and now we are looking at a much larger number.

City Attorney Harrington suggested that the Council move this item to new business and finish the discussion.

Regular Meeting

I. ROLL CALL- - Mayor Jack Thomas called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, January 9, 2014. Members in attendance were Jack Thomas, Andy Beerman, Cindy Matsumoto, Dick Peek, Liza Simpson and Tim Henney. Staff present was Diane Foster, City Manager; Mark Harrington, City Attorney; Matt Dias, Assistant City Manager; Wade Anderson, Chief of Police; Rebecca Gillis, Finance Manager; Shelly Hatch, Finance; Matt Twombly, Sustainability; Jonathan Weidenhamer, Economic Development Manager; Jason Glidden, Special Events; Heinrich Deters, Trails and Open Space Manager; Ann Ober, Sustainability; Clint McAfee, Water Manager; Roger McClain, Water; Phyllis Robinson, Public Affairs; Marci Heil, City Recorder

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Tommy Youngblood, Special Events, stated that the Park Silly Sunday Market contract requires two designated liaisons from the City Council. Council discussed the item and designated Council members Henney and Matsumoto.

III. PUBLIC INPUT (*Any matter of City business not scheduled on the agenda*)

Josh Mann stated that he heard a report from Deer Valley speaking of approvals with the City for a gondola. City Manager Foster stated that the support Deer Valley was speaking to was from the investors group and not the City.

Jim Tedford -reiterated an email the he had sent to the Council. He feels that the Carl Winters building and the Marsac buildings are two of the most historic buildings in town. He feels that

the pictures reflected online as options for the library do not mesh with the historic aspect. He is all in favor of the library but encouraged keeping the historic feel.

Andrew Caplan & Irene Cho, Park City Film Series, stated that they submitted an email to the Council. They stated they are very excited about the renovation; however, they are concerned with the time line of the renovation and asked Council to recognize the cost of a long term renovation for the film series. Cho mentioned that during the Live PC Give PC campaign they raised over \$17,000 also during a Go Digital Go Dark campaign they raised \$ 75,000 and feels that they are now more accountable to the donors to keep the film series alive and would like to have a minimal impact on the series as possible. Reiterated the support of the renovations multiple times while pointing out the significant impacts for a long-term renovation.

Suzette Robarge, Library Board- stated that extending the project time line may impair community goodwill. Feels it will bring exasperation to the film series, Sundance, the preschool. She feels they have reached a sweet spot with the visioning requirements coming forward as well as the green element. She feels as a community member that it should not be drawn out.

Council member Peek moved to reopen work session item 4, Library Discussion
Council member Simpson seconded
Approved Unanimously

Library discussion continued. . .

Blaylock discussed the elements of the air conditioning system and supplemental heating to make the library more comfortable for the patrons.

Weidenhamer stated that preschool will be affected greatly with the uncertainty of the future for the clients. He also went through the time line and steps that staff has outlined.

Council member Beerman inquired about starting earlier next year to minimize the impact on the patrons. Quam stated that the scope has increased and will add some construction time. Beerman then inquired if they start immediately would this project be completed for Sundance, 2015. Quam stated that yes; it would be completed for Sundance.

Council member Peek inquired how they anticipate getting a temporary certificate of occupancy during construction phases. Oakland stated that they have a contingency plan to have an on call fire watch staff during occupancy of the building.

Gerd Holusen, Friends of the Library, stated she brought the proposed designs to the last meeting and the other members had not seen them. She requested another open house to put in additional input.

Ann Whitworth stated that her understanding as a member of the Friends of the Library that they were not going to take a position.

Council member Henney inquired about the option for a fresh air element with fans etc. also inquired if the windows be able to be operable.

Steve Swansen delivered a petition opposing the design of the Carl Winters library renovation. Feels this process needs to be critically looked at make the best project in Park City.

Council member Matsumoto inquired about what decision is to be made tonight scope or design.

Council member Simpson stated that design options have been brought to the Council. There were two public hearings at Planning Commission meetings.

Council member Matsumoto stated that she feels comfortable with the number of public hearings that have been offered.

Council member Simpson stated that she too was comfortable with the number of public hearings and also is under the impression with a historic preservation stand point the renovation is supposed to stand out against the historic feel.

Council member Henney stated he was not concerned with the design, his issue continues to be the change in scope in such a short amount of time.

Council member Simpson stated that the early costs were estimates and was clarified by staff that until the nuts and bolts were determined clear cut costs could not be identified.

Council member Beerman also remains uncomfortable with the costs and feels that until a master plan is identified he would not be in favor of moving forward.

Council member Matsumoto stated when she looked at the list of projects in the RDA, she does not see a change in the scope it is more a consolidation of projects. You also have to keep in mind that the green element the Council agreed to increase the estimate. Recognized that it is hard on new Council members and Mayor to come in mid-plan on a project. Stated she is comfortable moving forward tonight.

Council member Beerman stated that none of the projects have been deleted; it is just money moving around on a spread sheet.

Council member Matsumoto stated that if we do not hit the go button we could talk it to death.

Council member Peek stated he is thankful that the council 20 years ago had the insight to purchase the building and is a great use for the building and feels it would be advantageous to have this project completed prior to the master plan.

Mayor Thomas reiterated an overview of what staff is looking for.

The Council had a 3-2 vote in favor of moving forward.

Simpson-Aye
Matsumoto-Aye
Peek-Aye
Beerman-Nay
Henney- Nay

Council had a unanimous vote for green leed standards.

4.5 vote in favor air conditioning with expectation to engineer to Council member Peek's recommendations.

Simpson- Aye
Matsumoto-Aye
Peek-Aye
Henney-Aye
Beerman- Split Aye & Nay

Council agreed that the budget is large and told staff to not bring any additional fund requests.
Council directed to move forward.

IV. APPOINTMENTS AND RESIGNATIONS

1. Appointment of a Planning Commission member to fill an existing term expiring July 2014.

Mayor Thomas stated there were three amazing applicants for the open term of Planning Commissioner. Clayton Stuard was appointed by City Council to fill the existing term of planning commissioner.

Council member Simpson moved to appoint Clay Stuard as a Planning Commission member to fill an existing term expiring July 2014.

**Council member Peek
Approved unanimously**

IV. NEW BUSINESS

1. Consideration of a Resolution proclaiming the week of February 24th through March 1st "Non-Traditional Student Awareness Week"

Tricia Nielson with Utah Valley University outlined the definition of a non-traditional student. In response to the Governors 2020 bill 66% of Utahans will have a post-secondary degree. UVU is well positioned to help the Governor reach this goal. Excited about all the opportunities UVU has to offer to non-traditional students

Council member Peek moved to approve a Resolution proclaiming the week of February 24th through March 1st "Non-Traditional Student Awareness Week"

**Council member Beerman seconded
Approved unanimously**

2. Consideration of Granting an Aesthetic and Recreational Easement to Summit Land Conservancy for City-Owned Risner Ridge Parcels

Heinrich Deters, Cheryl Fox, Summit Lands and Erin Bragg discussed the easement. Outlined the aesthetics, recreation cultural elements of the project. Stated that they did come to an agreement for utilities and trailheads. Fox stated that this has been a long process and thanked the neighbors for being very patient.

Paul Boyer, 27 Ashley Court, lived in the neighborhood from the beginning of the project and is very supportive of this project.

Council member Beerman thanked Summit Lands and Cheryl Fox for the patience with COSAC.

**Council member Simpson moved to approve Granting an Aesthetic and Recreational Easement to Summit Land Conservancy for City-Owned Risner Ridge Parcels
Council member Matsumoto seconded
Approved Unanimously**

1. Consideration of an Ordinance Amending 1314 & 1350 Empire Avenue- Plat Amendment-Combination of Lots 8-12, Lots 33-38 and the abandoned Norfolk Avenue ROW of Block 19 within the Snyder's Addition survey.

Planner Alexander stated the plat amendment applicants were Jon Weidenhamer, Park City RDA and Gary Knudson.

Mayor Thomas opened the public hearing. No comments were heard. The public hearing was closed.

**Council member Peek moved to approve an Ordinance Amending 1314 & 1350 Empire Avenue- Plat Amendment-Combination of Lots 8-12, Lots 33-38 and the abandoned Norfolk Avenue ROW of Block 19 within the Snyder's Addition survey.
Council member Simpson seconded
Approved unanimously**

4. General Plan Review

Thomas Eddington, Planning Director, gave a brief overview of the comments from the planning commission meetings also discussed the dot exercise from the previous joint meeting. They then went around the table for the clarification on where the dots were placed referring to density and affordable housing. The consensus was that it should be integrated in established neighborhoods. It was clarified that any options would be taken to the Planning Commission. Also, core of the community and transit lines were identified as important factors in the decision as well as balancing the decisions against the Council's core values.

Discussions went to local TDRs; Eddington stated the Planning Commission's recommendations were to explore Bonanza Park, Park City Mountain Resort, Lower Park Ave and the Snow Park area of Deer Valley as receiving zones. Eddington clarified this does not mean that due to the General Plan they would become receiving zones it was just to identify areas to look at. Concerns were regarding calling out certain areas and not having the option to move TDR's. City Attorney Harrington stated that language could be added for assurance that no area would be off the table. Council and Planning agreed with the proposed language with the addition of Snow Creek. Eddington pointed out the language regarding regional TDR's which are not legal at this point but leaves the option to explore, research and analyze.

Went through the goals sections and the changes the Planning Commission had to the document.

Discussed the transportation aspect looking to expand on existing transportation options as well as being proactive while evaluating the impact on the community.

Planning Commission made the recommendation to include the area north east to the School District boundaries in the expansion area. Talked about regional planning and the aspect of

controlling certain areas to diminish growth in certain areas. Foster stated she feels it is very important to establish a healthy relationship in the region. Commissioner Stuard raised concerns with the annexation options. Council member Peek stated that he feels land use decisions are best handled within the municipality. Council member Beerman spoke for Commissioner Strachan who was excused that he would be in favor of the annexation if were Recreation Open Space only. Chair Worel stated she felt the Planning Commission has come a long way; Strachan was absolutely against annexation and now is in favor with the element of Recreation Open Space

During the Trends discussions they spoke about adding support services such as Laundromat, child care facilities, etc. as well as requirements in 15-13 for a licensed architect. Council member Beerman inquired about why this item was included. Eddington stated that it is difficult, those who are not licensed architects do not always understand the Historic district desires of the City. Council member Simpson stated that requiring a license will not always get the desired outcome either. She stated if the goal is to make life easier on the staff then this works but if the goal is for outcome it would not guarantee anything. Mayor Thomas stated that he was the one who brought this language forward, due to the decline in his own profession of architecture. He feels that this would hold someone accountability as well as preserve the historic district. Council and Commission agreed that they were not looking to increase the cost of development or to deter projects. Council asked for more information regarding this item for the 27th.

They looked over the goals section again looking to ensure staff understood what was decided at the last joint discussion.

Mayor Thomas opened the public hearing.

Rob Sletton thanked the City Council, Planning Commission and staff for all the hard work on this plan especially as a business person. Inquired about goal 11.4 regarding nightly rentals. Inquired about the verbiage of the word "restricted" as an absolute no or is it a cap. Stated he is also confused on the topic of affordable housing.

John Kenworthy- reiterated what Council member Simpson said about establishing the healthy relationship with the County. Spoke to seasonal employee housing. He was very impressed with the discussions regarding density. He sees wonderful things in this version of the General Plan. Obviously as a business owner he wants to see high number of tourism and was pleased to see Mayor Thomas out and about during Sundance. Told three stories about issues with the transportation problems he has witnessed. Looking toward the future of the community and sustainability.

Allison Butz thanked staff for allowing her to be a part of the first community outreach program. Prospector Square property owners are very happy with the general plan and as well as the neighborhood. Historic Park City alliance feels that there are some key pieces in keeping Park City, Park City keeping the business owners busy and tourism growing, with a slippery slope

Ann Prancford stated she agrees that density should be discussed with an open mind in all neighborhoods. Might want to consider putting in the definition of a lot of record and discussing the term TDR.

Jo Scott inquired about how residents can view the discussions and changes that were made tonight. Asked for clarification about the discussions tonight regarding affordable housing and

density. Also asked for clarification on revising zoning codes in neighborhoods or the city as a whole. Reiterated she is not against affordable housing just wants to be clear that the CC &R's will be observed.

Staff reassured that any change in density or zoning would be brought to Planning Commission and City Council. City Attorney Harrington clarified that with this language it will not restrict affordable housing within the Thaynes neighborhood; however, if a change comes along the surrounding areas will be noticed and that would be the time to express concerns.

Puggy Holmgren discussed the parking issues and feels that each house should be allowed two parking spots each. She also pointed out that she feels that the construction workers are taking all the parking in town. She stated that those who eat here and buy here should be able to park here and would like to see the contractors be made to use the park and ride system. Closed with stating that the mind set of Park City being a small town is a thing of the past, we are a resort community and need to own it.

Melissa Band- noticed a hole in section five of strategies. She feels as a city implemented strategy to become more green she feels it is our duty to help the visitors also become more green. She also noted that affordable housing is not always easy to finance with multi-zones in a residential district.

Craig Elliot spoke as a Thaynes resident, architect and business owner. He spoke to the affordable housing element stating he works with "those people" every day. Currently he has five neighbors touching his property that all live elsewhere having an actual person present would not hurt the neighborhood. Spoke to the requirement of an architect's license component and feels that it is very important. It will make the Planning Commission's life easier. He would like the Council to reconsider the goal discussing national chains on Main Street. Turning it into a positive statement by changing the language to reflect keeping Main street growing and keeping small businesses thriving.

Alex Butwinski stated there was a big concern in the community with the change in the Planning Commission and is happy to see the group assimilate. He feels density clustered into nodal developments helps deter sprawl. Stated he was in agreement with Puggy's comments. Thanked staff and public for hanging in to the end.

Mayor Thomas closed the public hearing.

Council member Beerman had two comments rewording two goals regarding tourism.

Council member Beerman moved to Continue Discussion to February 27th meeting
Council member Matsumoto seconded
Approved Unanimously

V. ADJOURNMENT

With no further business the meeting was adjourned.

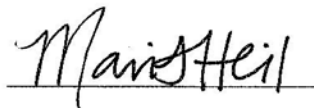
MEMORANDUM OF CLOSED SESSION

The City Council met in a closed session at approximately 4:30 p.m. Members in attendance were Mayor Jack Thomas, Andy Beerman, Liza Simpson, Dick Peek, Cindy Matsumoto and Tim Henney. Staff present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Heinrich Deters, Trails and Open Space Manager; Jim Blankenau, Sustainability. **Council member Simpson moved to close the meeting to discuss Property, Litigation, and Personnel. Council member Beerman seconded. Motion carried.**

Council member Matsumoto moved to open the closed session. Council member Simpson seconded. Motion carried.

The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Marci S. Heil, City Recorder


Marci S. Heil, City Recorder



City Council Staff Report



Subject: WYATT EARP WAY IMPROVEMENTS
CONSTRUCTION AGREEMENT AMENDMENT
CHANGE ORDER NO. 2

Author: Roger McClain, Water Engineer

Department: Public Works - Water

Date: February 27, 2014

Type of Item: Administrative

Summary Recommendation:

Staff recommends Council authorize the City Manager to execute an Amendment to the Wyatt Earp Way Improvements Construction Agreement, in a form approved by the City Attorney, with Lyndon Jones Construction, Inc., as Change Order No. 2 for an increase to the contract in an amount not to exceed \$256,636.56.

Topic/Description:

Construction of the water improvements are in accordance with the Water Strategic Plan's Source Strategies & Policies as follows:

- Source, Water Quality and Infrastructure;
- Maximize efficient use of existing City sources;
- Ensure public health and safety is protected through quality water; and
- Maximize operational efficiency.

Background:

On August 8, 2013, Council authorized the City Manager to execute the Construction Agreement in the amount of \$961,776.50 with Lyndon Jones Construction, Inc., to construct the Wyatt Earp Way Improvements Project. On August 16, 2013, the City Manager executed a Construction Agreement.

The Wyatt Earp Way Improvements consists of five major components including:

- 1) Extension of the raw water transmission line piping outside of Wyatt Earp Way pavement
- 2) Water supply line capacity upgrade for the delivery of treated water from the Quinns Junction Water Treatment Plant to the Boothill pressure zone.
- 3) Connection and conversion of significant landscape irrigation users (high school, junior high school, North 40 fields, and the Prospector Park park) from potable to raw water
- 4) Replacement/upgrade of an existing flow measurement device on the Pace-Homer Ditch
- 5) Walkability improvements for Wyatt Earp Way from Paddington Drive to Kearns Blvd.

The Wyatt Earp Way Improvements Project Construction Agreement is a unit price contract. This methodology establishes a contract amount based on the Contractor's bid unit prices for estimated quantities, as established by the Design Engineer, to be installed during construction. Payments to the Contractor are based on actual installed quantities.

A significant component of the Wyatt Earp Way Improvements work involves compliance with a "Soils Handling Plan" (SHP). The Soils Handling Plans (SHP) for the Project defines the processes, criteria, and methodologies to be used to manage the metals impacted soils that may be encountered during construction, in order to meet the PCMC Soils Ordinance and obtain concurrence from the UDEQ and EPA. PCMC's representative, URS, provides environmental oversight and testing of excavated soils and soils handling activities to ensure that the Soils Handling Plan is being followed. Through observation of Contractor operations and special testing, utilizing on-site X-Ray Fluorescence (XRF) field screening to determine the lead content of the excess excavated material during excavation and construction for the water pipelines, URS develops a soil profile for soils management purposes. This soil profile is then used by the Contractor to segregate soils to meet criteria for on-site use of 'acceptable' materials and removal of 'unacceptable' materials. Excavated 'unacceptable' metals impacted soils that are identified must be removed from the site and disposed of at a Resource Conservation and Recovery Act (RCRA) Subtitle C disposal facility. Remaining 'acceptable' excavated soils are to be reintroduced on site and managed as trench backfill and as site fill in designated areas. Surplus excavated materials are to be disposed of at an acceptable disposal site in accordance with the Soils Handling Plan.

Analysis:

During the construction of the Wyatt Earp Way Improvements an initial change received administrative approval by the Water Project Manager, under the direction of the Water Manager, in the form of Change Order 1 to address changes as directed by the City required to meet project goals and changes due to unforeseen field conditions. Change Order 1 is summarized below and totals 4.1% of the original contract amount.

Change Order 2 will result in an amended contract amount totaling 31% of the original approved amount and requires City Council approval. Park City Municipal Corporation's Contracting and Purchasing Policy states that accumulated Change Orders which would increase the previously approved contract amount by more than 10% (on contracts over \$200,000) require City Council approval.

Change Orders 1 and 2 are summarized below.

Change Order	Date	Amount	Cumulative Percent Change
1	November 27, 2013	\$ 39,888.96	4.1%
2	Pending Approval	\$256,636.56	30.8%

Change Order 1

Work components of the change order are:

Increase in the size of the raw water irrigation connection at Prospector Park to match existing piping; finalize power supply and routing to the irrigation filter station, which included a credit for electrical allowance item bid price; and increase pipe unit quantities to account for the differing location of the existing water transmission line.

Change Order 2 (Pending Council Approval)

The substantial portion of Change Order 2, approximately 80%, involves the removal and disposal of metals impacted soils discovered at the site that exceeded the acceptable levels for reuse in the project.

The components of the proposed change order are:

1. **Hauling and disposal of surplus metals impacted soils.**

The contract included a unit price and engineer's estimated quantity of soils that would be required to be removed and disposed of at an acceptable site. The Design Engineer's estimated quantities were based on geotechnical soils borings along the site and subsequent testing of the material. The estimated contract quantity anticipated that metals impacted soils would be encountered in the upper portion of the trenching operations, allowing for trench soils characterization, sorting, and reuse of lower level soils on-site.

As construction has progressed it is evident, based on on-site field screening and testing by the City's consultant, URS, the metals impacted soils exceeding the acceptable levels for reuse on site are generally not confined as anticipated by the investigative soils borings and extend the full depth of pipe trench excavation. To comply with the Soils Handling Plan, off-site disposal of a majority of the excavated soils is required. The estimated increase in quantity to be removed is nearly 8 times the estimate included in the contract.

Additionally, soils characterization issues raised by the State of Utah has delayed direct hauling to and disposal of metals impacted soils at Clean Harbors. This delay requires the temporary stockpiling of 'unacceptable' and surplus materials. To minimize project schedule impacts, keep the project construction progressing, and avoid additional mobilization / demobilization and price escalation claims by the contractor, a temporary staging/stockpile site for metals impacted soils has been established. The change order includes costs associated with the contractor's staging/stockpiling efforts, off-loading and re-loading, and post-staging cleanup at the temporary site.

Supplemental to the increase in haul-off soils quantity, import trench backfill material to replace the exported trench excavated soils is included in the change order. This is a negotiated price with quantities to be based on a percentage of the haul off quantity.

2. Locate Existing Water Line
Costs reflect the additional Contractor crew and equipment services that are required to locate the existing water supply line (found 30 feet from that shown on existing as-built plans).
3. Wyatt Earp Way Walkability Improvements
Adjustments to reflect Owner directed additions to walkability improvements within Wyatt Earp Way including gutter/sidewalk and associated asphalt replacement.
4. Change-out Raw Water Valves
Butterfly valves were incorrectly specified by the design engineer and installed by the Contractor. To facilitate future 'pigging/swabbing' of the raw water line, the valves must be gate valves. The Contractor will replace these valves. Cost for the work will be reimbursed to the City by the Design Engineer.

The attached Change Order No. 2, Exhibit A, provides additional information and detailed costs for the above items.

Department Review:

This report has been reviewed by representatives of Public Works, Legal, and the City Manager's Office and their comments have been integrated into this report.

Alternatives:

A. Approve the Request:

Council could authorize the City Manager to execute a Construction Agreement Amendment for Change Order No. 2, in a form approved by the City Attorney, with Lyndon Jones Construction, Inc., for an increase to the contract in an amount not to exceed \$259,669.56.

B. Deny the Request:

Council could deny the request for the amendment. Denying the request could result in a delay to the project as alternate soils management methods are evaluated. Staff would still have to negotiate a change order for field work already performed.

C. Continue the Item:

Council could continue the request for the amendment. Continuing the request could result in a delay to the project as alternate soils management methods are evaluated.

D. Do Nothing:

Staff does not recommend this alternative. Doing nothing would delay the construction of the time-critical project and potentially inability to meet existing water obligations and future water quality requirements.

Significant Impacts:

	Preserving & Enhancing the Natural Environment (Environmental Impact)	Responsive, Cutting- Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Managed natural resources balancing ecosystem needs + Economically and environmentally feasible soil disposal	+ Fiscally and legally sound + Engaged, capable workforce + Engaged and informed citizenry + Streamlined and flexible operating processes + Ease of access to desired information for citizens and visitors
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Very Positive 	Positive 
Comments:		

Funding Source:

The funding for the project is from water service fees and is part of the proposed 5-year water CIP.

Consequences of not taking the recommended action:

The project components are critical to the operation of the delivery of water to meet existing obligations. Additionally, delays to the water components of the project could require the future disturbance of sustainability improvements and pavement.

The project components are critical to the operation of the delivery of water to meet State and Federal water quality regulations.

Recommendation:

Staff recommends Council authorize the City Manager to execute a Construction Agreement Amendment for Change Order No. 2, in a form approved by the City Attorney, with Lyndon Jones Construction, Inc., for an increase to the contract in an amount not to exceed \$256,636.56.

Exhibits:

EXHIBIT A: Wyatt Earp Way Improvements - Change Order No. 2

EXHIBIT A

Wyatt Earp Way Improvements - Change Order No. 2

CHANGE ORDER

Order No. 2

Date: Feb. 27, 2014

NAME OF PROJECT: WYATT EARP WAY IMPROVEMENTS
CONTRACTOR: LYNDON JONES CONSTRUCTION
CONTRACT DATE: AUGUST 16, 2013

The following changes are hereby made to the CONTRACT DOCUMENTS:

1. Surplus metals impacted soils hauling and disposal, **\$193,310.00**. Bid Schedule Item A1-4, add 2,974 tons (estimated) at a unit price of \$65.00 per ton. Reference WCD 003.
2. Temporary stockpile and reload surplus metals impacted soils at an Owner designated site. Clean up site to pre-existing conditions. Add Bid Schedule Item, 1,747 tons at a unit price of \$2.00/ton, **\$3,494.00**. Reference WCD 003.
3. Remove raw water 18-inch butterfly valves (2 ea.) and replace with 18-inch gate valves (2 ea.). Reference WCD 004. **\$37,799.82**. This cost is to be reimbursed to the City by the Design Engineer. Reference supporting price information provided by the Contractor.
4. Owner directed quantities for Sustainability improvements, **\$10,530.16**. Bid Schedule Item A2-4; 30" concrete gutter 205 additional at a bid unit price of \$24.00 per lf. Bid Schedule Item A2-5; concrete sidewalk 225 additional sf at a bid unit price of \$5.00 per sf. Bid Schedule Item A2-7; asphalt pavement 1,081 additional sf at a bid unit price of \$4.15 per sf.
5. Locate existing 10-inch water line in Wyatt Earp Way, **\$4,074.58**. Reference supporting price information provided by the Contractor.
6. Import, place, and compact structural A-1-A backfill material, complete, **\$7,155.00**. Measured and paid at 60% of the total tons disposed of in Bid Schedule Item A1-4 and at a unit price of \$13.25 per ton. Add 540 tons (estimated).

Total Change to CONTRACT PRICE: (Increase/Decrease) \$256,636.56

Original CONTRACT PRICE: \$961,776.50

Current CONTRACT PRICE adjusted by previous

CHANGE ORDER(S) \$1,001,665.46

The new CONTRACT PRICE including this

CHANGE ORDER is \$1,258,029.02

Work schedule (substantial completion date) for WORK within Wyatt Earp Way is in accordance with WCD 004. The date for final completion of the WORK within Wyatt Earp Way is June 20, 2014. All other Contract Dates remain unchanged.

WYATT EARP WAY IMPROVEMENTS
PARK CITY MUNICIPAL CORPORATION

CHANGE ORDER 2
PAGE 00633-1

Work schedule (substantial completion date) for WORK within Wyatt Earp Way is in accordance with WCD 004. The date for final completion of the WORK within Wyatt Earp Way is June 20, 2014. All other Contract Dates remain unchanged.

The CONTRACTOR agrees to furnish all labor and materials and perform all work as necessary to complete the change order items for the price named herein, which includes all supervision and miscellaneous costs. This change order constitutes full and mutual accord and satisfaction for all time and all costs related to this change. By acceptance of this change order the CONTRACTOR agrees that the change order represents an equitable adjustment to the Contract, and further agrees to waive all right to file a claim arising out of or as a result of this change. This document becomes part of the Contract Documents, and all provisions will apply hereto, upon approval by the OWNER.

Recommended: N/A
ENGINEER Date

Accepted: _____
CONTRACTOR Date

Approved: _____
PCMC WATER ENGINEER Date

City Council Staff Report



Subject: Park City Heights Phase 1
Subdivision plat- revised
Author: Kirsten Whetstone, MS, AICP
Date: February 27, 2014
Type of Item: Final Subdivision plat
Project #: PL-13-02189

Summary Recommendations

Staff recommends the City Council conduct a public hearing for the revised Park City Heights Phase 1 Subdivision plat, consider input, and consider approving the subdivision plat pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance.

Topic

Applicant: Ivory Development LLC
Location: Richardson Flat Road, east of SR 248 and west of US 40
Zoning: Community Transition (CT)
Adjacent Land Uses: Open Space, Rail Trail, US 40, Quinn's Water Treatment Plant, and vacant land

Disclosure: The City retains a security interest as the holder of a Trust Deed in conjunction with a prior transaction regarding the property. However, the City is not an "applicant" and does have any current ownership in the property.

Proposal

This is a request for approval of a final subdivision plat (Exhibit A) for the first phase of the Park City Heights Master Planned Development (MPD) pursuant to the revised, approved Park City Heights preliminary plat (Exhibit B). This first phase consists of 28 townhouse units ("Park Homes") to be constructed for IHC as fulfillment of the required affordable housing for the Park City Medical Center. The first phase also includes 35 lots for "Small Lot Park Homes" located at the northern entry to the subdivision and 40 lots for a mix of "Cottage Homes" and "Homestead" lots. Also included are a public park parcel, an HOA club house parcel, open space parcels, a future support commercial parcel, soil repository parcel, and dedication of public streets. Dedication of utility, snow storage, drainage, and trails easements is also included. The lots, parcels, and street layout are consistent with the amended Park City Heights MPD and the revised preliminary subdivision plat (amended and approved by the Planning Commission on November 6, 2013). Conditions of approval of the amended MPD and Development Agreement, as well as Park City Heights Annexation Agreement continue to apply (Exhibits C and D).

Background

On December 28, 2013, the City Planning Department received an application for a revised first phase subdivision plat for the Park City Heights MPD. The application was deemed complete on January 7, 2014 with receipt of additional information.

The property was annexed into Park City with the Park City Heights Annexation on May 27, 2010, and was zoned Community Transition (CT). On May 11, 2011, the Park City Planning Commission approved the Park City Heights MPD for a mixed residential development consisting of 160 market rate units and 79 affordable units for a total of 239 units on 239 acres. On June 22, 2011, the Planning Commission reviewed and approved a preliminary subdivision plat for the Park City Heights MPD. On November 17, 2011, the City Council approved the original Park City Heights Phase 1 subdivision plat. In November of 2012 Ivory Development took ownership of the property. On January 24, 2013 the City Council approved an extension of the Phase 1 plat to allow the applicant additional time to resolve issues regarding historic mine soils.

On November 6, 2013, the Planning Commission approved an amended Master Planned Development and overall preliminary subdivision plat for the entire Park City Heights Development to address relocation of lots, streets, and parcels due to mine soils mitigation and a Voluntary Clean-up plan to be approved by the State. The amendments to the Master Planned Development and overall preliminary plat necessitated this submittal of a revised phase one plat.

On February 12, 2014, the Planning Commission conducted a public hearing, discussed the subdivision proposal, and voted unanimously to forward a positive recommendation to the City Council with conditions as outlined in the attached Ordinance.

Staff will return in March to the Planning Commission for final ratification, as required by the LMC, of the amended Development Agreement. The amended Development Agreement spells out terms, requirements, and restrictions of the development, per the November 6, 2013 amended MPD.

Analysis

The proposed final subdivision plat (Exhibit A) for the first phase of the Park City Heights Master Planned Development (MPD), pursuant to the revised approved Park City Heights overall preliminary plat (Exhibit B), consists of 28 townhouse units ("Park Homes") to be constructed for IHC as fulfillment of the required affordable housing for the Park City Medical Center. The first phase also includes 35 lots for "Small Lot Park Homes" attainable units located at the northern entry to the subdivision and 40 lots for a mix of "Cottage Homes" and "Homestead" lots.

Parcels for a public park, HOA clubhouse, open space, future support commercial uses, and soil repository are proposed with the plat. Dedication of public streets and utility, snow storage, drainage, and trails easements are also included.

The lots, parcels, and street layout are consistent with the amended Park City Heights

MPD, the revised preliminary subdivision plat (amended and approved by the Planning Commission on November 6, 2013), and the Park City Heights Design Guidelines.

The townhome lots range in area from 1,902 sf to 2,265 sf. The small lot “Park Home” lots range in area from 3,234 sf to 4,788 sf. The cottage and homestead lots range in area from 4,721 sf to 12,229 sf. These lots are consistent with the Lot and Site Requirements of the Community Transition (CT) zone as conditioned by the Park City Heights MPD. No non-conforming conditions are created by the subdivision. Maximum houses sizes and setbacks are described in the approved Park City Heights Design Guidelines.

The plat creates parcels for a publicly dedicated community park. Additionally, the plat creates parcels for an HOA owned club house, an HOA owned parcel for the soil repository and parcels for HOA owned and maintained open space. HOA owned open parcels for open space include blanket easements for access, public trails, storm water, and utilities. Parcel C1 is identified for future support commercial uses.

Access to the development is from Richardson Flat Road, a public road, with access to individual lots and parcels from local public streets within the subdivision.

All streets and drives within the subdivision plat are public streets, with final dedication to the City required upon completion and acceptance of the improvements. The City will commence maintenance and snow removal once 50% of the units for this phase are complete with certificates of occupancy.

An existing 50' wide power line easement for PacifiCorp traverses parcels G and D. An additional 10' is being dedicated with this plat for a total width of 60' as requested by PacifiCorp to meet future anticipated utility easement needs.

Land Management Code review

The zoning for the subdivision is Community Transition (CT). The subdivision plat is subject to the following LMC criteria and Park City Heights MPD conditions:

CT Zone	Permitted	Proposed
Height	28' (+5' for pitched roof)	28' (+5' for pitched roof). Complies
Unit Equivalents	1 unit per acre	Per MPD 1 unit per acre for overall PC Heights MPD Complies
Lot Size	No minimum lot size	Townhome lots range in area from 1,902 sf to 2,265 sf. Small lot “Park Home” lots range in area from 3,234 sf to 4,788 sf. The cottage and homestead lots

		range in area from 4,721 sf to 12,229 sf. Complies
Front setback	25' perimeter of MPD and per MPD site plan for internal lot lines.	Small lot Park Homes- per Design Guidelines Townhomes- 10' Cottage homes- 15' (10' to porches/bay windows) Complies
Rear setback	Per MPD	Small lot Park Homes- per Design Guidelines. Townhomes- 15' Cottage homes- 20' Complies
Side setbacks	Per MPD	Small lot Park Homes- per Design Guidelines Townhomes- 0' between units within structure, 5' to side open space, 10' for street side yards, with a min of 12' total between structures containing multiple townhouses. Cottage homes- 5' side yards and 10' street side yards. Complies
Parking	2 spaces per dwelling unit	2 spaces per dwelling unit Complies

General Subdivision Requirements

- (A) Subdivision Name-** The proposed subdivision name does not duplicate or closely approximate the name of another Subdivision in the area. The streets have unique names.
- (B) Monuments-** All survey monumentation as required by the LMC is required to be completed prior to acceptance of public improvements.
- (C) Limits of Disturbance-** A landscape and limits of disturbance plan for construction of the streets and utilities was submitted with the plat to identify the limits of disturbance for construction of streets and utilities, with conditions related to re-vegetation of disturbed areas per the Park City Heights MPD for this phase.
- (D) Ridgeline Development-** Not applicable as there are no major or minor ridgelines within the development portion of this phase of the Park City Heights MPD.
- (E) Open Space-** Open space parcels are designated consistent with conditions of

the Park City Heights MPD.

- (F) Roads and Utility Lines-** All roads will be designated as public streets. Easements are provided for public utilities. A utility plan was submitted with this plat application. Final approval of the utility plan is subject to approval of this plat and per final review by the City Engineer and other utility providers. Off-site utility improvements may require additional off-site easements that will need to be dedicated prior to commencing any construction on said utilities. All utilities will be designed to minimize disturbance of existing vegetation. Re-vegetation and/or remediation of disturbed areas are conditions of final utility installation acceptance.
- (G) Drainage Ways-** Existing drainage areas and ways will be incorporated into the storm water management system and open space parcels to the greatest extent possible, per the Park City Heights storm water management plan. Final design of the storm water management system is subject to approval by the City Engineer.
- (H) Soils Conditions-** As required by the Park City Heights MPD, and due to the potential for areas of expansive soils within this subdivision, a soils conditions report shall be submitted prior to issuance of any building permits for structures, utilities, and roads, and shall be reviewed by the City Engineer and Building Official prior to issuance of an excavation permit for any construction. Compliance with the final approved Voluntary Clean- up plan for historic mine waste soils is required and shall be noted on the plat.
- (I) Trails and Sidewalks-** Trails and sidewalks are consistent with the Park City Heights MPD. Sidewalks are proposed within public right of way areas. HOA open space areas shall include trail easements or shall state that blanket trail easements are dedicated for public trails within HOA open space parcels. Trails proposed outside of the proposed plat area that are within City owned property can be constructed without easements. Trails within public dedicated open space parcels can be constructed without specific easements. Off-site trails crossing other property shall be placed in easements prior to construction. The exact location of trails within Parcel A, D, M and G will be provided with the City Park design plans to be submitted to the City's Parks Board for review and approval prior to construction of the park and trails.
- (J) Limits of Disturbance/Building Pad locations-** No building pads are proposed to be platted with this phase of the MPD. The location of houses for this phase is stipulated by adherence to minimum building setbacks, as identified on the plat. A limit of disturbance plan was submitted with the landscape plan for this phase of development. The limits of disturbance plan identifies areas proposed to be disturbed and re-vegetated due to construction of roads, sidewalks, and utilities. The plan does not indicate the area to be disturbed for construction of the houses due to the size of the lots. The plan also does not indicate the area to be disturbed during construction of the City Park. This area will be determined upon completion of the design plan and layout for the park.
- (K) Top Soil Preservation and Final Grading-** Staff recommends a condition of approval that all applicable requirements of the LMC regarding top soil preservation and final grading be completed prior to issuance of a certificate of

occupancy. No portion of this phase is within the Park City Soils Ordinance boundary; however, areas of disturbance due to off-site utility improvements that do fall within the Park City Soils Ordinance boundary are required to adhere to all requirements of the Ordinance. Compliance with the final State approved Voluntary Clean- up plan is required and shall be noted on the plat.

(L) Architectural Standards- Architecture is reviewed at the time of building permit issuance for compliance with the Park City Heights Design Guidelines.

(M) Water Bodies and Water Courses- There are no bodies of water that are incorporated into the lots so as to not burden the City with responsibility of the water body. The HOA is responsible for maintenance of open space and drainage areas that are not part of individual lots, including natural drainage areas. Retention areas that are part of the storm water management plan may have standing water at times. Maintenance of these areas is the responsibility of the HOA.

(N) Fire Sprinkling- There is a plat note requiring all construction to comply with the International Building Code requirements for fire sprinklers.

General Lot Design Requirements

Staff has reviewed the proposed plat for compliance with the General Lot Design Requirements per LMC 15-7.3-3 as follows:

(A) Lot Arrangement- there are no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on these lots in compliance with the IBC, the LMC, and in providing reasonable Driveway access.

(B) Building Sites- the proposed building sites are designed to minimize disturbance of existing vegetation and there has been consideration of minimum separation between structures of 12' except as permitted with the zero lot line townhouse units.

(C) Square footage- maximum building size and floor area is identified in the Park City Heights Design Guidelines that will be referenced on the plat prior to recordation. .

(D) Lot Dimensions- proposed lot dimensions take into consideration additional width for corner lots, depth and width of lots for non-residential purposes, and areas for parking.

(E) Double Frontage Lots and access to Lots- Lots fronting on two streets is generally to be avoided, however in designing the MPD site plan, the concept of rear access garages from local public streets, with front door access from the local or collector streets on corner lots was approved through the amended MPD and Park City Heights Design Guidelines.

(F) Lot Drainage- Lots are laid out to provide positive drainage away from all Buildings. Individual lot drainage plans will be required with each building permit.

(G) Landscaping- Prior to issuance of a building permit for each lot a landscape plan is required to be submitted and reviewed by the Staff for compliance with the LMC and conditions of the MPD. HOA open space areas shall be re-vegetated and/or landscaped per the MPD and Design Guidelines.

(H) Limits of Disturbance/Vegetation protection- Prior to issuance of a building

permit for each lot a limits of disturbance and vegetation protection plan is required to be submitted and reviewed by the Staff for compliance with the LMC and conditions of the MPD.

(I) Re-vegetation, seed, and sod- All disturbed areas will be re-vegetated, seeded, and/or sodded prior to issuance of a certificate of occupancy per the LMC and a financial guarantee for the completion of this re-vegetation is required to be paid or posted prior to issuance of the permit.

(J) Debris and Waste- Debris and waste are required to be removed per the LMC prior to issuance of a certificate of occupancy. This is a condition of building permitting. The Park City Heights MPD requires consolidation and recycling of construction waste and debris to be identified on the Construction Mitigation Plan prior to issuance of a building permit.

(K) Fencing- Fencing of hazardous conditions may be required by the Chief Building Official. Fences will be constructed according to standards of the LMC and conditions of approval of the Park City Heights MPD.

Road Requirements and Design

Staff has reviewed the proposed plat for compliance with the Road Requirements and Design per LMC 15-7.3-4 as follows:

(A) Layout requirements- Street layout for this phase complies with general layout requirements, including frontage on improved streets, relation to existing topography, block design, access to arterials and collectors, and dead-end roads.

(B) Road Names- Road names are identified and are sufficiently different in sound and spelling from other names in Summit County with final confirmation of street names to be provided by the local postmaster prior to plat recordation.

(C) Road Regulatory Signs- All required road and street signs will need to be approved by the City Engineer and Public Works prior to installation.

(D) Street Lighting- Installation of street lights is required of the Developer in accordance with the LMC and shall be approved by the City Engineer and Planning Department prior to installation.

(E) Reserve or Protection strip- No reserve or protection strips are proposed.

(F) Road Design Standards- The roads are in compliance with the street design and layout approved by the Planning Commission during approval of the Park City Heights MPD and consistent with the LMC.

(G) Intersection Design Standards- The streets are laid out in compliance with the intersection standards of the LMC.

(H) Bridges- No bridges are proposed.

(I) Road Dedications and Reservations- No new perimeter half-streets are proposed. No new frontage roads are proposed with this phase. No new dedication for widening existing roadways is required. There is sufficient right-of-way width for Richardson Flats Road to expand for future phases as necessary to mitigate traffic concerns as discussed and determined during the Park City Heights Annexation Agreement and the MPD approval, per conditions of approval that outline required transportation improvements and timing of said improvements.

Staff finds this subdivision complies with the Land Management Code regarding final subdivision plats, including CT zoning requirements, general subdivision requirements, and lot and street design standards and requirements. General subdivision requirements related to 1) drainage and storm water; 2) water facilities; 3) sidewalks and trails; 4) utilities such as gas, electric, power, telephone, cable, etc. ; 5) public uses, such as parks and playgrounds; and 6) preservation of natural amenities and features have been addressed through the Master Planned Development process as required by the Land Management Code. Utility, grading, and site work (streets) plans were submitted with the plat for review and coordination by the City and service providers (Exhibits E and F) and shall be approved by the City Engineer prior to issuance of any permits.

Sanitary sewer facilities are required to be installed in a manner prescribed by the Snyderville Basin Water Reclamation District (SBWRD). The applicants have met with the SBWRD officials to review the plat and utility plans for compliance with these requirements. Final approval of the sewer facilities and a signature on the plat from SBWRD is required prior to final plat recordation.

Good Cause

There is good cause for this subdivision in that it creates legal lots and parcels of record from metes and bounds described parcels; memorializes and expands utility easements and provides for new utility easements for orderly provision of utilities; provides a parcel to be dedicated as a public park; provides for open space areas within and around the subdivision; dedicates trail easements and public streets; provides for future support commercial parcels; and provides for future development parcels for affordable and attainable housing and market rate units consistent with the approved the Park City Heights Annexation Agreement and Master Planned Development.

Department Review

This application has been reviewed by the Development Review Committee, including other City Departments and utility and service providers. After an initial review the applicants submitted a revised plat and utility plans for a second review by the Committee. All identified concerns have been addressed by revisions and notes on the plat and with conditions of approval as stated in the attached ordinance. Further review and approval by the City Engineer, of the streets, utilities, grading, and drainage plans is required prior to issuance of a permit for site work for this subdivision plat, as conditioned.

Notice

The property was posted and notice was mailed to property owners within 300 feet according to requirements of the Land Management Code. Legal notice was published in the Park Record according to requirements of the Code.

Public Input

Staff has not received specific input from adjacent property owners regarding this plat application.

Future Process

Approval or denial of this subdivision application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18.

Alternatives

- The City Council may approve the revised Park City Heights Phase 1 subdivision plat as conditioned or amended, or
- The City Council may deny the revised Park City Heights Phase 1 subdivision plat and direct staff to make Findings for this decision, or
- The City Council may continue discussion on the revised Park City Heights Phase 1 subdivision plat to a date certain with specific direction to the applicant to return with any additional information and or revisions necessary to make a final decision.

Significant Impacts

There are no significant negative fiscal or environmental impacts that result from this application that have not been sufficiently mitigated with plat notes, conditions of approvals, and adherence to the approved, amended MPD.

Consequences of not taking the Suggested Recommendation

The property would remain as individual metes and bounds parcels contrary to the Park City Heights Annexation Agreement. Separate lots of record would not be created for the approved Park City Heights MPD. Building permits could not be issued for the dwelling units.

Recommendation

Staff recommends the City Council conduct a public hearing for the revised Park City Heights Phase 1 Subdivision plat, consider any public input, and consider approving the subdivision plat pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance.

Exhibits

Ordinance

Exhibit A- Proposed subdivision plat (2 pages)

Exhibit B- Preliminary Plat

Exhibit C- Amended MPD concept plan

Exhibit D- MPD Action letter (November 6, 2013)

Exhibit E- Site and Utility plans

Exhibit F- Street cross sections

Exhibit G- Minutes from 2/12/14 PC meeting

Ordinance No. 14-

**AN ORDINANCE APPROVING THE PARK CITY HEIGHTS PHASE 1 SUBDIVISION
LOCATED AT RICHARDSON FLAT ROAD, PARK CITY, UTAH.**

WHEREAS, the owners of the property known as Park City Heights located north of Richardson Flat Road, east of State Road 248 and west of US 40, have petitioned the City Council for approval of the Park City Heights Phase 1 subdivision; and

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

WHEREAS, proper legal notice was sent to all affected property owners according to the Land Management Code of Park City; and

WHEREAS, the Planning Commission held a public hearing on February 12, 2014, to receive input on the subdivision; and

WHEREAS, the Planning Commission, on February 12, 2014, forwarded a positive recommendation to the City Council; and

WHEREAS, on February 27, 2014, the City Council held a public hearing on the Park City Heights Phase 1 subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Park City Heights Phase 1 subdivision.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Park City Heights Phase 1 subdivision, as shown in Exhibit A, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located on Richardson Flat Road east of SR 248 and west of US Highway 40.
2. The property was annexed into Park City with the Park City Heights Annexation on May 27, 2010, and was zoned Community Transition (CT).
3. On May 11, 2011, the Park City Planning Commission approved the Park City Heights MPD for a mixed residential development consisting of 160 market rate units and 79 affordable units on 239 acres.
4. On June 22, 2011, the Planning Commission reviewed and approved a preliminary subdivision plat as being consistent with the Park City Heights MPD.
5. On November 17, 2011, the City Council approved the original Park City Heights

Phase 1 subdivision plat.

6. On January 24, 2013 the City Council approved an extension of the Phase 1 plat to allow the applicant additional time to resolve issues regarding historic mine soils.
7. On November 6, 2013, the Planning Commission approved an amended Park City Heights MPD and preliminary plat to address relocation of lots and streets due to mine soils mitigation.
8. On December 28, 2013, the City Planning Department received an application for a revised first phase subdivision plat for the Park City Heights MPD. The application was deemed complete on January 7, 2014 with receipt of additional information.
9. The property is restricted by the Land Management Code, the Park City Heights Annexation Agreement, and the Park City Heights Master Planned Development conditions of approval and Development Agreement, and other applicable codes and regulations.
10. The lots are not within the Entry Corridor Protection Overlay zone (ECPO) and no portion of this plat is within the Park City Soils Ordinance boundary. Off-site utility work may be located within the Park City Soils Ordinance boundary.
11. The proposed subdivision plat creates lots of record for 28 townhouse units "Park Homes" to be constructed for the IHC Master Planned Development as fulfillment of the required affordable housing for the Park City Medical Center. The subdivision plat also includes lots of record for 35 "small lot Park Homes" and 40 lots for a mix of "Cottage homes" and "Homestead homes", a City Park parcel to be dedicated to the City, HOA clubhouse parcel, open space parcels, a future support commercial parcel, and dedication of first phase streets, utility, snow storage, drainage and trail easements.
12. The townhome "Park Home" lots range in area from 1,902 sf to 2,265 sf. The "small lot Park Home" lots range in area from 3,234 sf to 4,788 sf. The "Cottage" and "Homestead" lots of this phase range in area from 4,721 sf to 12,229 sf. These lots are consistent with the Lot and Site Requirements of the Community Transition (CT) zone as conditioned by the Park City Heights MPD and Design Guidelines.
13. No non-conforming conditions are created by the subdivision.
14. An existing 50' wide power line easement for PacifiCorp traverses parcels A, C and D. An additional 10' is being dedicated with this plat for a total width of 60' as requested by PacifiCorp to meet future anticipated utility easement needs.
15. The property is accessed from Richardson Flat Road, a public county road.
16. Access to all lots and parcels within the proposed subdivision is from local public drives and streets. No lots or parcels access directly to Richardson Flat Road. All streets are public streets.
17. The subdivision complies with the Land Management Code regarding final subdivision plats, including CT zoning requirements, general subdivision requirements, and lot and street design standards and requirements.
18. General subdivision requirements related to 1) drainage and storm water; 2) water facilities; 3) sidewalks and trails; 4) utilities such as gas, electric, power, telephone, cable, etc.; 5) public uses, such as parks and playgrounds; and 6) preservation of natural amenities and features have been addressed through the Master Planned Development process as required by the Land Management Code.
19. Sanitary sewer facilities are required to be installed in a manner prescribed by the

Snyderville Basin Water Reclamation District (SBWRD).

20. There is good cause for this subdivision plat in that it creates legal lots and parcels of record from metes and bounds described parcels; memorializes and expands utility easements and provides for new utility easements for orderly provision of utilities; provides a parcel to be dedicated as a public park; provides for open space areas within and around the subdivision; dedicates easements and public streets; provides for future support commercial parcel; and provides for future development parcels for affordable housing and market rate units consistent with the approved the Park City Heights Annexation Agreement and amended Master Planned Development.
21. The findings in the Analysis section are incorporated herein.

Conclusions of Law:

1. The subdivision complies with LMC 15-7.3 as conditioned.
2. The subdivision is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
3. The subdivision is consistent with the Park City Heights Annexation and the Park City Heights MPD, as amended and conditioned.
4. The subdivision is consistent with the amended Park City Heights preliminary plat approved by the Planning Commission on November 6, 2013.
5. Neither the public nor any person will be materially injured as a result of approval of the proposed subdivision plat, as conditioned herein.
6. Approval of the proposed subdivision plat, subject to the conditions stated herein, will not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. City Attorney and City Engineer review and approval of the final form and content of the subdivision plat for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recordation of the plat.
2. The applicant will record the subdivision plat at Summit County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat amendment will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. Conditions of approval of the Park City Heights Annexation, as stated in the Annexation Agreement, continue to apply, and shall be noted on the plat.
4. Conditions of approval of the Park City Heights MPD and preliminary plat, as amended and approved by the Planning Commission on November 6, 2013, continue to apply, and shall be noted on the plat.
5. Final approval of the sewer facilities/utility plan by the Snyderville Basin Water Reclamation District is required prior to final plat recordation.
6. All streets within the subdivision plat shall be dedicated as public streets. Final acceptance of these streets by the City shall occur upon completion and acceptance of the public improvements. The City will commence maintenance and snow removal from public streets once 50% of the units within this phase are complete and certificates of occupancy have been issued. All survey monumentation as required

by the LMC is required to be completed prior to acceptance of public improvements. This shall be noted on the plat.

7. The City Park parcel (Parcel A) shall be dedicated to the City for a public park upon recordation of the plat. The exact location of trails within the Park and open space parcels will be provided with the City Park design plans to be submitted to the City's Parks Board for review and approval prior to construction of the park and trails.
8. Open Space parcels shall be deed restricted as open space, non-development parcels to be owned and maintained by the Homeowner's Association and shall include blanket utility, drainage, snow storage, and public trails easements, unless specific easements are provided as required by utilities and service providers. Public trails within the open space parcels shall be constructed in type and location consistent with the MPD site plan and trail plan. Final constructed trails are agreed, by the recording of the plat, to be within ten (10') foot public trail easements.
9. Parcel H, the soil repository shall not be dedicated to the City, and shall be used as a soil repository, subject to all conditions of the Voluntary Clean-up plan approved by the State. The soil repository shall not be utilized for snow storage. Storm water detention areas to the west of the designed repository shall be allowed to be utilized for snow storage as well as for storm water. Parcel H shall be owned and maintained by the HOA and will be subject to all conditions of the Voluntary Clean-up plan.
10. Prior to commencing any work to remediate metals impacted soils, a copy of the Utah Department of Environmental Quality approved remediation plan, prepared as part of the Utah Voluntary Clean-Up Program (VCP), shall be provided to the City.
11. The results and report of the soils investigation work prepared by IHI Environmental on May 6, 2013 that identifies and locates historic mine soils, and the remediation plan submitted to and approved by the State Department of Environmental Quality as part of the Voluntary Cleanup Program, shall be provided to the Building Department prior to issuance of any building permits for development of streets, utilities, lots, trails, parks, and all construction that requires disturbance of soil.
12. The applicants stipulate to a condition that a disclosure regarding the developer's participation in the Voluntary Clean-up Program and receipt of certificate of completion shall be included in the CCRs.
13. All construction, including streets, utilities, and structures shall comply with recommendations of the June 9, 2006 Geotechnical Study provided by Gordon, Spilker Huber Geotechnical Consultants, Inc. Additional soils studies and geotechnical reports may be required by the City Engineer and Chief Building Official prior to issuance of any building permits for structures, utilities, and roads. The report shall be reviewed by the City Engineer and Chief Building Official and any recommendations for utilization of special construction techniques to mitigate soils issues, such as expansive clays, shall be incorporated into conditions of the building permit and ROW Permit approval. This shall be noted on the plat.
14. A landscape and irrigation plan shall be submitted for City review and approval for each lot, prior to building permit issuance. Landscaping and irrigation shall be consistent with the Park City Heights Design Guidelines and the amended MPD conditions of approval. This shall be noted on the plat.
15. All applicable requirements of the LMC regarding top soil preservation, final grading, and landscaping shall be completed prior to issuance of a certificate of occupancy.

This shall be noted on the plat.

16. A storm water run-off and drainage plan shall be submitted with each phase of the project and with the building plans consistent with the MPD conditions of approval and shall be approved by the City Engineer prior to permit issuance. This shall be noted on the plat.
17. Prior to issuance of a building permit for any units within this plat, all building plans shall be reviewed for compliance with the Park City Heights Design Guidelines. All exterior building materials, colors and final design details must comply with the approved Park City Heights Design Guidelines and shall be approved by staff prior to building permit issuance. This shall be noted on the plat.
18. Confirmation of street names shall be provided by the local postmaster and City Engineer prior to plat recordation.
19. A note shall be added to the plat stating that all units (including all deed restricted units) shall be constructed to National Association of Home Builders National Green Building Standards Silver Certification (or other equivalent Green Building certification approved by the Planning Director) OR reach LEED for Homes Silver Rating (minimum 60 points). Green Building Certification or LEED rating criteria to be used shall be those applicable at the time of the building permit submittal.
20. In addition to meeting Green Building or LEED for Homes checklists and in order to achieve water conservation goals, each house must either: 1) achieve at a minimum, the Silver performance Level points within Chapter 8, Water Efficiency, of the National Association of Home Builders National Green Building Standards; OR 2) achieve a minimum combined 10 points within the 1) Sustainable Sites (SS2) Landscaping and 2) Water Efficiency (WE) categories of the LEED for Homes Checklist. Points achieved in these resource conservation categories will count towards the overall score. This shall be noted on the plat.
21. An industry standard Third Party inspector shall be mutually agreed upon by the Chief Building Official and the applicant prior to issuance of a building permit to provide third party inspection for compliance with Green Building requirements as required by the amended Master Planned Development and Annexation Agreement, and shall be noted on the plat.
22. A construction mitigation plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, LMC, and the MPD conditions of approval prior to building permit issuance and noted on the plat.
23. A construction recycling area and excavation materials storage area within the development shall be utilized for this phase as required by the MPD conditions of approval and noted on the plat.
24. A financial guarantee, in a form and amount acceptable to the City and in conformance with the LMC and MPD conditions of approvals, for the value of all public improvements shall be provided to the City prior to building permit issuance for new construction within each phase. All public improvements shall be completed according to City standards and accepted by the City Council prior to release of this guarantee.
25. A final landscaping and irrigation plan for common areas shall be submitted with the final plats for each phase. Entry and perimeter landscaping shall be completed within six (6) months of issuance of the first building permit, weather and ground

conditions permitting. Other Project landscaping, shall be completed within nine (9) months of issuance of 50% of building permits or within six (6) months of any individual Certificate of Occupancy. Landscaping materials and irrigation shall comply with the requirements of the Annexation Agreement, including the Water Agreement, and the Park City Heights Design Guidelines.

26. Maintenance of sidewalks (including, without limitation, snow removal), trails, lighting, and landscaping within the rights-of-way and common areas, with the exception of the Public Park and public trails, shall be provided by the HOA, unless otherwise agreed upon by the City Council. Language regarding ownership and maintenance of the open space and common areas shall be included on the plat.
27. Fire protection and emergency access plan shall be submitted prior to the issuance of any building permits and shall be consistent with applicable building and fire codes and shall take into consideration the recommendations of the Fire Protection Report (March 2011). The fire protection and emergency access plan shall include any required fire sprinkler systems and landscaping restrictions within the Wild land interface zones. The plans shall ensure that Park City's ISO rating is not negatively affected by the development.

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

PASSED AND ADOPTED this ____ day of _____, 2014.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

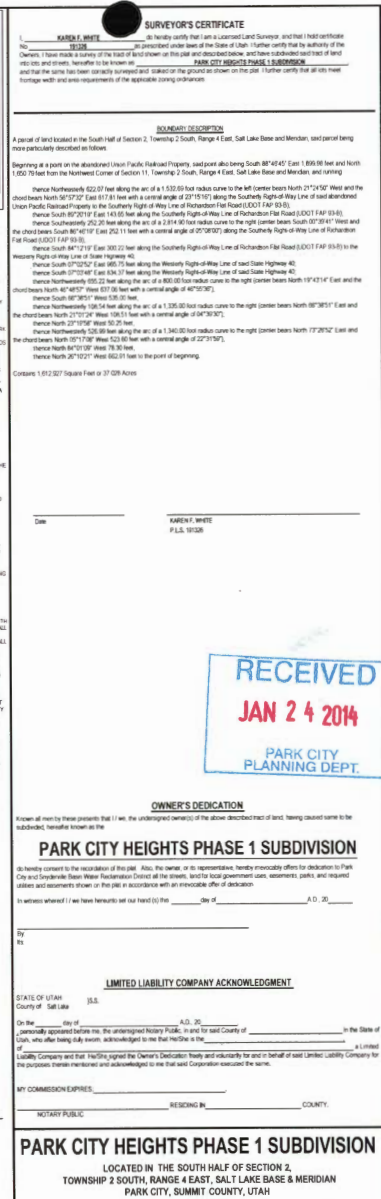
ATTEST:

Marci Heil, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

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



OWNER'S DEDICATION
 assigned owner(s) of the above described tract of land, having caused same to be

PARK CITY HEIGHTS PHASE 1 SUBDIVISION

do hereby consent to the recording of this plat. Also, the owner, or its representative, hereby irrevocably offers for dedication to Park City and Snyderlee Basin Water Reclamation District all the streets, land for local government uses, easements, parks, and required utilities and easements shown on this plat in accordance with an irrevocable offer of dedication.

_____, Mayor of Park City

(Signature)

A.D. 20__

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake

J.S.

On the _____ day of _____, A.D. 20____,
I, _____, a Notary Public in and for said County of _____, in the
County of _____, State of _____, do hereby certify that _____, the
personally appeared before me, the undersigned Notary Public, to me for said County of _____, in the
County of _____, State of _____, who after being duly sworn, acknowledged to me that He/She is the
owner of the _____ of _____, a _____ of
said _____, and that He/She signed the Owner's Declaration freely and voluntarily for and in behalf of said Limited Liability Company
for the purposes herein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES _____
 _____ RESIDING IN _____ COUNTY.

PARK CITY HEIGHTS PHASE 1 SUBDIVISION

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

RECORDED # _____

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

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FILED _____ SUMMIT COUNTY RECORDER

	SALT LAKE CITY 90 E. Fort Union Blvd Suite 100 Midvale UT 84047 Phone: 801 250 0529 Fax: 801 255 4449 www.ensignclm.com	LAYTON Phone: 801 547 1100 PLEASANT GROVE Phone: 801 796 8145 TOOELE Phone: 435 943 3390	SHEET 10 F 2 PROJECT NUMBER 49782 MANAGER RQE DRAWNBY KIW CHECKED BY PMH DATE 1/26/04
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DEVELOPER
BOYER PARK CITY JUNCTION, LC
90 SOUTH 400 WEST SUITE 200
SALT LAKE CITY, UTAH 84101
(801) 521-4781

**SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT**

REVIEWED FOR CONFORMANCE TO SNYDERVILLE
BASIN WATER RECLAMATION DISTRICT THIS _____
DAY OF _____, 20____

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION

THIS _____ DAY OF _____

20____ A.D.

CHAIRMAN

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH
INFORMATION ON FILE IN MY OFFICE THIS
OF _____, 20____ A.D.

PARK CITY ENGINEER

APPROVAL AS FORM

APPROVED AS TO FORM THIS _____ DAY
OF _____, 20____

DANK CITY ATTORNEY

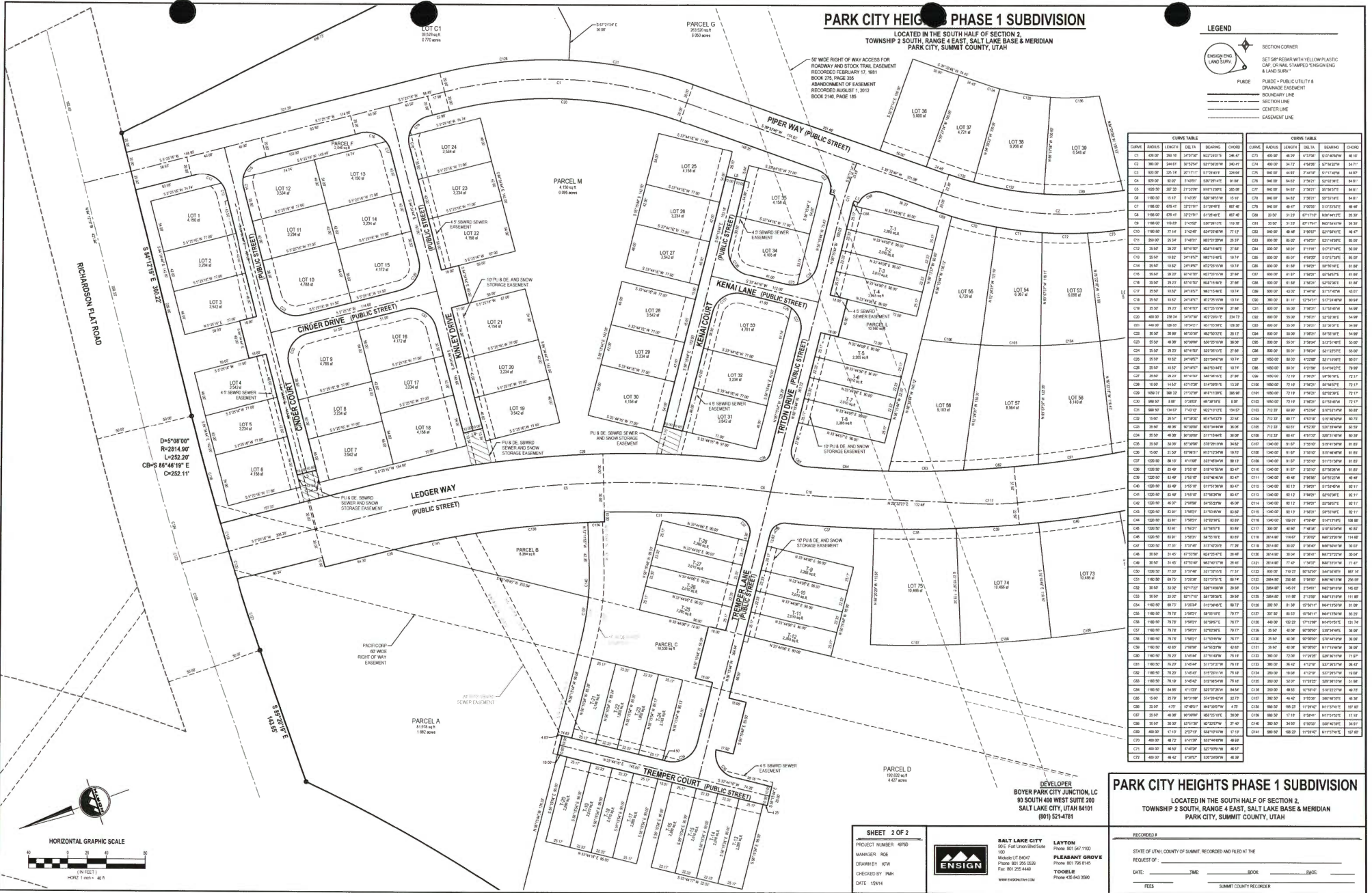
CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS
APPROVED BY PARK CITY COUNCIL THIS _____
OF _____, 20____ A.D.

PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS _____ DAY OF _____
20____ A.D.

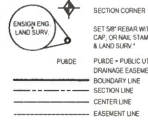
PARK CITY MAYOR



PARK CITY HEIGHTS PHASE 1 SUBDIVISION

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

LEGEND



CURVE TABLE				CURVE TABLE			
CURVE	LENGTH	CHORD	AREA	CURVE	LENGTH	CHORD	AREA
C1	200.00	200.00	0.0000	C17	400.00	400.00	0.0000
C2	200.00	200.00	0.0000	C18	400.00	400.00	0.0000
C3	200.00	200.00	0.0000	C19	400.00	400.00	0.0000
C4	200.00	200.00	0.0000	C20	400.00	400.00	0.0000
C5	200.00	200.00	0.0000	C21	400.00	400.00	0.0000
C6	200.00	200.00	0.0000	C22	400.00	400.00	0.0000
C7	200.00	200.00	0.0000	C23	400.00	400.00	0.0000
C8	200.00	200.00	0.0000	C24	400.00	400.00	0.0000
C9	200.00	200.00	0.0000	C25	400.00	400.00	0.0000
C10	200.00	200.00	0.0000	C26	400.00	400.00	0.0000
C11	200.00	200.00	0.0000	C27	400.00	400.00	0.0000
C12	200.00	200.00	0.0000	C28	400.00	400.00	0.0000
C13	200.00	200.00	0.0000	C29	400.00	400.00	0.0000
C14	200.00	200.00	0.0000	C30	400.00	400.00	0.0000
C15	200.00	200.00	0.0000	C31	400.00	400.00	0.0000
C16	200.00	200.00	0.0000	C32	400.00	400.00	0.0000

PARK CITY HEIGHTS PHASE 1 SUBDIVISION

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

DEVELOPER
BOYER PARK CITY JUNCTION, L.C.
80 SOUTH 400 WEST SUITE 200
SALT LAKE CITY, UTAH 84101
(801) 251-4781

SHEET 2 OF 2
PROJECT NUMBER: 46762
MANAGER: ROE
DRAWN BY: NEW
CHECKED BY: PMA
DATE: 10/24/14



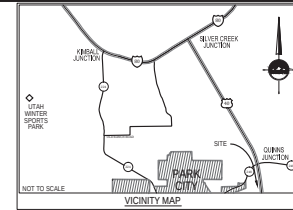
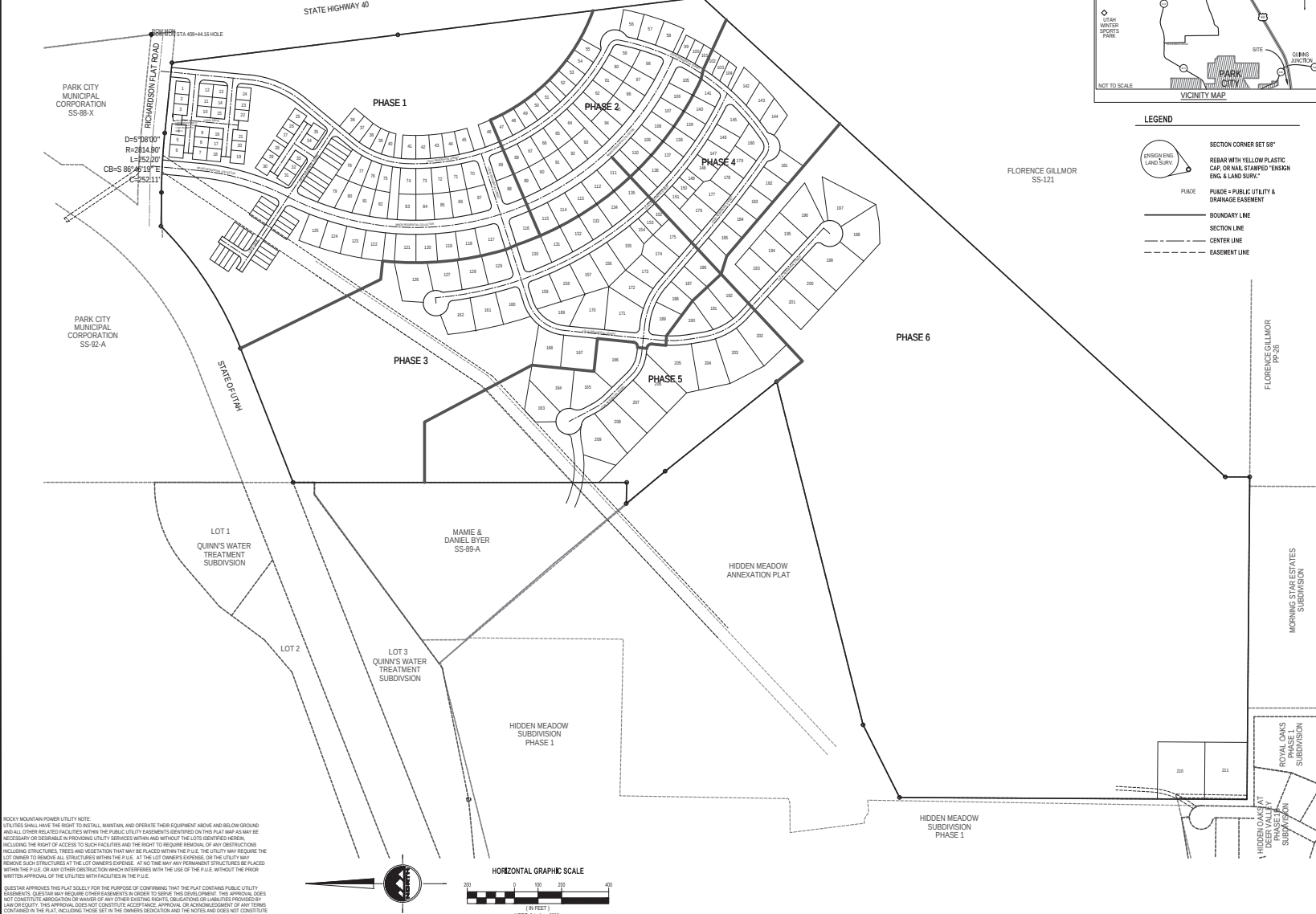
SALT LAKE CITY
100 East 100 South
Salt Lake City, UT 84101
Phone: (801) 255-0226
Fax: (801) 255-4449
www.ensh.com

LAYTON
100 East 100 South
Layton, UT 84040
Phone: (801) 799-8145
www.layton.com

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FILED _____
SUMMIT COUNTY RECORDER

PARK CITY HEIGHTS SUBDIVISION

LOCATED IN PORTIONS OF SECTION 11,
AND THE SOUTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



LEGEND

- SECTION CORNER SET 50'
- REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENGIN ENG. & LAND SURV."
- PURVEY - PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

SURVEYOR'S CERTIFICATE

I, **KAREN F. WHITE**, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **1010**, issued by the State of Utah, and that I am duly qualified to perform the duties of a Surveyor. I have made a survey of the tract of land shown on this plan and described below, and have subdivided said tract of land into lots and blocks, hereinafter to be known as **PARK CITY HEIGHTS SUBDIVISION**, and that the same has been correctly surveyed and staked on the ground as shown on this plan. I further certify that all has met the requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A portion of land located in the South Half of Section 2 and portions of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:
Beginning at a Park City Boundary Annuum Cap marking the West Quarter Corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running
thence North 07°19'41" East 1,474.03 feet along the West Section Line of said Section 11, also being along the Eastern Boundary Line of the Hidden Meadows Subdivision Annexation Plat recorded as Entry No. 433862 in the Office of the Summit County Recorder;
thence North 63°17'12" East 344.36 feet along the Eastern Boundary Line of said Hidden Meadows Subdivision Annexation Plat;
thence North 75°32'07" East 1,551.52 feet along the Eastern Boundary Line of said Hidden Meadows Subdivision Annexation Plat;
thence North 38°46'12" West 696.70 feet along the Eastern Boundary Line of said Hidden Meadows Subdivision Annexation Plat;
thence North 39°44'27" West 214.86 feet along the Eastern Boundary Line of said Hidden Meadows Subdivision Annexation Plat to the North Section Line of said Section 11;
thence South 89°46'45" East 85.54 feet along the North Section Line of said Section 11 to the 1/4th Corner of said Section 2;
thence North 09°00'41" East 1,453.34 feet along the North Section Line of said Section 2 to the Southern Right of Way Line of the abandoned Union Pacific Railroad Property;
thence North 68°35'01" East 611.63 feet along the Southern Right of Way Line of said abandoned Union Pacific Railroad Property;
thence Northwesterly 622.07 feet along the arc of a 1,522.68 foot radius curve to the NW (center bears North 22°45'01" West and the chord bears North 59°21'22" East 611.63 feet with a central angle of 22°13'57") along the Southern Right of Way Line of said abandoned Union Pacific Railroad Property to the Southern Right of Way Line of Richardson Flat Road (UDOT F&P 93-86);
thence South 88°22'12" East 145.55 feet along the Southern Right of Way Line of Richardson Flat Road (UDOT F&P 93-86);
thence Southeasterly 252.29 feet along the arc of a 2,614.93 foot radius curve to the right (center bears South 02°28'42" West and the chord bears South 84°46'02" East 252.11 feet with a central angle of 02°00'07") along the Southern Right of Way Line of Richardson Flat Road (UDOT F&P 93-86);
thence South 84°12'12" East 300.22 feet along the Southern Right of Way Line of Richardson Flat Road (UDOT F&P 93-86) to the Western Right of Way Line of State Highway 40;
thence South 07°02'12" East 165.74 feet along the Western Right of Way Line of said State Highway 40;
thence South 07°02'40" East 1,299.51 feet along the Western Right of Way Line of said State Highway 40;
thence South 42°10'10" West 3,622.86 feet;
thence South 155.66 feet to the projection of the Northern Boundary Line of the Morning Star Estates Subdivision recorded as Entry No. 374623 in the Office of the Summit County Recorder;
thence North 08°30'11" West 1,386.86 feet along the Northern Boundary Line of said Morning Star Estates Subdivision and its projections thereof to the point of beginning.
Contains 8,518,648 Square Feet or 195,561 Acres.

OWNER'S DEDICATION

Known all men by these presents that I, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, heretofore known as the

PARK CITY HEIGHTS SUBDIVISION

do hereby dedicate for perpetual use of the public all or a portion of said tract of land as intended for Public use, in witness whereof I have hereunto set our hand (s) this _____ day of _____ A.D. 20____.

By _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.
County of Salt Lake A.D.
On this _____ day of _____ A.D. 20____, _____, a Limited Liability Company and that _____, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledge to me that the _____ is the _____ a Limited Liability Company and that _____ signed the Owner's Dedication and is duly qualified to act in behalf of said Limited Liability Company for the purposes herein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY, _____

PARK CITY HEIGHTS SUBDIVISION

LOCATED IN PORTIONS OF SECTION 11,
AND THE SOUTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

RECORDED # _____

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

REQUEST OF: _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEES _____ SUMMIT COUNTY RECORDER

SALT LAKE CITY
305 Foothill Drive Suite 100
Midvale UT 84047
Phone: 801.255.6529
Fax: 801.255.4449
www.ensignsurvey.com

LAYTON
Phone: 801.347.1330
PLEASANT GROVE
Phone: 801.786.5145
TOOELE
Phone: 801.843.3550

SHEET 1 OF 2
PROJECT NUMBER: 4880
MANAGER: ROZ
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 10/15/13

DEVELOPER
BOYER PARK CITY JUNCTION, LLC
90 SOUTH 400 WEST SUITE 200
SALT LAKE CITY, UTAH 84101
(801) 521-4781

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT THIS _____ DAY OF _____, 20____
BY _____

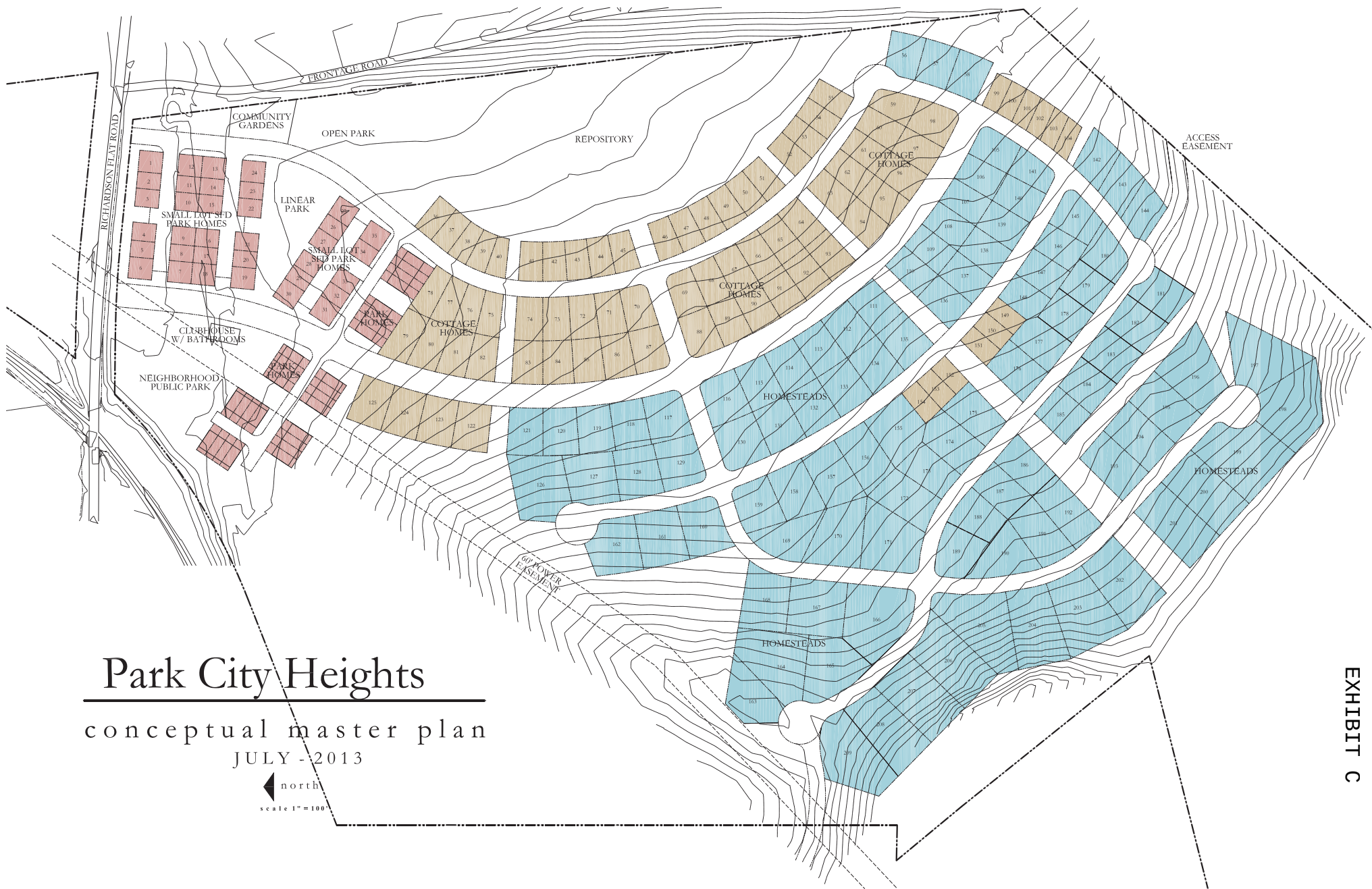
PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20____
CHAIRMAN _____

ENGINEER'S CERTIFICATE
I FIND THIS PLAN TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 20____
PARK CITY ENGINEER _____

APPROVAL AS FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
PARK CITY ATTORNEY _____

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 20____
PARK CITY RECORDER _____

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 20____
PARK CITY MAYOR _____



Park City Heights

conceptual master plan

JULY - 2013



scale 1"=100'

EXHIBIT C



November 18, 2013

Brad Mackay
Ivory Development
978 Woodoak Lane
Salt Lake City, UT 84117

NOTICE OF PLANNING COMMISSION ACTION

Project Description:	Park City Heights MPD amendment and preliminary plat revision
Project Numbers:	PL-13-02009
Project Address:	Richardson Flat Road
Date of Final Action:	November 6, 2013

Action Taken

The Planning Commission conducted a public hearing and approved the Park City Heights MPD amendment and revisions to the preliminary plat. Approval was granted in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval as follows:

Findings of Fact

1. The Park City Heights MPD includes the following:

- a. 160 market rate units distributed in a mix of: cottage units on smaller lots (lots are approximately 6,000 to 8,600 sf in size); single-family detached units on approximately 8,000 sf to 27,000 sf lots; and single family detached on two upper lots which are approximately 44,000 and 48,000 sf each. The approximate distribution of types of product is identified in the Design Guidelines.
- b. 28 deed restricted townhouse units (44.78 affordable unit equivalents or AUE). These 28 units meet the required IHC affordable units under their affordable housing obligation and are configured as seven four-plexes.
- c. 16 deed restricted units (32 AUE). These 16 units meet the affordable housing required by the CT zone (LMC 15-2.23-4(A) (8)) and the Affordable Housing Resolution 17-99. These units are configured as a mix of single-family detached, cottage homes, and townhouse units. These units will be configured as Single Family Detached Cottage Homes and dispersed throughout the cottage homes area.

d. 35 additional non-required deed restricted affordable units in a mix of unit types. These units will be configured as small lot Single Family Detached Park Homes.

e. All units (including all deed restricted units) will be constructed to, National Association of Home Builders National Green Building Standards Silver Certification (or other equivalent Green Building certification approved by the Planning Director) OR reach LEED for Homes Silver Rating (minimum 60 points). Green Building Certification or LEED rating criteria to be used shall be those applicable at the time of the building permit submittal.

. In addition to meeting Green Building or LEED for Homes checklists and in order to achieve water conservation goals, each house must either: 1) achieve at a minimum, the Silver performance Level points within Chapter 8, Water Efficiency, of the National Association of Home Builders National Green Building Standards; OR 2) achieve a minimum combined 10 points within the 1) Sustainable Sites (SS2) Landscaping and 2) Water Efficiency (WE) categories of the LEED for Homes Checklist. Points achieved in these resource conservation categories will count towards the overall score. Third party inspection will be provided. An industry standard Third Party inspector shall be mutually agreed upon by the Chief Building Official and the applicant prior to building permit issuance.

f. A total of 171.5 acres of open space (not including open space within individual lots) is provided. This is approximately 72% of the entire 239 acres. This total includes the 24 acre parcel located adjacent to Highway 248 that is deeded to the City for open space.

g. An additional 5 acres of deeded open space is provided on Round Valley Drive adjacent to US 40 south of the Park City Medical Center. This open space is not included in the 72% figure. This is in exchange for transferring the 28 IHC deed restricted townhouse units to the PC Heights neighborhood. This parcel is deed restricted per requirements of the Burbidge/IHC Annexation and Development Agreements.

h. A dedicated 5.70 acres () of public neighborhood parklands with fields, tot lot and playground equipment, shade structure, paths, natural areas, and other amenities to be designed and constructed by the developer and maintained by the City. This parkland is included in the open space calculations. Bathrooms are proposed in the club house with exterior access for the public park users. Community gardens may be developed by the HOA in close proximity to the parkland within open space areas adjacent to the small lot Park Homes or the Park Homes.

i. (intentionally left blank)

j. 3 to 4 miles of soft surface trails within and around the property and an additional mile or so of hard surfaced sidewalks and paths along the Project's streets.

k. Trail connections to the Rail Trail and Quinn's trail, including trail on the north side of Richardson Flat Road from the 248 underpass to the Rail Trail and trail on the south side of the Road from the project to the Rail Trail. Trail connections to the south property line for future connections to the Jordanelle area. Trail easements on north side of Richardson Flat Road from Rail Trail to the east property line. Trail connections to the Park City and Snyderville Basin back country trails system. Trails are further described in Finding #11.

l. A Transit bus shelter along Richardson Flat road including "dial-a-ride signs" (City bus service is expected to be extended to Park City Heights and the Park and Ride).

m. Bike racks at the club house and Public Park.

n. Cross walk across Richardson Flat road at the rail trail.

o. A 3,000 sf community center/club house shall be constructed by the developer; Exterior access bathrooms will be available for park users.

p. Water infrastructure improvements that enhance the City's overall water system and provide redundancy as required by the Water Agreement executed as part of the Annexation Agreement. Water shares were dedicated to the City as part of a pre-annexation agreement.

q. Transportation improvements to the Richardson Flat/248 intersection including lane improvements and installation of a traffic signal to provide intersection safety (controlled left turn) and putting the Park and Ride facility and Park City Heights on the City bus route. These transportation improvements meet the requirements in the Annexation Agreement.

r. Following Wildlife recommendations as identified in the Biological Resources Overview prepared by Logan, Simpson Design, Inc. amended March 17, 2011.

s. Design Guidelines approved as part of this MPD apply to all lots, with the exception of the 2 upper lots proposed to be subject to the CCRs for the Oaks at Deer Valley, or equivalent.

t. No sound barrier walls or structures along US 40 within or related to the MPD.

u. Construction of support commercial such as a daycare facility, café, or other support commercial/offices would be the responsibility of the owner/developer of said property.

2. The Park City Heights MPD is subject to the Park City Heights Annexation Agreement approved by the City Council on May 27, 2010. The Annexation Agreement sets forth terms and conditions of annexation, zoning, affordable housing, land use, density, transportation and traffic, phasing, trails, fire prevention, road and road design, utilities and water, fiscal impact analysis, snow removal, fees, and sustainable development requirements for the 239 acre Park City Heights MPD. The MPD as conditioned is in compliance with the requirements of the Annexation Agreement.
3. The Park City Heights Annexation Agreement includes a Water Agreement as an integral component. The Water Agreement sets forth terms and conditions related to water facilities, restrictions regarding water, and phasing of development as it relates to completion of water infrastructure. The MPD as conditioned is in compliance with the Water Agreement.
4. On June 17, 2010, the applicants submitted a pre-MPD application based on the annexation approval and agreement. The Planning Commission reviewed the pre-MPD application at two (2) meetings (July 14 and August 11, 2010) and found the application to be in initial compliance with applicable elements of the Park City General Plan.
5. On June 30, 2010, the applicants submitted a complete MPD application.
6. The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record as required by the Land Management Code.
7. Public hearings on the MPD were held on October 13th, November 10th, and December 8th, 2010 and on February 9th, February 23rd, March 9th and March 23rd, 2011 and on April 27, 2011.
8. The property is located within the Community Transition (CT) zone. The MPD is in compliance with all applicable requirements of the CT zone, including density, uses, building setbacks, building height, parking, open space, affordable housing, and sustainable development requirements.
9. Access to the site is from Richardson Flat Road, a public road previously known as Old Dump Road. No access is proposed to the currently unimproved US 40 frontage road (UDOT) along the east property line. No roads are provided through the Park City Heights MPD to the Oaks, Royal Oaks, or any other neighborhood within the Deer Valley MPD, consistent with the Annexation Agreement.
10. Utilities are available in the area, however extension of utilities or utility upgrades to the development site are required. A final utility plan will be submitted with the final subdivision plats to be reviewed by the Interdepartmental and Utility Service providers Development Review Team. City Staff will provide utility coordination meetings to ensure that utilities are provided in the most efficient, logical manner and that comply with best practices, including consideration of aesthetics in the location of above ground utility boxes. Location of utility boxes shall be shown on the final utility plans. The MPD

phasing plan shall be consistent with conditions of the Annexation Agreement related to provision of public services and facilities.

11. The MPD includes 1) a paved connector trail on the south side of and separated from Richardson Flat Road, from the project to the Rail Trail, 2) a paved connector trail on the north side of and separated from Richardson Flat Road, from the SR 248 underpass to the Rail Trail, 3) a trail connection from trails within the project to the south property boundary line, 4) a trail easement along the north side of and separated from Richardson Flat Road from the Rail Trail to the east property boundary line, and 5) several miles of paved and soft surfaced trails throughout the development. All trails will be constructed by the developer consistent with the Park City Trails Master Plan.

12. The MPD includes a dedicated neighborhood public park to be constructed by the developer according to the City's parks plan, and as further directed by the City Council. Bathrooms are provided at the clubhouse with exterior access for the park users.

13. Parking within the MPD is proposed at two spaces per unit within private garages. Additional surface parking is provided for guests, the community gardens/park area, and the neighborhood clubhouse/meeting area. The streets have been designed to allow for parking on one-side per the City Engineer. Final street design will be determined at the time of the final plat and additional off-street guest parking areas will be incorporated into the design.

14. The proposed MPD density of 1 unit per acre complies with the density allowed by the CT zone. (239 units on 239 acres) The net density is 0.82 units per acre (195 units on 239 acres), excluding the 44 required deed restricted housing units. The density is consistent with the Annexation Agreement. If the additional 35 deed restricted affordable units are included in this analysis the net density is 0.67 units per acre (160 units on 239 acres).

15. The LMC requires a Sensitive Lands Analysis for all Master Planned Development applications. The MPD application included a Sensitive Lands Analysis.

16. A portion of property is located within the designated SR 248 Entry Corridor. This area is identified in the MPD as open space and all required entry corridor setbacks of 200' are complied with.

17. The property contains SLO designated steep slopes, ridgelines and wetland areas. These areas are identified in the MPD as open space areas and all required wetland and stream setbacks are complied with.

18. A wildlife study was conducted and a report (December 2010) was prepared by Logan Simpson Design, Inc. A revised report was prepared on March 17, 2011. The wildlife study addresses requirements of the Land Management Code and provides recommendation for mitigation of impacts on wildlife. An updated report was submitted by Logan Simpson Design, Inc. on July 7, 2011. The purpose of the updated report was to provide additional recommendations on mitigating impacts of the development on the

wildlife in the area; to validate the observations of the earlier biological reports; to further study and identify wildlife movement corridors, evidence of species of high public interest such as Elk, Moose, Deer, and other small mammals; locations of dens or nesting sites; and to identify any areas of high native species diversity.

19. The site plan complies with the minimum MPD required 25' setback around the perimeter of the property. Setbacks range from 25' to 690' (greater to the south property line).

20. The locations of the proposed units are consistent with the MPD site planning and Sensitive Lands Overlay criteria.

21. The property is visible from the designated LMC Vantage point along State Road 248 and a visual analysis was conducted by the applicant from this Vantage point. Additional visual analysis was provided from the intersection of Richardson Flat Road and SR 248. Units along the western perimeter are most visible along the minor ridge from SR 248. Any units that are over the 28' height limit as measured in the zone will be required to obtain an Administrative Conditional Use Permit.

22. (Intentionally left blank)

23. Design Guidelines for the Park City Heights MPD address site planning, setbacks, house sizes, architecture and design, sustainability and best practices, landscaping and water conservation, and other requirements of the Annexation Agreement.

24. A comprehensive traffic study and analysis of the Property and surrounding properties, including existing and future traffic and circulation conditions was performed by the Applicant's traffic consultant, Hales Engineering, dated June 7, 2007, on file at the Park City Planning Department. An updated traffic volume and trip generation report was provided by Hales Engineering on September 27, 2010. An additional traffic update was provided in 2008 by InterPlan Co at the request of the City Transportation Department. The Hales Engineering study was utilized during the annexation process in the determination of density and requirements for traffic and transportation related impact mitigations. The City's Transportation Department prepared a Short Range Transit Development Plan to study demand for transit, routes, efficiency of the transit system, etc. This Transit Plan addresses the timeline for bus service in the Quinn's Junction area. The City's Transportation Master Plan update will include the projected traffic from Park City Heights MPD in the recommendations for transportation improvements within the City.

25. Construction traffic is required to be addressed in the Construction Mitigation Plan.

26. A Geotechnical Study for the Park City Heights Development was provided by Gordon, Spilker Huber Geotechnical Consultants, Inc. (June 9, 2006). Expansive clay soils were encountered across the site in the upper two and one-half to nine and one-half feet. Shallow bedrock was found within portions of the site. Special construction methods, removal of these unsuitable soils, and other mitigations are spelled out in the

Study. An additional geotechnical report was prepared by AGECE dated December 20, 2011 and submitted to the City.

27. A Fire Protection Report (March 2011) identifies potential Wildland urban interface areas within the MPD. Prior to issuance of building permits the Building Department will review individual building fire protection plans for compliance with recommendations of the Fire Protection Report and applicable building and fire codes. The fire protection component of the plan shall ensure that Park City's ISO rating is not negatively affected by development of the site.

28. Affordable housing obligations of the MPD are consistent with the affordable housing described by the Park City Heights Annexation Agreement, Housing Resolution 17-99 and as required by the CT zone. The MPD provides up to an additional 35 deed restricted housing units over the 28 deed restricted townhouse units (44.78 affordable unit equivalents (AUE) required by the IHC MPD and the 16 deed restricted units (32 AUE) required by the CT zone for the 160 market rate units). These affordable units are configured as a mix of single-family detached, cottage units, and attached townhouse units. The additional 35 non-required deed restricted affordable units are proposed to be configured as the small lot Park homes as part of this MPD consistent with the needs described in Housing Market Assessment for Park City, dated September 2010. All units are proposed as for sale units. Defining the configuration of units to be as follows:

- a. 35 Deed restricted units will be configured as Small Lot Single Family Detached Park Homes.
- b. 28 Deed restricted townhouse units will be configured as attached Four-plex Park Homes.
- c. 16 Deed restricted units will be configured as Single Family Detached Cottage Homes dispersed throughout the development.

29. No building height exceptions have been requested and all buildings will comply with the height limitations of the CT zone.

30. Lots have been positioned to minimize visual impacts on adjacent structures. Potential problems on neighboring properties caused by shadows, loss of solar access, and loss of air circulation, have been mitigated to the extent possible as further described in the Park City Heights Design Guidelines.

31. Utilities must be extended to the site to sustain the anticipated uses. Thirty (30') foot wide non-exclusive utility easements are generally necessary for long term maintenance and shall be dedicated on the final subdivision plats. Off-site improvements are necessary to serve the site with utilities.

32. Off-site trail and intersection improvements may create traffic delays and potential detours, short term access and private driveway blockage, increased transit time, parking inconveniences, and other impacts on the adjacent neighborhoods and to the community in general. Construction Mitigation Plans are required and shall be required to include mitigation for these issues.

33. A Construction Mitigation Plan (CMP) is necessary to identify impacts and propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about specific construction phasing, traffic, parking, service and delivery, stock-piling of materials and staging of work, work hours, noise control, temporary lighting, trash management and recycling, mud and dust control, construction signs, temporary road and/or trail closures, limits of disturbance fencing, protection of existing vegetation, erosion control and storm water management.

34. Final road designs will be provided to the Planning Commission for review with the final subdivision plats. To minimize visual impacts and to minimize disturbance of existing vegetation due to large areas of cut and fill slopes, low retaining structures (in steps of 4' to 6') are recommended. These low retaining structures may be stepped to minimize their height. Design of these retaining structures is included in the PC Heights Design Guidelines to ensure consistency of design, materials, and colors throughout the development.

35. A storm water run-off and drainage plan is necessary to ensure compliance with Park City's Storm Water Management policies and plans and storm water Best Management Practices for storm water during construction and post construction with special considerations to protect the wetlands delineated on and adjacent to the site.

36. A financial guarantee for all landscaping and public improvements 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 in a timely manner. This financial guarantee is required prior to building permit issuance.

37. Intentionally deleted.

38. A master sign plan is required for Planning Department review and approval and all individual signs, including subdivision identification signs, require a sign permit prior to installation.

39. Sound mitigation may be desired by owners of units along US 40. Conditions of approval prohibit sound barrier walls within the MPD. However, other sound mitigation measures may be accomplished with landscaping, berming, smart housing design and insulation, and sound barriers constructed as part of the dwelling units.

40. Section 15-6-4 (G) of the LMC states that once the Planning Commission has approved an MPD, the approval shall be put in the form of a Development Agreement.

41. The applicant stipulates to the conditions of approval.

42. The discussion in the Analysis sections of this report and the Analysis sections of the March 23, 2011 Planning Commission Staff Report (Exhibit A) are incorporated herein.

43. The applicants have met with Rocky Mountain Power and have increased the Rocky Mountain Power line setbacks as required by this Utility.

44. The site plan for the proposed MPD has been designed to minimize the visual impacts of the development from the SR 248 Entry Corridor and has preserved, through open space, the natural views of the mountains, hillsides and natural vegetation consistent with Park City's "resort character".

45. The 171.5 acres of open space adjacent the development, the trail connections and improvements, and proposed neighborhood public park, as conditioned, will provide additional recreational opportunities to the Park City community and its visitors, which strengthens and enhances the resort character of Park City.

46. The opportunities for mixed affordable housing types, including rental units, within the development will strengthen the resort economy by providing attainable housing options in a sustainable and energy efficient community for workers in Park City's tourism/resort based industries.

47. Surrounding uses include open space, Highway 248, US 40, the Rail Trail, the Municipal Water Treatment Plant, Quinn's recreation complex (fields and ice rink), and the IHC medical center and offices.

48. The MPD provides direct connection to and critical improvements of the Rail Trail and provides alternative transportation opportunities for recreation and commuting, such as biking, walking, in-line skating, and cross country skiing to Park City's business district at Prospector Square (within 2 miles) and to the IHC medical complex.

49. The MPD provides for remediation of historic mine soils for the good of the greater Park City community.

50. Further soils investigation work was conducted and a Site Characterization Report was prepared by IHI Environmental (May 6, 2013) to identify and locate historic mine soils and to draft a remediation plan to submit to the State Department of Environmental Quality as part of the Voluntary Cleanup Program.

Conclusions of Law

1. The amended MPD, as conditioned, complies with all requirements outlined in the applicable sections of the Land Management Code, specifically Chapter 6- Master Planned Developments Section 15-6-5 as stated in Exhibit A, March 23, 2011 Planning Commission Staff Report.

2. The amended MPD, as conditioned, is compatible with surrounding structures in use, scale, mass, and circulation.

3. The amended MPD, as conditioned, is consistent with the Park City General Plan.

4. The amended MPD, as conditioned, is consistent with the Park City Heights Annexation Agreement in terms of uses, density, housing types, site plan, affordable housing, open space, trail connections, road and intersection improvements, interconnectivity within the neighborhood, and provided neighborhood amenities.
5. The amended MPD, as conditioned, strengthens and enhances the resort character of Park City by providing a residential neighborhood of mixed housing types and prices connected by trails to parks, schools, recreation facilities, employment centers, medical facilities, and commercial areas and that is buffered by larger interconnected areas of open space that preserve entry corridor views of the resort areas and provide wildlife movement corridors.
6. The amended MPD, as conditioned, is Compatible in use, scale and mass with adjacent properties, and promotes neighborhood Compatibility.
7. The amended MPD provides amenities to the community so that there is no net loss of community amenities in that trail improvements, parkland, affordable housing, potential for neighborhood support daycare/commercial are provided, and remediation of historic mine soils on the site will be undertaken at a benefit to the community at large.
8. The amended MPD is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed. Additional affordable house, above that required is provided within the neighborhood.
9. The amended MPD has been designed to place Development on the most Developable Land and preserves significant features and vegetation to the extent possible. Seventy percent of the property remains in open space, with much of the undeveloped land containing significant vegetation and characterized by steeper slopes, visible hillsides, and sensitive ridgeline areas.
10. The amended MPD promotes the Use of non-vehicular forms of transportation through the pedestrian friendly site design and by providing trail connections, sidewalks, access to the Rail Trail, and easy access to parks and open space areas.
11. The MPD and MPD amendments have been noticed and public hearings held in accordance with the LMC.

Conditions of Approval

1. All standard project conditions shall apply (Attached).
2. A final subdivision plat for each phase, or sub phase, of development shall be submitted for review by the Planning Commission and City Council and shall be recorded prior to issuance of building permits for individual units within that plat. The plats shall be consistent with the LMC, preliminary plat and the PC Heights site plan and documents reviewed and approved by the Planning Commission during the MPD approval. Final street design, including final cut and fill calculations and limit of

disturbance areas, shall be submitted with all final subdivision plats to be reviewed and approved by the Planning Commission during final subdivision review. Off-street guest parking areas shall be identified on the final plats.

3. A limit of disturbance area (LOD), maximum building footprint and/or house size limitation and a setback requirement table for the lots shall be included on the final plats consistent with the Park City Heights Design Guidelines.

4. A note shall be added to the final plats stating that a landscape plan shall be submitted for City review and approval for each lot, prior to building permit issuance for that lot.

5. A note shall be added to the final plats stating that all units (including all deed restricted units) shall be constructed to, National Association of Home Builders National Green Building Standards Silver Certification (or other equivalent Green Building certification approved by the Planning Director) OR reach LEED for Homes Silver Rating (minimum 60 points). Green Building Certification or LEED rating criteria to be used shall be those applicable at the time of the building permit submittal.

In addition to meeting Green Building or LEED for Homes checklists and in order to achieve water conservation goals, each house must either: 1) achieve at a minimum, the Silver performance Level points within Chapter 8, Water Efficiency, of the National Association of Home Builders National Green Building Standards; OR 2) achieve a minimum combined 10 points within the 1) Sustainable Sites (SS2) Landscaping and 2) Water Efficiency (WE) categories of the LEED for Homes Checklist. Points achieved in these resource conservation categories will count towards the overall score.

Third party inspection will be provided. An industry standard Third Party inspector shall be mutually agreed upon by the Chief Building Official and the applicant prior to building permit issuance.

6. A final landscaping and irrigation plan for common areas shall be submitted with the final plats for each phase. Entry and perimeter landscaping shall be completed within six (6) months of issuance of the first building permit, weather and ground conditions permitting. Other Project landscaping, shall be completed within nine (9) months of issuance of 50% of building permits or within six (6) months of any individual Certificate of Occupancy. Landscaping materials and irrigation shall comply with the requirements of the Annexation Agreement, including the Water Agreement, and the Park City Heights Design Guidelines.

7. All exterior building materials, colors and final design details must comply with the approved Park City Heights Design Guidelines and shall be approved by staff prior to building permit issuance.

8. All exterior lighting, including any street and/or path lighting shall be designed to limit the trespass of light into the night sky as much as possible and shall conform to the LMC Sections 15-5-5-(I) and 15-3-3(c) and the Park City Heights Design Guidelines.

9. All exterior lighting, with the exception of bollard lighting at the park shall be privately maintained.

10. A Construction Mitigation Plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any grading or building permits. The CMP shall address construction phasing, staging, storage of materials, circulation and traffic, parking, service and delivery, re-vegetation of disturbed areas, temporary signs and construction lighting, hours of operation, dust and mud control, storm water management, and other items as may be required by the Building Department. The immediate neighborhood and community at large shall be provided notice at least 24 hours in advance of construction work impacting private driveways, street closures, and interruption of utility service. The CMP shall include a site and landscape plan for the sales office building (either within the clubhouse or within a finished unit) to address landscaping, lighting, and parking for the sales office. Construction Mitigation Plans shall provide mitigation measures for traffic delays and potential detours, short term access and private driveway blockage, increased transit time, parking inconveniences, and other impacts on the adjacent neighborhoods and to the community in general.

11. The CMP shall address disposal and treatment of all excavated materials. The capping of exposed soils within the City's Soils Ordinance Boundary is subject to all applicable regulations and requirements of the Park City Soils Ordinance Title 11, Chapter 15- Park City Landscaping and Maintenance of Soil Cover. A detailed Limit of Disturbance (LOD) plan shall be submitted as part of the CMP. The Limits of Disturbance for the entire site shall be minimized to the greatest extent possible, using best construction practices, and shall include the use of additional low retaining walls and steeper slopes to prevent unnecessary disturbance of native vegetation.

12. A construction recycling area and an excavation materials storage area shall be provided within the development to reduce the number of construction trips to and from the development. This condition applies at a minimum to the first two phases of development and may be waived for subsequent phases of development upon request by the applicant and upon review by the Planning, Building, and Engineering Departments.

13. A storm water run-off and drainage plan shall be submitted with the building plans and approved prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm water Best Management Practices. Post development drainage shall not exceed pre-development drainage conditions and special consideration shall be made to protect the wetlands delineated on and adjacent to the site.

14. Maintenance of sidewalks (including, without limitation, snow removal), trails, lighting, and landscaping within the rights-of-way and common areas, with the exception of the Public Park and public trails, shall be provided by the HOA, unless otherwise agreed upon by the City Council. Language regarding ownership and maintenance of the open space and common areas shall be included on the final subdivision plats.

15. A financial guarantee, in a form and amount acceptable to the City and in conformance with the LMC Subdivision Regulations, for the value of all public improvements, pedestrian amenities and trails, sidewalks, bus stop amenities, landscaping (including landscaping to re-vegetate and re-landscape areas disturbed by construction related to the MPD) to be completed according to the final approved plans shall be provided to the City prior to building permit issuance for new construction within each phase of construction. All public improvements shall be completed according to City standards and accepted by the City Council prior to release of this guarantee.

16. Final utility plans, consistent with preliminary utility plans reviewed by the Planning Commission during the MPD review, shall be submitted with the final subdivision plats. Utility plans shall be reviewed by the Interdepartmental staff members and the utility service providers as the Development Review Team. Utilities for the MPD shall be placed underground.

17. The City Engineer shall review and approve all associated utility and public improvements plans (including streets and sidewalks, grading, drainage, trails, public necessity signs, street signs and lighting, and other required items) for compliance with the LMC and City standards as a condition precedent to final subdivision plat recordation. This shall include phasing plans for street construction to ensure adequate fire turn-around that minimize disturbance of native vegetation. Due to expansive soils in the area, grading and drainage plans shall include a comprehensive lot drainage plan for the entire phase of each final subdivision plat.

18. Above ground utility boxes must be shown on the final utility plans. The location of these boxes shall comply with best practices for the location of above ground utility boxes. These boxes shall be located in the most efficient, logical, and aesthetic locations, preferably underground. If located above ground the boxes shall be screened to minimize visual impacts and locations shall be approved by the City Engineer.

19. The Snyderville Basin Water Reclamation District's review and approval of the utility plans and final subdivision plats, for conformance with the District's standards for review, is a condition precedent to plat recordation and building permit issuance.

20. All construction, including grading and trails, within the Park City Soils Ordinance area shall comply with restrictions and requirements of the Park City Soils Ordinance (Municipal Code Title 11, Chapter 15).

21. Trail improvements necessary to connect the Rail Trail to the Hwy 248 tunnel trail on the north side of Richardson Flat Road, as well as the trail connection from the Rail Trail to the public park on the south side of Richardson Flat Road, will likely impact the

wetlands in this area. Precedent to issuance of a building permit for these trails a wetlands impacts and enhancements plan shall be reviewed by the Planning Staff. All required wetlands permits shall be obtained from the required agencies.

22. Mitigation for the disturbance of any wetland areas shall be identified on the trail construction plan and shall include enhancements of wetlands as an amenity feature for users of the trail system.

23. Enhancements to wetland areas and other disturbed areas within the MPD could include but are not limited to educational signs, such as identification of plants and animals, ecological processes, wetlands ecology, and insights into seasonal changes to the landscape; plantings that encourage and/or provide food sources for wildlife; additional on-site water sources; cleanup of degraded areas; and new nesting habitat/bird and small mammal boxes.

24. Lots 89 and 90 of the amended preliminary subdivision plat have been shifted to match the trail phasing plan to locate the trail connection on the open space.

25. All construction, including streets, utilities, and structures shall comply with recommendations of the June 9, 2006, Geotechnical Study for the Park City Heights Development provided by Gordon, Spilker Huber Geotechnical Consultants, Inc. Special construction methods, removal of unsuitable soils, and other mitigation measures are recommended in the Study. Additional soils studies and geotechnical reports may be required by the Building Department prior to issuance of building permits for streets, utility installation, and structures.

26. A detailed review against the Uniform Building and Fire Codes in use at the time of building permit submittal is a condition precedent to issuance of full building permit.

27. Fire protection and emergency access plans shall be submitted prior to the issuance of any building permits and shall be consistent with applicable building and fire codes and shall take into consideration the recommendations of the Fire Protection Report (March 2011). The fire protection plans shall include any required fire sprinkler systems and landscaping restrictions within the Wildland interface zones. The plans shall ensure that Park City's ISO rating is not negatively affected by the development.

28. A limit of disturbance area shall be identified during the building permit review and construction fencing will be required to mitigate construction impacts. Silt fencing is required during construction in areas where run-off and construction may impact adjacent wetlands, water ways, and undisturbed areas as determined by the Building Department.

29. Trail easements for all proposed trails in the MPD shall be platted on the final recorded subdivision plats. All trails shall be constructed consistent with the Park City Trails Master Plan and the Snyderville Basin Trails Master Plan. Connections to undeveloped property to the south providing future connections to the Wasatch County shall be consistent with the Wasatch County Trails Plan.

30. Construction of the public park, trails within the first phase, trail connections to the Rail Trail on both the north and south sides of Richardson Flat road, as described in the findings, and other neighborhood amenities associated with the first phase, shall commence upon issuance of the 40th building permit for Phase I (as described in the Annexation Agreement) and shall be complete within 9 months from commencement of construction, unless otherwise directed by City Council. In subsequent phases, trails, amenities, and other improvements shall be completed prior to issuance of 50% of the certificates of occupancy for the units within that phase, or as otherwise stated in the Development Agreement.

31. The neighborhood public park shall be developed in accordance with standards set forth and required by the City Council, Recreation Advisory Board and city standards. A minimum area of 100 by 80 yards shall be initially free from fixed improvements until final field design is approved or further conditioned at subdivision approval. The park will include bathrooms in the club house with exterior access for park users.

32. An Affordable Housing Plan, consistent with the Park City Heights Annexation Agreement and as required by LMC Section 15-6-5 (J), shall be reviewed by the Planning Commission and a recommendation shall be forwarded to the Park City Housing Authority. The Park City Housing Authority shall approve the final Park City Heights Affordable Housing Plan prior to issuance of any building permits for units within the MPD.

33. As a condition precedent to receiving a certificate of occupancy for any market rate unit the City shall be provided with proof of compliance with the approved Affordable Housing Plan.

34. A master sign plan for the neighborhood shall be submitted, reviewed for compliance with the Park City Sign Code, and approved by the City, as a condition precedent to issuance of any individual sign permits.

35. No sound barrier walls or structures along Hwy 40 are permitted within the MPD. To the extent sound mitigation measures are utilized within the MPD, such measures shall be limited to landscaping and berms, energy efficient housing design and insulation, and sound mitigation constructed as part of the design of the dwelling units and shall be reviewed by the Planning Department for compliance with the Design Guidelines.

36. Approval of this Master Planned Development is subject to LMC Chapter 6- Master Planned Developments and shall expire on October 26, 2014, unless Construction, as defined by the Uniform Building Code, has commenced on the project.

37. Pursuant to Section 15-6-4 (G) of the LMC, once the Planning Commission has approved an MPD, the approval shall be put in the form of a Development Agreement. The Development Agreement must be ratified by the Planning Commission within 6 months of this approval. The Development Agreement shall be signed by the Mayor on behalf of the City Council and recorded with the Summit County Recorder.

38. The Park City Soils Boundary shall be identified on the final plats (if applicable).
39. Timing of completion of all required items and public benefits shall be further described and stated in the Development Agreement.
40. No through roads may be provided through the Park City Heights MPD to the Deer Valley MPD subdivisions.
41. A re-vegetation plan for all disturbed areas (existing and newly disturbed) that are not landscaped with finished landscaping shall be submitted with the final road and utility plans for each phase. Re-vegetation of all disturbed areas within Phase One, that are not planned to be landscaped with finished landscaping, such as road and utility installation, soil remediation, other existing disturbed areas, shall be completed prior to issuance of the 28th certificate of occupancy for the Park City Heights MPD. If this area is used as a construction staging, construction recycling area, and excavated materials storage area, a new construction staging area will need to be approved by the Planning Department for the remainder of Phase I and for subsequent phases and shall be re-vegetated in a like manner with the issuance of certificates of occupancy for the final units in the respective phase.
42. Noxious weeds shall be managed per the Summit County noxious weeds ordinances during construction and in perpetuity by including regulations in the CMP, Design Guidelines, and CCRs.
43. One additional site visit was required by certified biologists during May or June 2011 to: a) validate the observations of the preliminary biological report and, b) to further study and identify wildlife movement corridors, evidence of species of high public interest (Elk, Moose, Deer, and other small mammals), locations of den or nesting sites, and any areas of high native species diversity. The report, provided to the Planning Department by Logan Simpson Design Inc. on July 7, 2011, included additional recommendations on mitigating impacts of the development on wildlife and wildlife corridors. The report was provided to the Planning Department on July 7, 2011.
44. Clearing and grubbing of vegetation and soils shall be minimized from April through July to avoid disturbance of nesting birds, unless a detailed search for active nests is conducted and submitted to the Planning Director for review by a certified wildlife biologist and any active nests are protected during construction
45. Left blank intentionally.
46. Due to the visual exposure of these lots on the minor ridge, as a condition precedent to building permit issuance for construction of a house on the western perimeter lots, namely Lots 23, 24, 30, 31, 66, 67, 76 and 77 of the preliminary subdivision plat prepared by Ensign and dated 1/17/11, a conditional use permit shall be obtained if

proposed building heights are greater than 28 feet. Lots 23, 24, 30, 31, 66 and 67 have been moved down the hill farther away from the minor ridge as much as possible and the concern for visual exposure is lessened with the revised plan. Lots 76 and 77 remain the same.

47. The applicants shall approach the adjacent property owner to the west to explore a mutually agreeable plan for incorporating the parcel into the Park City MPD and transferring density to the Park City Heights neighborhood in exchange for open space designation of this highly sensitive and visible parcel of land and the potential to relocate the upper western cul-de-sac to a less visible location.

48. All work within the Rail Trail ROW requires review by and permits issued by the Utah State Parks/Mountain Trails Foundation, in addition to the City. The Rail Trail shall remain open to pedestrians during construction to the extent possible.

49. High energy use amenities, such as snow melt systems, heated driveways, exterior heated pools and fireplaces, shall require energy off-sets and/or require the power to be from alternative energy sources, as described in the Park City Heights Design Guidelines.

50. All conditions, requirements, and stipulations of the Park City Heights Annexation Agreement and Water Agreement continue to apply to this MPD.

51. The final MPD phasing plan shall be consistent with conditions of the Water Agreement as to provision of public services and facilities.

52. All transportation mitigation requirements, as stated in the Annexation Agreement, continue to apply to this MPD.

53. The Applicant must meet all applicable bonding requirements.

54. Bus shelters on both the north and south sides of Richardson Flat Road shall be constructed within 60 days of issuance of the 40th certificate of occupancy. The shelter design and location shall be approved by the City Planning, Engineering, Building, and Transportation Departments and shall include a sign with the phone number of the Park City Bus service dial-a-ride. Information regarding the dial-a-ride service shall be posted within the shelters.

55. Sheet c4.0 (LOD Erosion Control Plan) shall be amended as follows: Note 1 shall read that the LOD for roadways is not to extend beyond 3' from the cut/fill limits as shown on the plan. Note 2: A 4 to 6 foot engineered wall shall be used in areas outside the limits of future home and driveway construction and where proposed cut/fill is in excess of 10' vertical as measured from the top back of curb to cut/fill catch point. Note 3: Proposed retaining walls shall not exceed 6 feet where they are necessary. A system of 4' to 6' walls with no individual wall exceeding 6', (i.e. tiered walls) may be used. The walls shall be separated by a 3' landscaped area from top back of lower wall to toe of upper wall. Note 4: Exceptions to these standards may be granted by the Planning

Commission at the time of final subdivision plat review as necessary to minimize overall total disturbance.

56. House size limitations for all lots within the MPD shall be identified in the Design Guidelines subject to further appropriate reduction if found necessary during the final subdivision plat process, taking into consideration the size of the lots, visibility of the lots from the LMC Vantage Points, solar access of adjacent lots, onsite snow storage, and ability to achieve LEED for Homes Silver rating to meet the applicable standards of LMC 15-7.3-3.

Nothing herein shall preclude the applicant from proposing alternative methods of mitigation. Specifically, and without limitation, the Design Guidelines shall provide that house sizes of the Homestead lots shall be no greater than the following: (as delineated below by lot numbers per the preliminary plat prepared by Ensign and dated 1/17/11)

Lots 58 thru 66- 4000 square feet
Lots 130 thru 154- 4000 square feet
Lots 163 thru 164- 4000 square feet
Lots 70 thru 72- 5000 square feet
Lots 105 thru 129- 5000 square feet
Lots 155 thru 156- 5000 square feet
Lots 77 thru 98- 6000 square feet

The Design Guidelines shall reflect a preference for smaller homes consistent with (a) “best practices” in sustainable design and development to address the materials and energy impacts of larger homes and (b) the historic pattern of residential development in Old Town.

57. The Park City Heights Design Guidelines were approved by the Planning Commission prior to ratification of the Development Agreement by the Planning Commission and shall be used to review all activity and permits for compliance with the MPD.

58. The Park City Heights Design Guidelines are an integral component of the Park City Heights MPD and substantive amendments to the Design Guidelines require Planning Commission approval. Minor amendments shall be reviewed by the Planning Director for consideration and approval.

59. Adequate snow storage easements, as determined in consultation with the Park City Public Works, will be granted to accommodate for the on-site storage of snow. Snow storage shall not block internal pedestrian sidewalks and circulation trails. Removal of snow from the Park City Heights MPD is discouraged with the final decision to haul snow from this area to be made by the City’s Public Works Director. The soil repository shall not be utilized for snow storage. Stormwater detention areas to the west of the designed repository shall be allowed to be utilized for snow storage as well as stormwater.

60. To further encourage non-vehicular transportation, trail maps will be posted in the clubhouse for the benefit of future residents. There will also be a ride-share board located within the clubhouse that residents may utilize in order to plan carpooling which will further limit trips from the development. The dial-a-ride phone number shall be posted at the ride-share board. The HOA shall post information and consider a bike-share program.

61. The Park City Heights Design Guidelines and CCRs shall include information related to the history of the site and Quinn's Junction region.

62. All transportation mitigation elements, as required by the Park City Heights Annexation Agreement (July 2, 2010) continue to apply to this MPD. The Applicants, as required by the Annexation Agreement, shall complete, with the first Phase (first 90 UEs) of the MPD (as described in the Annexation Agreement), the SR248/Richardson Flat intersection improvements with all required deceleration and acceleration lanes; and shall include the required infrastructure (fiber optic, control boxes, computer links, etc.) to synchronize this traffic signal with the UDOT coordinated signal system on SR 248, within the Park City limits at the time of this MPD. At the time the traffic signal is installed, the Applicants shall request in writing that UDOT fully synchronize signals along SR 248, with supporting data as applicable. Required improvements to Richardson Flat Road, including 5' wide bike lanes, as stated in the Annexation Agreement, shall be complete with the first Phase (first 90 UEs) of the MPD. The cost sharing methodology between the Applicants and any assigns, for these mitigation elements, shall be detailed in the Park City Heights Development Agreement. The Applicant shall provide an annual assessment of traffic counts and bus needs generated by the MPD for five (5) consecutive years following issuance of the first certificate of occupancy. The applicants shall participate with the City to conduct an annual assessment, which shall include peak period counts of both summer and winter traffic in the vicinity of the SR 248/Richardson Flat Road intersection, and submit such to UDOT. This information shall be coordinated with best available UDOT data and analysis. This assessment shall be incorporated into ongoing Park City Transportation Master Plan and the Park City Transit planning efforts with UDOT. This information shall be presented annually to the Planning Commission in conjunction with an update of the City Transportation Master Plan.

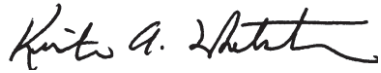
63. Prior to commencing any work to remediate metals impacted soils, a copy of the Utah Department of Environmental Quality approved remediation plan, prepared as part of the Utah Voluntary Clean-Up Program (VCP), shall be provided to the City.

64. The results and report of the soils investigation work prepared by IHI Environmental May 6, 2013) that identifies and locates historic mine soils, and the remediation plan submitted to and approved by the State Department of Environmental Quality as part of the Voluntary Cleanup Program, shall be provided to the Building Department prior to issuance of any building permits for development of streets, utilities, lots, trails, parks, and all construction that requires disturbance of soil.

65. The applicants stipulate to a condition that a disclosure regarding the developer's participation in the Voluntary Clean-up Program and receipt of certificate of completion shall be included in the CCRs.

If you have any questions or concerns regarding this letter, please do not hesitate to call me at 435-615-5066.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirsten A. Whetstone". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kirsten A. Whetstone, MS, AICP
Senior Planner

File

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: PARK CITY STANDARDS & SPECIFICATIONS, THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT. FOR THIS PROJECT, ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SURFACE, TRENCH EXCAVATION, BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH AN ON-SITE GEO-TECHNICAL ENGINEER & SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BEDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS, WET DOWN DIRT MATERIALS, & RESOLVE DUSTING TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 6" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.
10. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW VERTICAL CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
11. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
12. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
13. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS. IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
14. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
15. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
17. CONTRACTOR TO LOCATE AND POthOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON- OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR WILL VERIFY THE LOCATION OF ALL UTILITIES BY FIELD SURVEY AND A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POthOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
18. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST AND TO THE WRITTEN SATISFACTION OF THE LAND OWNER.
19. CONSULT A LOT OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
20. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE AND TACKED.
21. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
22. CONTRACTOR SHALL, AT THE TIME OF BEDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBLE FOR AN AMOUNT REQUIRED BY THE OWNER.
23. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL TEMPORARY WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULAR AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
25. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
26. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PROJECT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
27. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHEN NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION RECORDED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS RECORDED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
28. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL, AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 OR MORE FEET OR EXCAVATIONS 4 FEET OR MORE IN DEPTH. THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 61 - EXCAVATIONS AND SECTION 49 - TRENCHES, ALONG WITH ANY LOCAL, CODES OR ORDINANCES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
31. ASPHALT BID DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT-OF-WAY.
32. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
33. A LUPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.
34. RECORD DRAWINGS SHALL BE FORMATTED PER PDAC REQUIREMENTS.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM THEIR OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, PARK CITY, SUTTERVILLE BASIN AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: INTERNATIONAL PLUMBING CODE, UTAH DRAINING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW UTILITY TRENCHES WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE, INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF CITY-PROVIDED INFORMATION AND ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 4:00-4:45 P.M. 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS, SECTION 0730 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS 4 INCHES.
6. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL FINE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
7. ALL WATER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH PARK CITY STANDARD SPECIFICATIONS AND ALL APPLICABLE APWA, UPWS, ASTM, AWWA & APWA SPECIFICATIONS.
8. BACKFLOW PREVENTERS ARE REQUIRED ON ALL IRRIGATION AND FIRE SPRINKLING TAPS.
9. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINISH GRADE PER FINISH PARK CITY STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER FINISH AND FINISH CITY STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
10. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING OR AFTER CONSTRUCTION.
11. CONTRACTOR TO LOOP NEW WATER LINE BELOW GRAVITY UTILITIES IF CONFLICT DOES OCCUR (NOTIFY ENGINEER OF ALL CONFLICTS).
12. ALL DEBRIS ARE TO BE CLEARED OUT OF ALL STORM DRAIN BOXES, CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS REQUIRED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TART OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO GRADED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DRY WEATHER CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES ADEQUATE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY EXPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET. EDGE TO EDGE, FROM THE WATER LINES. MAINTAIN 18" MINIMUM CLEARANCE BETWEEN ALL WATER & SEWER CROSSINGS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATER/PIPE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NON-METALLIC PIPE.
20. WORK ON THE WATER SYSTEM SHALL NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS RECEIVED FROM THE DIVISION OF DRINKING WATER.
21. INSTALL WATER LINE PER APWA STANDARDS 0801-05 & 0308-056-1 (1) OPERATION AND MAINTENANCE.
22. CONTRACTOR TO PROVIDE ANSIRMS-CERTIFIED MATERIAL AND COMPONENTS WHICH MAY BE USED IN CONTACT WITH DRINKING WATER AS REQUIRED IN R-800-040-020 OPERATION AND MAINTENANCE.
23. CONTRACTOR TO PROVIDE PRESSURE AND LEAKAGE TESTING IN ACCORDANCE WITH APWA STANDARDS C800-89 AS REQUIRED IN R-800-040-1 (7) INSTALLATION OF WATER MAINS.
24. CONTRACTOR TO PROVIDE BEDDING/BACKFILL MATERIAL, SIZE AS REQUIRED IN R-800-040-2 (2) (C) INSTALLATION OF WATER MAINS.
25. PLUS PIPE ENDS DURING CONSTRUCTION AS REQUIRED IN R-800-040-4 (1) INSTALLATION OF WATER MAINS.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPPING TO CONFORM TO CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. BARRICADEING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY OR COUNTY ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR POLICE OFFICIALS.
4. THE CONTRACTOR OR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF 90 CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING, THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY ENGINEER.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROADWAY BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.

SITE PREPARATION

1. PRIOR TO INITIATION OF MAJOR CONSTRUCTION ACTIVITIES, ALL SURFACE VEGETATION, TOPSOIL, ROOT BALLS, SOD, RUBBER, CONSTRUCTION DEBRIS, NON-ENGINEERED FILL, AND ANY OTHER DELETERIOUS MATERIALS MUST BE REMOVED FROM AREAS THAT WILL ULTIMATELY BE STRUCTURALLY LOADED. WE ESTIMATE THAT APPROXIMATELY THREE TO SIX INCHES OF STRIPPING WILL BE NECESSARY TO REMOVE TOPSOIL, WHICH IS DEFINED AS THE SOIL ZONE CONTAINING THE MAJOR ROOT MAT. DEEPER STRIPPING AND GRUBBING MAY BE REQUIRED IN LOCALIZED AREAS. VEGETATION AND OTHER DELETERIOUS MATERIALS SHOULD BE REMOVED FROM THE SITE. STRIPPED TOPSOIL WILL BE UNSUITABLE FOR STRUCTURAL FILL BUT MAY BE STOCKPILED FOR SUBSEQUENT LANDSCAPING PURPOSES.

STRUCTURAL FILL

1. STRUCTURAL FILL IS DEFINED AS ALL FILL THAT WILL ULTIMATELY BE SUBJECTED TO STRUCTURAL LOADINGS, SUCH AS THOSE IMPOSED BY FOOTINGS, FLOOR SLABS, PAVEMENTS, ETC. STRUCTURAL FILL WILL BE REQUIRED AS BACKFILL OVER FOUNDATIONS AND UTILITIES, AND AS REPAIR/REPLACEMENT FILL BENEATH SOME FOOTINGS AND FLOOR SLABS. ALL STRUCTURAL FILL MUST BE FREE OF SOD, RUBBER, TOPSOIL, FROZEN SOIL, AND OTHER DELETERIOUS MATERIALS. STRUCTURAL SITE GRADING FILL IS DEFINED AS FILL PLACED OVER RELATIVELY LARGE OPEN AREAS TO RAISE THE OVERALL GRADE. FOR STRUCTURAL SITE GRADING FILL, THE MAXIMUM PARTICLE SIZE SHOULD GENERALLY NOT EXCEED FOUR INCHES. HOWEVER, OCCASIONAL LARGER PARTICLES, NOT EXCEEDING EIGHT INCHES IN DIAMETER, MAY BE INCORPORATED IF PLACED RANDOMLY IN A MANNER SUCH THAT "HONEYCOMBING" DOES NOT OCCUR AND THE DESIRED DEGREE OF COMPACTION CAN BE ACHIEVED. THE MAXIMUM PARTICLE SIZE WITHIN STRUCTURAL FILL PLACED WITHIN CONFINED AREAS SHOULD GENERALLY BE RESTRICTED TO TWO INCHES.
2. NON-STRUCTURAL SITE GRADING FILL IS DEFINED AS ALL FILL MATERIAL, NOT DESIGNATED AS STRUCTURAL FILL, OR UNSUITABLE MATERIAL, AND MAY CONSIST OF ANY COHESIVE OR GRANULAR SOILS NOT CONTAINING EXCESSIVE AMOUNTS OF DEGRADABLE MATERIAL.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL ON BASE COURSE. THE AREA SHOULD BE PROOF ROLLED TO IDENTIFY ANY SOFT AREAS WHERE SOFT AREAS ARE ENCOUNTERED THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
3. ALL DEBRIS PILES AND DEBRIS SHOULD BE REMOVED AND HAULED AWAY FROM SITE.
4. CONTRACTOR SHALL CONSTRUCT BUILDUP PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
5. CONTRACTOR TO GRADE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON EXISTING STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
7. CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
8. CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS OR TEMPORARY DRAINAGE FACILITIES.
9. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
11. THE CONTRACTOR IS WARNED THAT AN EARTHQUAKE BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
12. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
13. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
14. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL, OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM THE PARK CITY WATER DEPARTMENT.
15. THE CONTRACTOR SHALL MAINTAIN THE STREET'S, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE, AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

EXCAVATION

1. IN BEDROCK CUTS UP TO 12 FEET CAN BE ESTABLISHED WITH SLOPES NO STEEPER THAN ONE-QUARTER HORIZONTAL TO ONE VERTICAL. LOOSE AND RAVELING BEDROCK AND SOILS ARE ANTICIPATED FROM DEEP BEEP CUTS. THEREFORE, THE FACE OF THE DEEPER STEEPER SLOPES MUST BE PROTECTED BY ANCHORING CHAINLINK FENCING FROM THE CREST TO THE TOE. FIELD DATA AND PAST EXPERIENCE IN THE AREA INDICATES EXCAVATIONS IN BEDROCK 5 TO 11 FEET CAN GENERALLY BE ACCOMPLISHED USING HEAVY CONSTRUCTION EQUIPMENT OR A "STRINGER". DRILLING AND BLASTING COULD POSSIBLY BE REQUIRED FOR LOCALIZED DEEPER AREAS (SEE PROJECT GEOTECHNICAL REPORT).
2. ALL EXCAVATIONS MUST BE INSPECTED BY THE PROJECT GEOTECHNICAL ENGINEER. IF ANY SIGNS OF INSTABILITY OR EXCESSIVE SLOUGHING ARE NOTED, IMMEDIATE REMEDIAL ACTION MUST BE INITIATED.

EXCAVATION & ROAD CUT

1. CONTRACTOR SHALL BE REQUIRED TO OBTAIN AN EXCAVATION/ROAD CUT PERMIT FROM SUMMIT COUNTY IN RICHARDSON FLAT ROAD.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION	OC	ON CENTER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	OC&W	ON CENTER EACH WAY
BS	BOTTOM OF PIPE	OS&W	OVERHEAD POWER
BS	BOTTOM OF STEP	PC	POINT OF CURVATURE OR PRESSURE CLASS
BVC	BEGIN VERTICAL CURVE	POC	POINT OF COMPOUND CURVATURE
BW	BOTTOM OF WALL	PI	POINT OF INTERSECTION
C	CURVE	PP	PLASTIC IRRIGATION PIPE
CB	CATCH BASIN	PV	POST INDICATOR VALVE
CO	CLEANOUT	PW	POWER
COMB	COMMUNICATION	PRC	POINT OF REVERSE CURVATURE
CONC	CONCRETE	PRO	PROPOSED
CONT	CONTIGUOUS	PT	POINT OF TANGENCY
D	DAMPER	PVC	POINT OF VERTICAL CURVATURE
DA	DAMETER	PVI	POINT OF VERTICAL INTERSECTION
DIP	DUCTILE IRON PIPE	PVT	POINT OF VERTICAL TANGENCY
EA	EDGE OF ASPHALT	R	RADIUS
EB	EDGE OF BUILDING	R&W	RIGHT OF WAY
ELEC	ELECTRICAL	S	SLOPE
ELEV	ELEVATION	SAW SWR	SANITARY SEWER
EVC	END OF VERTICAL CURVE	SD	STORM DRAIN
EX, EXIST	EXISTING	SEC	SECONDARY WATER
FF	FRESH FLOOR	SE	SEWAGE
FO	FRESH GRADE	SS	SANITARY SEWER
FL	FIRE HYDRANT	STA	STATION
FL	FLOWLINE OR FLANGE	SW	SIDEWALK
OB	GRADE BREAK	TA	TOP OF ASPHALT
GV	GATE VALVE	TBC	TOP BACK OF CURB
HC	HANDICAP	TC	TOP OF CONCRETE
HP	HIGH POINT	TG	TOP OF GRATE
INV	INVERT ELEVATION	TOR	TOP OF FOUNDATION
IR	IRREGULAR	TOP	TOP OF PIPE
K	RATE OF VERTICAL CURVATURE	TOW, TW	TOP OF WALL
LF	LINEAR FOOT OR FEET	TS	TOP OF STEP
LP	LOW POINT	TV	VERTICAL
MH	MANHOLE	UNO	UNLESS NOTED OTHERWISE
MJR	MECHANICAL JOINT	VC	VERTICAL CURVE
MJ	MECHANICAL JOINT	WV	WALL INDICATOR VALVE
NG	NATURAL GROUND	WL	WATER LINE
NO	NUMBER		

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXIST MINOR CONTOURS
	EXIST MONUMENT		EXIST MAJOR CONTOURS
	PRO MONUMENT		PRO MINOR CONTOURS
	EXIST REBAR AND CAP		PRO MAJOR CONTOURS
	SET ENSIGN REBAR AND CAP		EXIST BUILDING
	EXIST WATER METER		PRO BUILDING
	PRO WATER METER		EXIST ASPHALT
	EXIST WATER MANHOLE		PRO ASPHALT
	PRO WATER MANHOLE		EXIST CURB AND GUTTER
	EXIST WATER BOX		PRO CURB AND GUTTER
	EXIST WATER VALVE		EXIST SIDEWALK
	PRO WATER VALVE		PRO SIDEWALK
	EXIST FIRE HYDRANT		BUILDABLE AREA WITHIN SETBACKS
	PRO FIRE HYDRANT		PUBLIC DRAINAGE EASEMENT
	EXIST SECONDARY WATER VALVE		EXIST DITCH FLOW LINE
	PRO SECONDARY WATER VALVE		PRO DITCH FLOW LINE
	EXIST IRRIGATION BOX		EXIST EDGE OF ASPHALT
	EXIST IRRIGATION VALVE		EXIST STRIPING
	PRO IRRIGATION VALVE		PRO STRIPING
	EXIST SANITARY SEWER MANHOLE		EXIST FENCE
	PRO SANITARY SEWER MANHOLE		PRO FENCE
	EXIST SANITARY CLEAN OUT		EXIST STORM DRAIN CLEAN OUT BOX
	EXIST STORM DRAIN CLEAN OUT BOX		PRO STORM DRAIN CLEAN OUT BOX
	EXIST STORM DRAIN INLET BOX		EXIST STORM DRAIN INLET BOX
	EXIST STORM DRAIN CATCH BASIN		EXIST STORM DRAIN CATCH BASIN
	EXIST STORM DRAIN CATCH BASIN		EXIST STORM DRAIN LINE
	EXIST STORM DRAIN COMBO BOX		EXIST STORM DRAIN LINE
	EXIST STORM DRAIN COMBO BOX		EXIST SANITARY SEWER
	EXIST STORM DRAIN CLEAN OUT		EXIST SANITARY SEWER LINE
	EXIST STORM DRAIN CULVERT		PRO SAN. SWR. SERVICE LINE
	EXIST ELECTRICAL MANHOLE		EXIST LAND DRAIN LINE
	EXIST ELECTRICAL BOX		PRO LAND DRAIN LINE
	EXIST ELECTRICAL VAULT		EXIST HIGH PRESSURE WATER LINE
	EXIST TRANSFORMER		EXIST WATER LINE
	EXIST UTILITY POLE		PRO UTILITY WATER SERVICE LINE
	EXIST LIGHT POLE		EXIST SECONDARY WATER LINE
	EXIST GAS MANHOLE		PRO SECONDARY WATER LINE
	EXIST GAS VALVE		EXIST SEC. WATER SERVICE LINE
	EXIST TELEPHONE MANHOLE		EXIST IRRIGATION LINE
	EXIST TRAFFIC SIGNAL BOX		PRO IRRIGATION LINE
	EXIST BOLLARD		EXIST POWER LINE
	EXIST PARKING METER		EXIST GAS LINE
	EXIST SIGN		EXIST TELEPHONE LINE
	PRO SIGN		STRAW WATTLE
	EXIST TREE		TEMPORARY BERM
	DENSE VEGETATION PREVENTION ACCESS FOR ACCURATE SURVEY		TEMPORARY SALT FENCE
	LIMITS OF DISTURBANCE		TEMPORARY SAG INLET PROTECTION
	EXIST WALL		TEMPORARY IN-LINE INLET PROTECTION
	EXIST SPOT ELEVATION		
	PRO SPOT ELEVATION		
	STORM DRAIN PIPE NUMBER		
	EXIST FLOW DIRECTION		

GENERAL NOTES

1. ALL ROADWAY, WATERLINE, AND DRAINAGE IMPROVEMENT WORK SHALL CONFORM WITH PARK CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES 48 HOURS PRIOR TO DIGGING.
3. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE SUTTERVILLE BASIN WATER RECLAMATION DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.



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RICHFIELD
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WWW.ENSIGNUTAH.COM

PROJ. NO.
PROJ. NO. 10000 S., Suite 500

CONTACT
BRAD MACKAY
PHONE: 801-620-8161
FAX:

PARK CITY HEIGHTS

RICHARDSON FLAT ROAD
PARK CITY, UTAH

2013-12-23 REVIEW SET

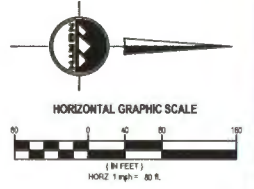
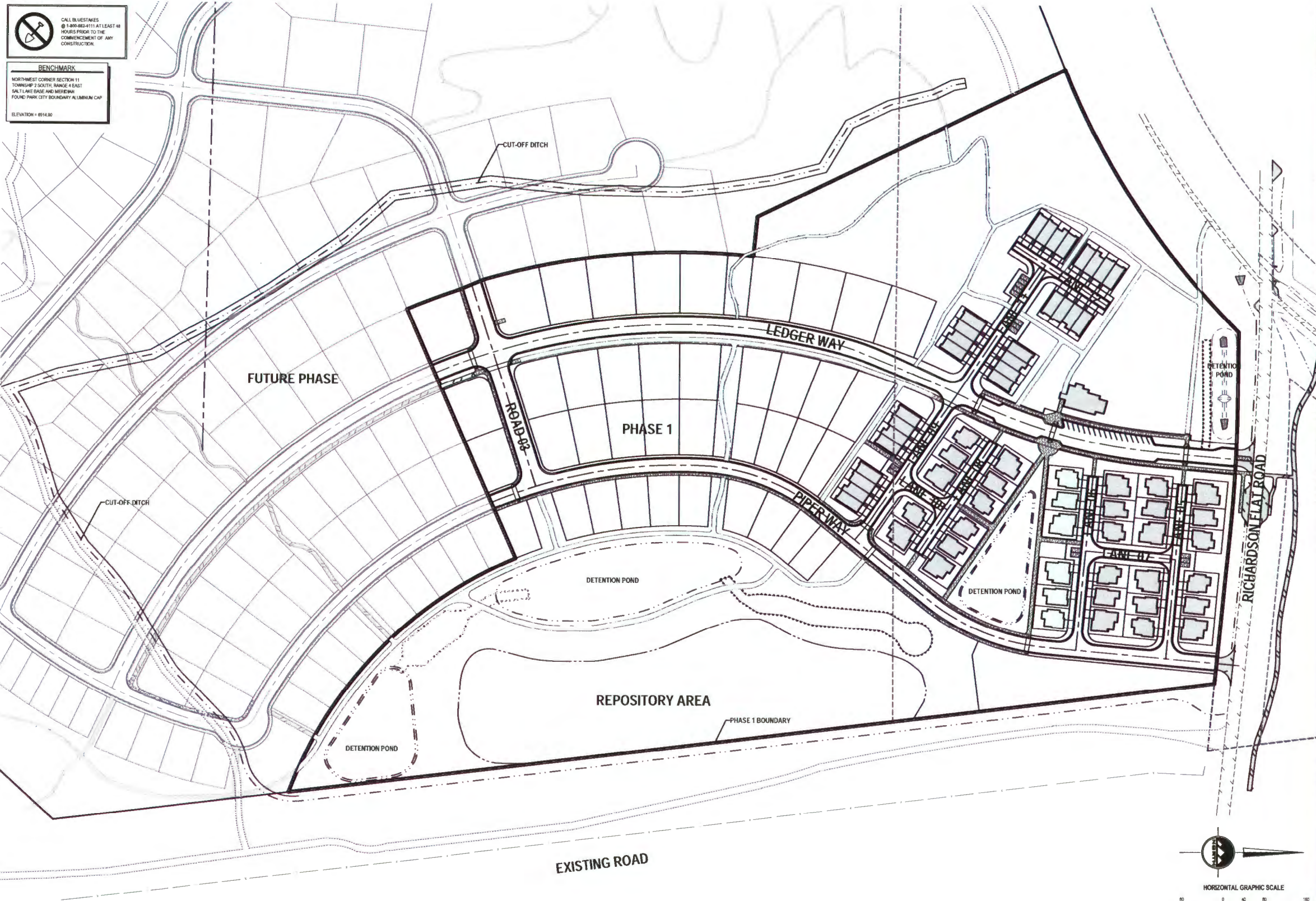
NO.	DATE	BY	FOR REVIEW
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2			
3			
4			
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HOURS PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTHWEST CORNER SECTION 11
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
FOUND PARK CITY BOUNDARY ALUMINUM CAP
ELEVATION = 8514.80





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PHONE: 801-630-6181
FAX:

PARK CITY HEIGHTS

RICHARDSON FLAT ROAD

PARK CITY, UTAH

2013-12-23 REVIEW SET

NO.	DATE	BY OWNER	FOR REVIEW

PHASE 1 SITE PLAN

PROJECT NUMBER	PROJECT DATE
48782	12/23/13

DESIGNED BY	CHECKED BY
J. SMITH	B. MORGAN

PROJECT MANAGER
B. MORGAN

C 1.0

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@ 1-888-862-4111 AT LEAST 48
HOURS PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION

BENCHMARK

NORTHWEST CORNER SECTION 11
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
FOUND PARK CITY BOUNDARY ALUMINUM CAP

ELEVATION = 8814.80

NORTH

HORIZONTAL GRAPHIC SCALE

(IN FEET)
HORIZ 1 inch = 50 ft

ENSIGN

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Fax: 801.255.4449

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878 EAST WOODMAN LANE
SALT LAKE CITY, UTAH 84117

CONTACT:
BRAD MACKAY
PHONE: 801-520-9181
FAX:

PARK CITY HEIGHTS

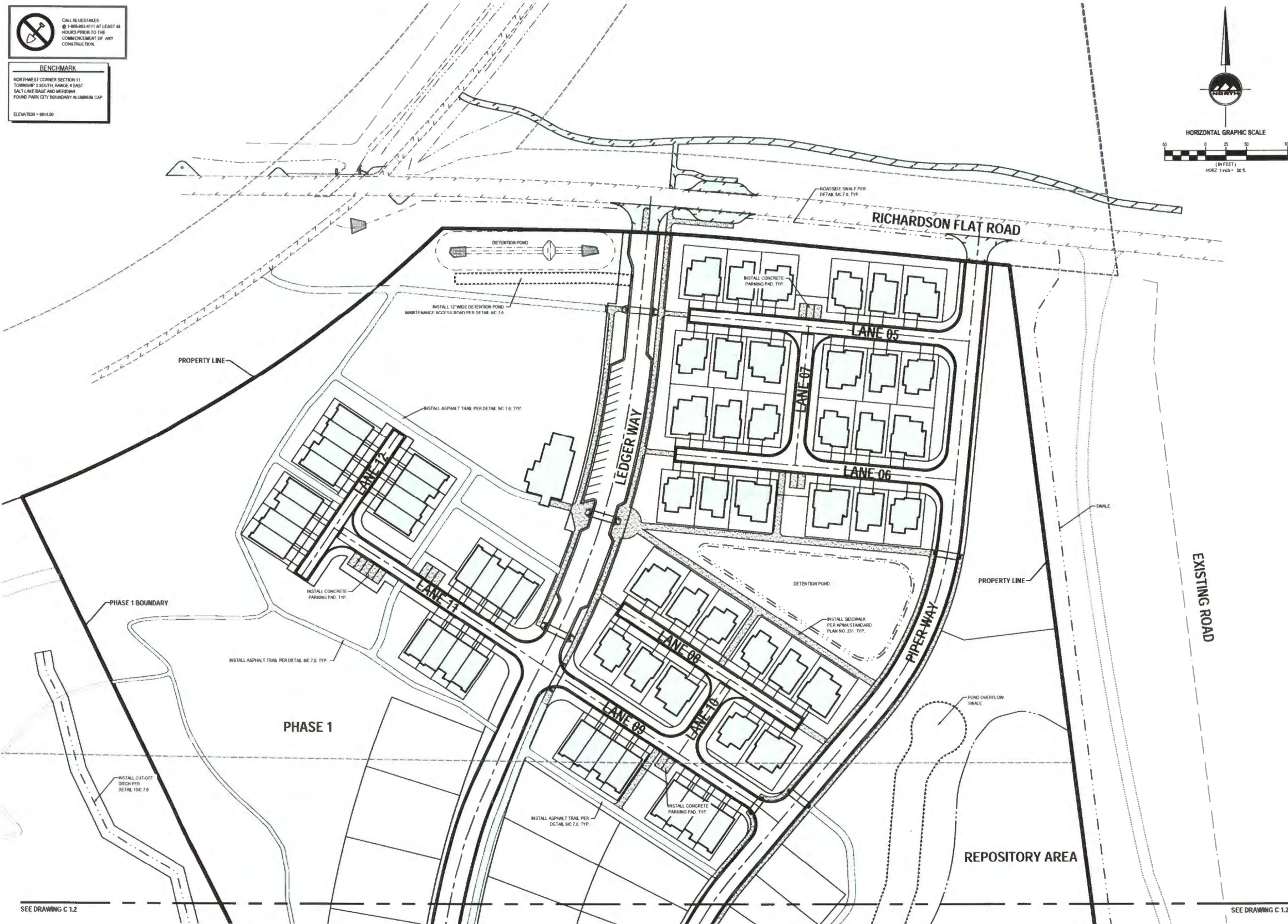
RICHARDSON FLAT ROAD
PARK CITY, UTAH

2013-12-23 REVIEW SET

SITE PLAN

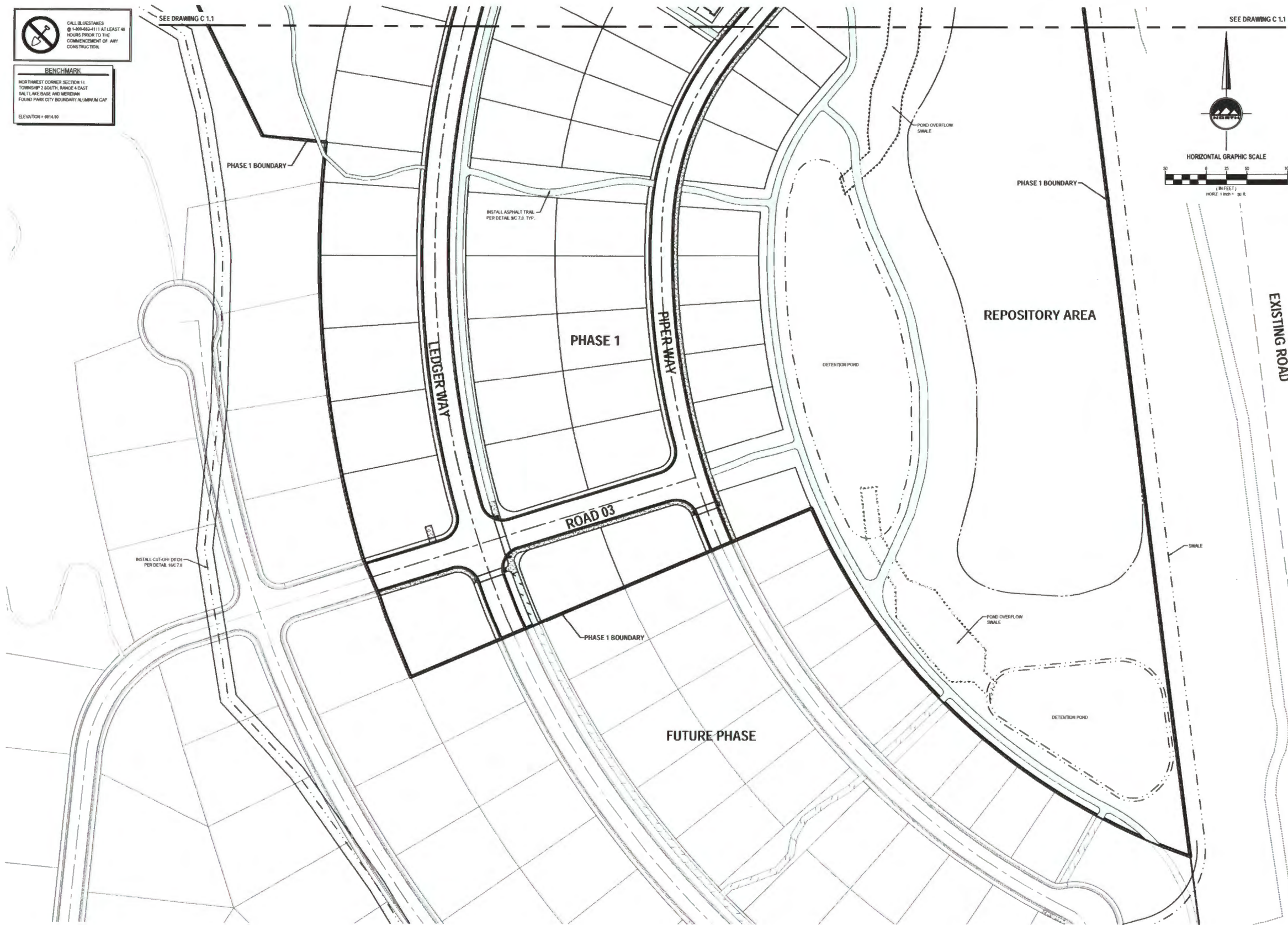
PROJECT: 113380-R	PROJECT DATE: 12/23/13
DRAWN BY: J. SMITH	CHECKED BY: B. MORGAN
PROJECT MANAGER: B. MORGAN	

C 1.1



SEE DRAWING C 1.2

SEE DRAWING C 1.2



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SALT LAKE CITY, UTAH 84117

CONCEPT:
BRAD MCKAY
PHONE: 801-520-4951
FAX:

PARK CITY HEIGHTS

RICHARDSON FLAT ROAD
PARK CITY, UTAH

2013-12-23 REVIEW SET

REV.	DATE	BY	FOR REVIEW
1			
2			
3			
4			
5			

SITE PLAN

PROJECT NUMBER	PROJECT DATE
40780	12/23/13

DRAWN BY	CHECKED BY
J. SMITH	B. MORGAN

PROJECT MANAGER:
B. MORGAN

C 1.2



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BENCHMARK

NORTHWEST CORNER SECTION 11
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASIN AND MIDDLE
FOUNTAIN CITY BOUNDARY ALUMINUM CAP
ELEVATION = 8914.92



HORIZONTAL GRAPHIC SCALE



(IN FEET)
HORIZ 1 inch = 50 ft



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CONTACT:
BRAD MCKAY
PHONE: 801-520-4181
FAX:

PARK CITY HEIGHTS

RICHARDSON FLAT ROAD
PARK CITY, UTAH

2013-12-23 REVIEW SET

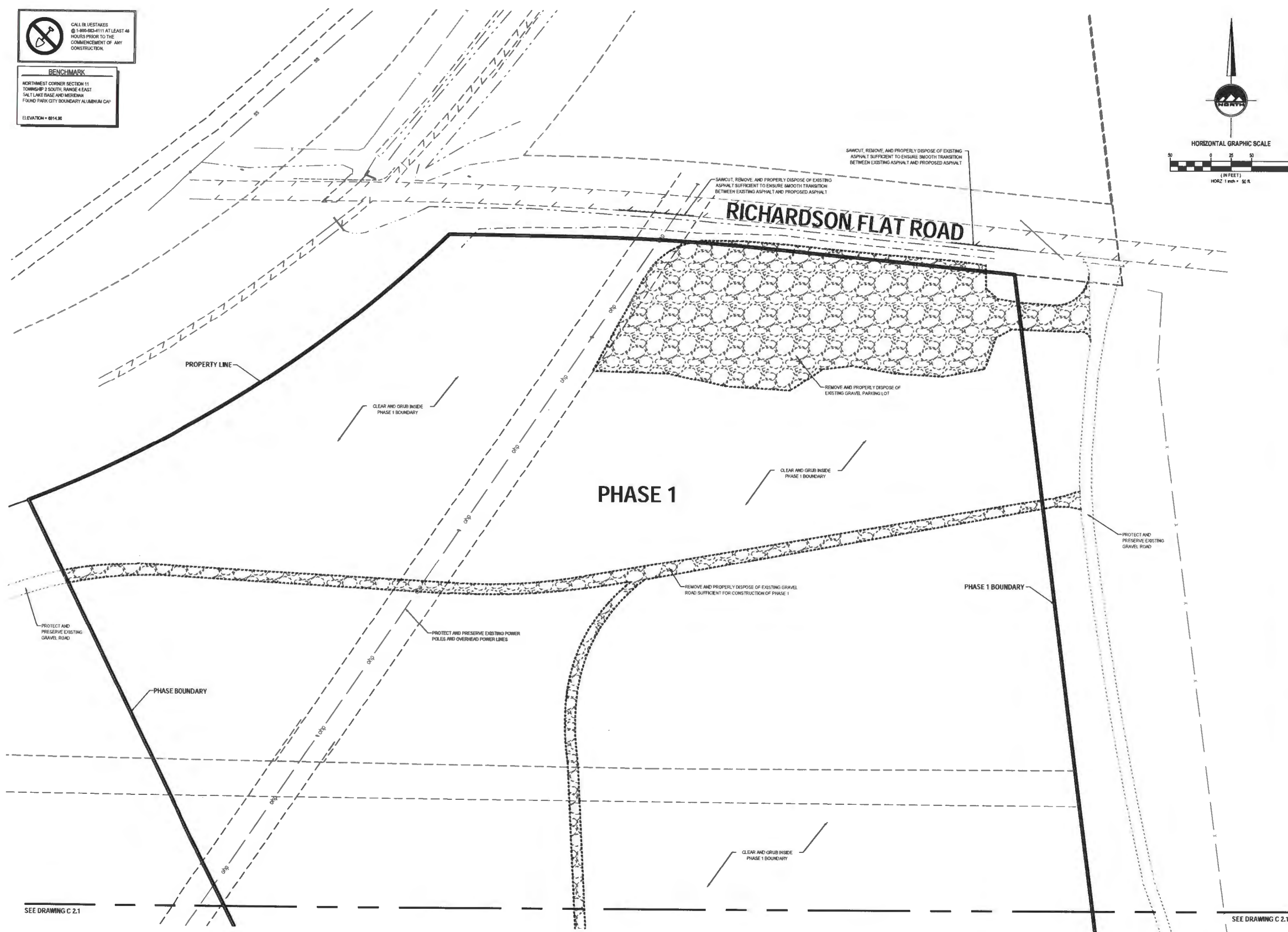
NO.	DATE	BY	FOR REVIEW
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2			
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7			
8			

DEMOLITION PLAN

FILE #	THRESHOLD	PROJECT
4870		1323 13

DESIGNED BY: J. SMITH
CHECKED BY: B. MORGAN
PROJECT MANAGER: B. MORGAN

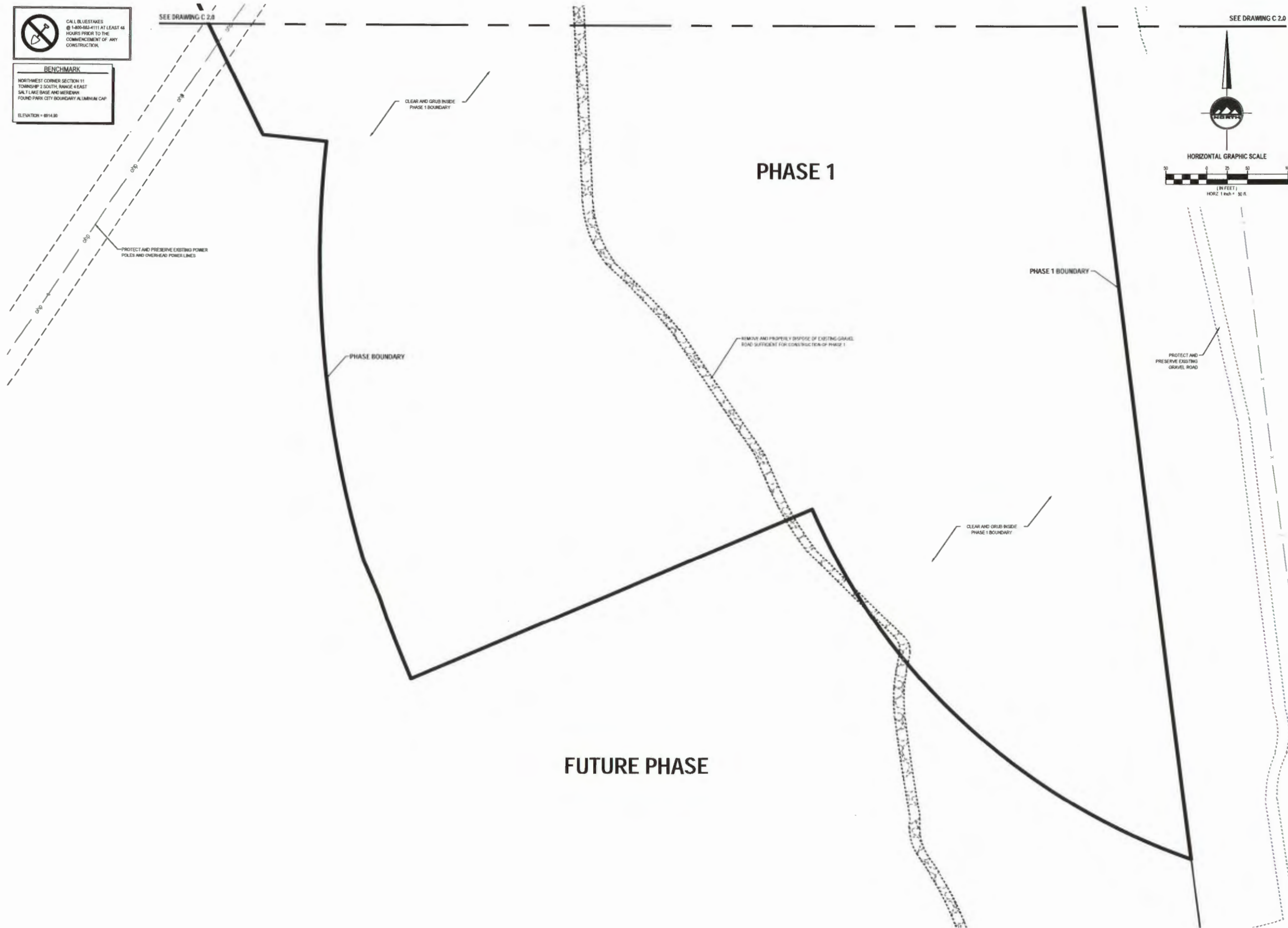
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BENCHMARK

NORTHWEST CORNER SECTION 11
TOWNSHIP 3 SOUTH RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
FOUND PARK CITY BOUNDARY ALUMINUM CAP
ELEVATION = 8914.86



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RICHARDSON FLAT ROAD

PARK CITY, UTAH

2013-12-23 REVIEW SET

NO.	DATE	BY/DESCR	BY
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DEMOLITION PLAN

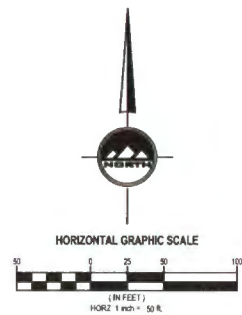
DESIGNED BY 40780 J. SMITH	PROJECT DATE 12/23/13 B. MORGAN
PROJECT MANAGER B. MORGAN	

C 2.1

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BENCHMARK

NORTHWEST CORNER SECTION 11
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SALT LAKE BASIN AND MOUNTAIN
FOUND PARK CITY BOUNDARY ALUMINUM CAP
ELEVATION = 8914.90



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SALT LAKE CITY, UT 84117

CONTACT
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PHONE 801-520-9161
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RICHARDSON FLAT ROAD

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2013-12-23 REVIEW SET

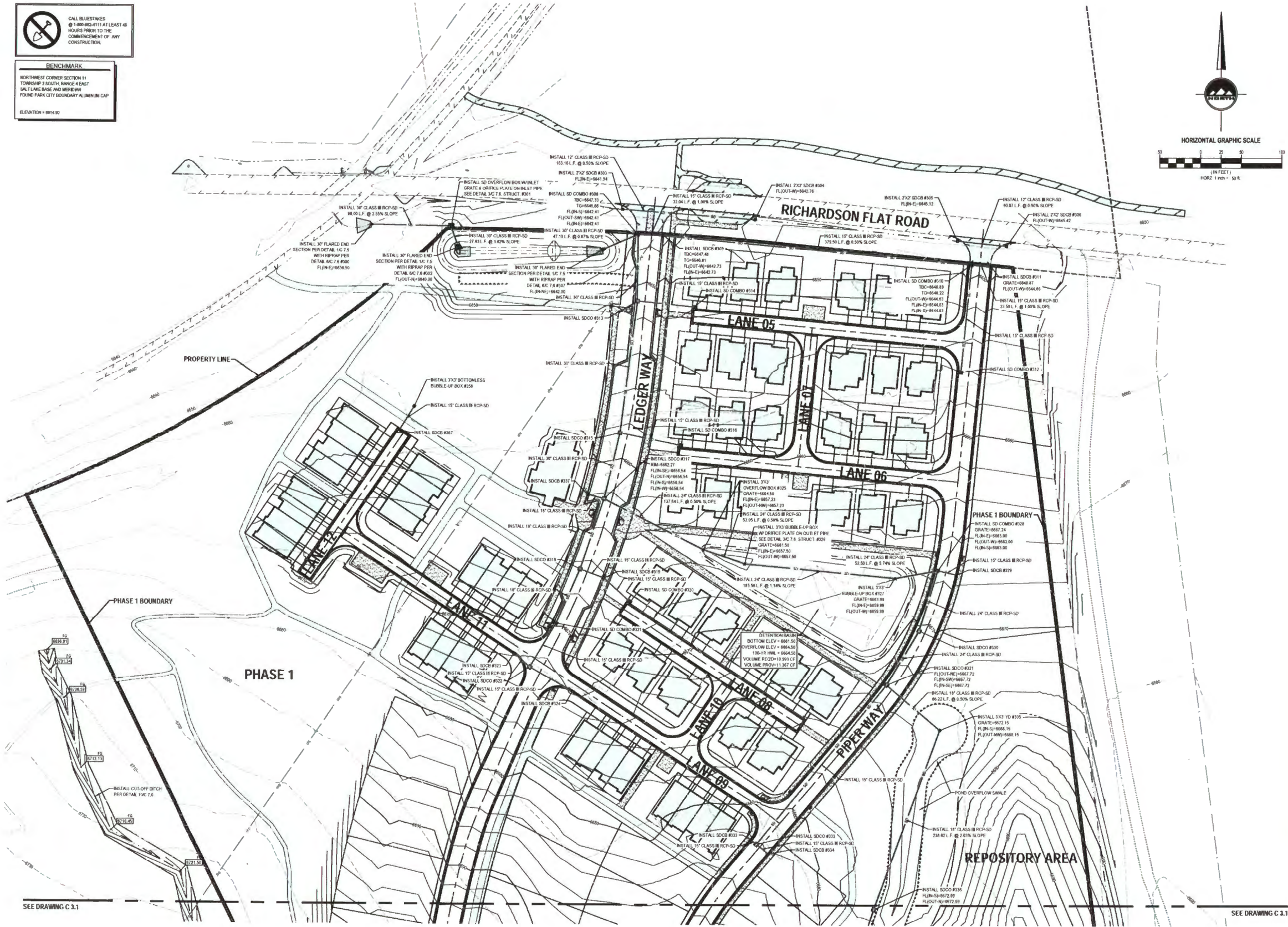
NO.	DATE	REVISION	BY
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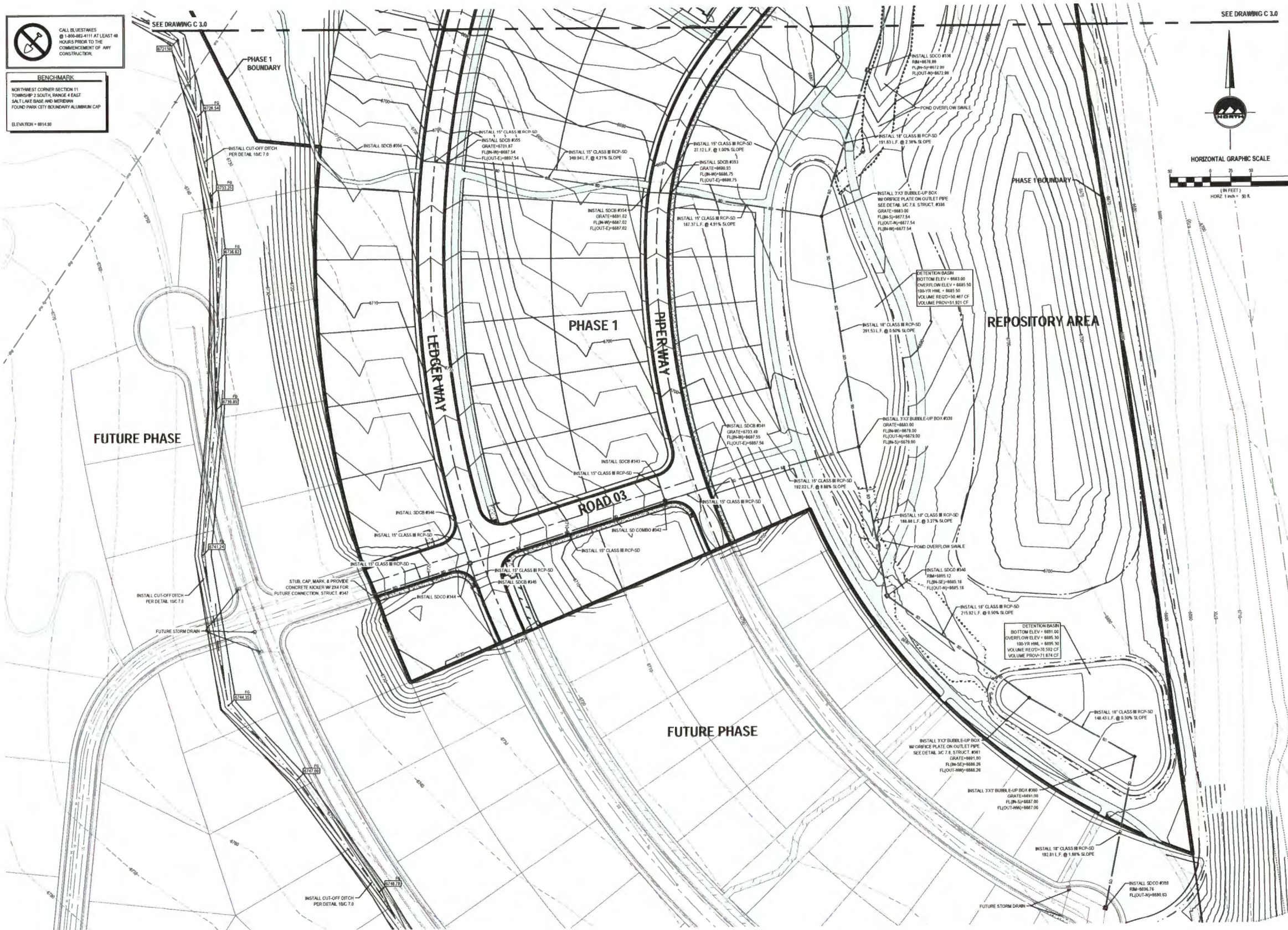
GRADING & DRAINAGE PLAN

DATE	DESIGNED BY	PROJECT NO.
4/27/10	J. SMITH	1223/13

PROJECT MANAGER: B. MORGAN

C 3.0





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578 EAST WOODCROFT LANE
SALT LAKE CITY, UTAH 84117

CONTRACT:
ROAD 03/04/05
PHONE: 801-520-9161
FAX:

PARK CITY HEIGHTS

RICHARDSON FLAT ROAD

PARK CITY, UTAH

2013-12-23 REVIEW SET

REV.	DATE	BY	REVIEW
1	12/23/13	J. SMITH	FOR REVIEW

GRADING & DRAINAGE PLAN

DESIGNED BY: 401702	PROJECT DATE: 12/23/13
CHECKED BY: J. SMITH	PROJECT MANAGER: S. MORGAN

C 3.1

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CONSTRUCTION.

BENCHMARK

NORTHWEST CORNER SECTION 11
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASIN AND MERIDIAN
FOURTH PARK CITY BOUNDARY ALUMINUM CAP
ELEVATION = 8914.89

HORIZONTAL GRAPHIC SCALE

1" = 40' (10 METERS)

0 25 50 75 100

1" = 40' (10 METERS)

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FOR
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978 EAST WOODBURN LANE
SALT LAKE CITY, UT 84117

COMPET
BRAD MACKAY
PHONE 801-420-9181
FAX

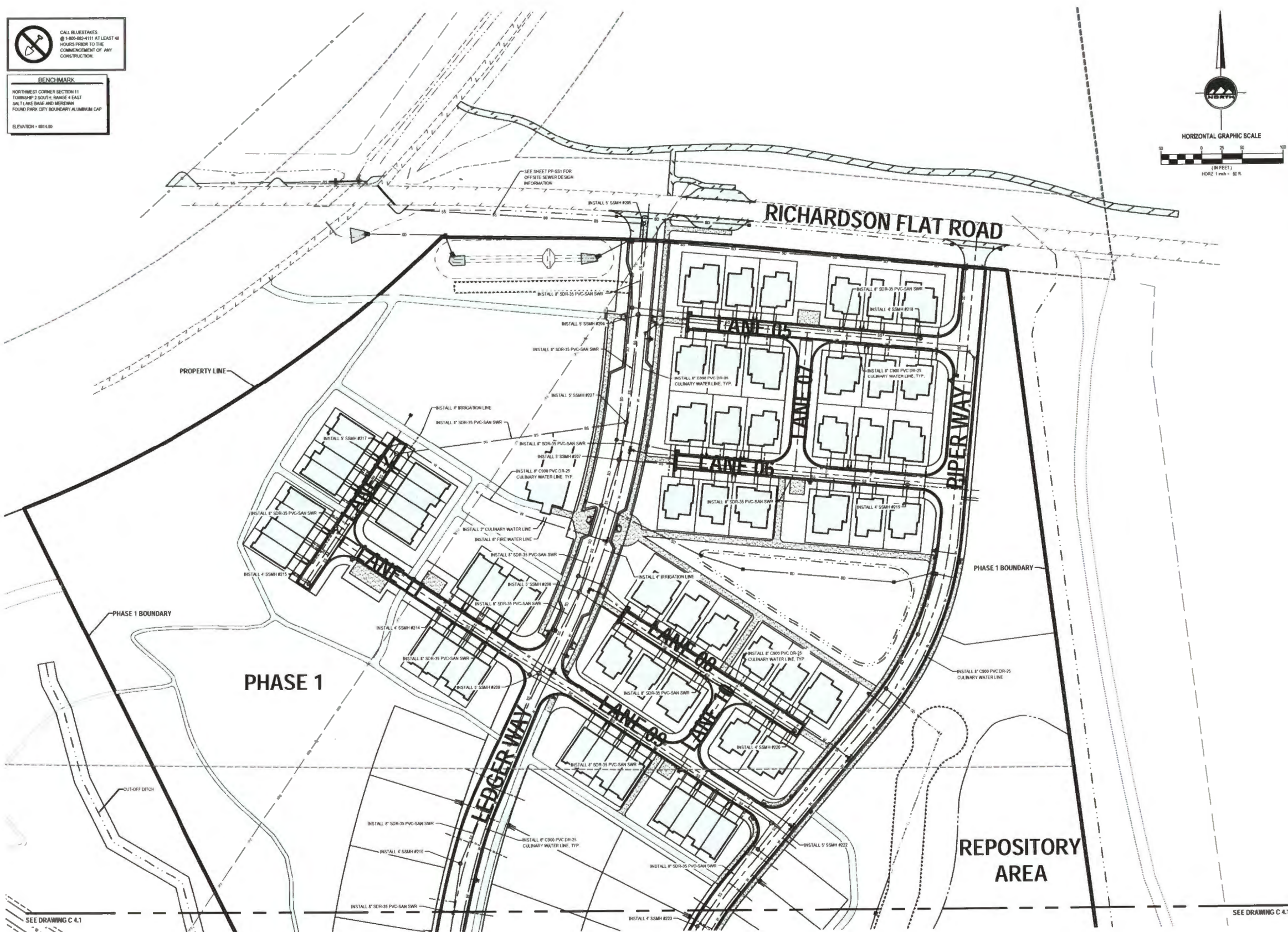
PARK CITY HEIGHTS

RICHARDSON FLAT ROAD
PARK CITY, UTAH

2013-12-23 REVIEW SET			
NO.	DATE	BY	FOR
1			FOR REVIEW

UTILITY PLAN			
PROJECT LEADER	PROJECT	DATE	
DESIGNED BY	CHECKED BY	DATE	
J. SMITH	B. MORGAN		
PROJECT MANAGER			
B. MORGAN			

C 4.0

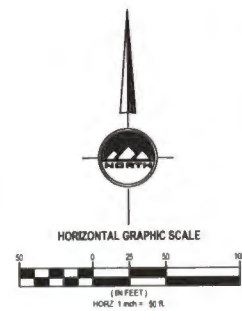


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CONSTRUCTION

BENCHMARK

NORTHWEST CORNER SECTION 11
TOWNSHIP 3 SOUTH RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
FOUND PARK CITY BOUNDARY ALUMINUM CAP

ELEVATION = 8843.00



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CONTACT:
BRAD MACKAY
PHONE: 801-508-9181
FAX:

PARK CITY HEIGHTS

RICHARDSON FLAT ROAD

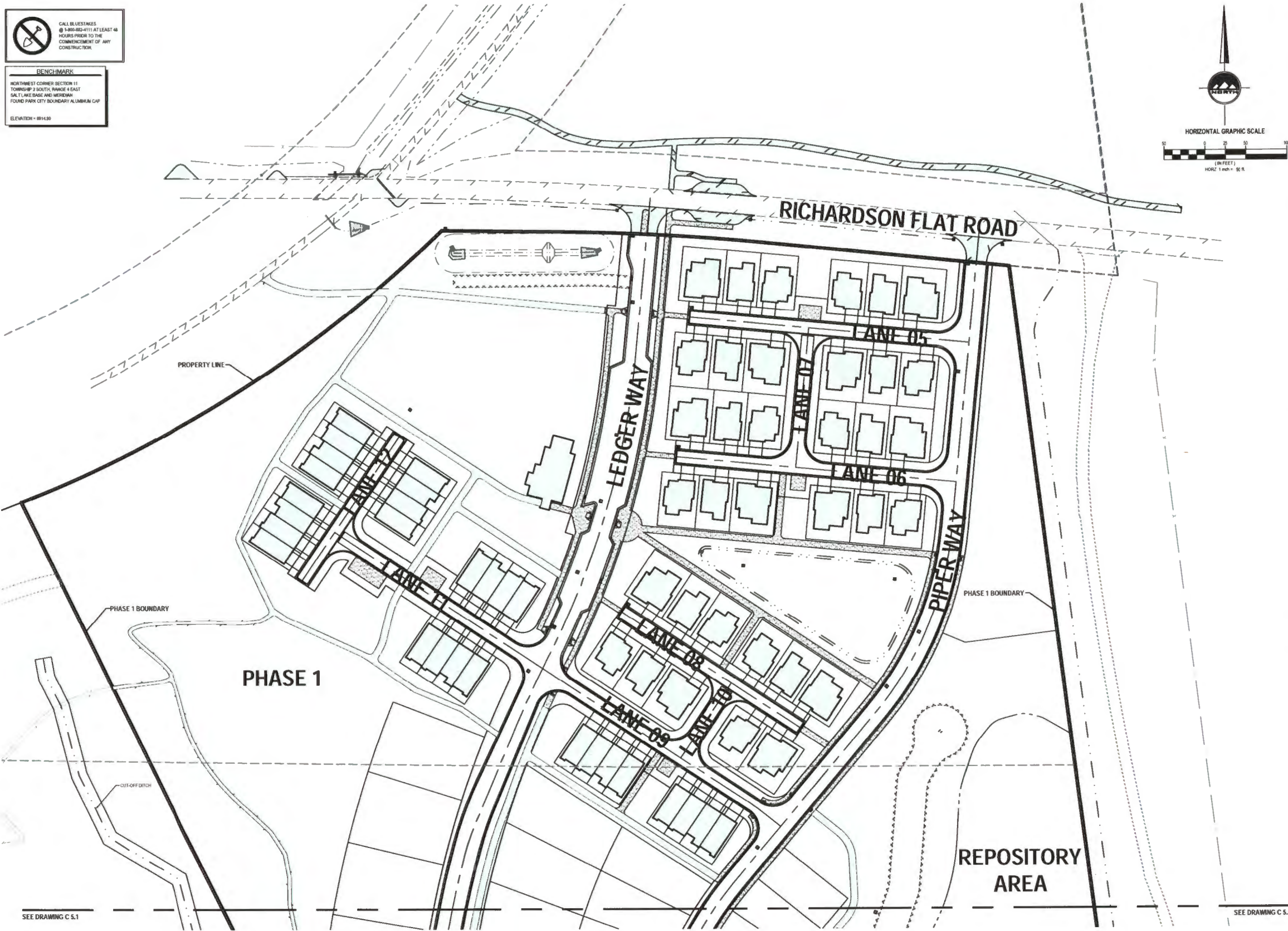
PARK CITY, UTAH

2013-12-23 REVIEW SET			
NO.	DATE	REVISION	BY
1		FOR REVIEW	

EROSION CONTROL
PLAN

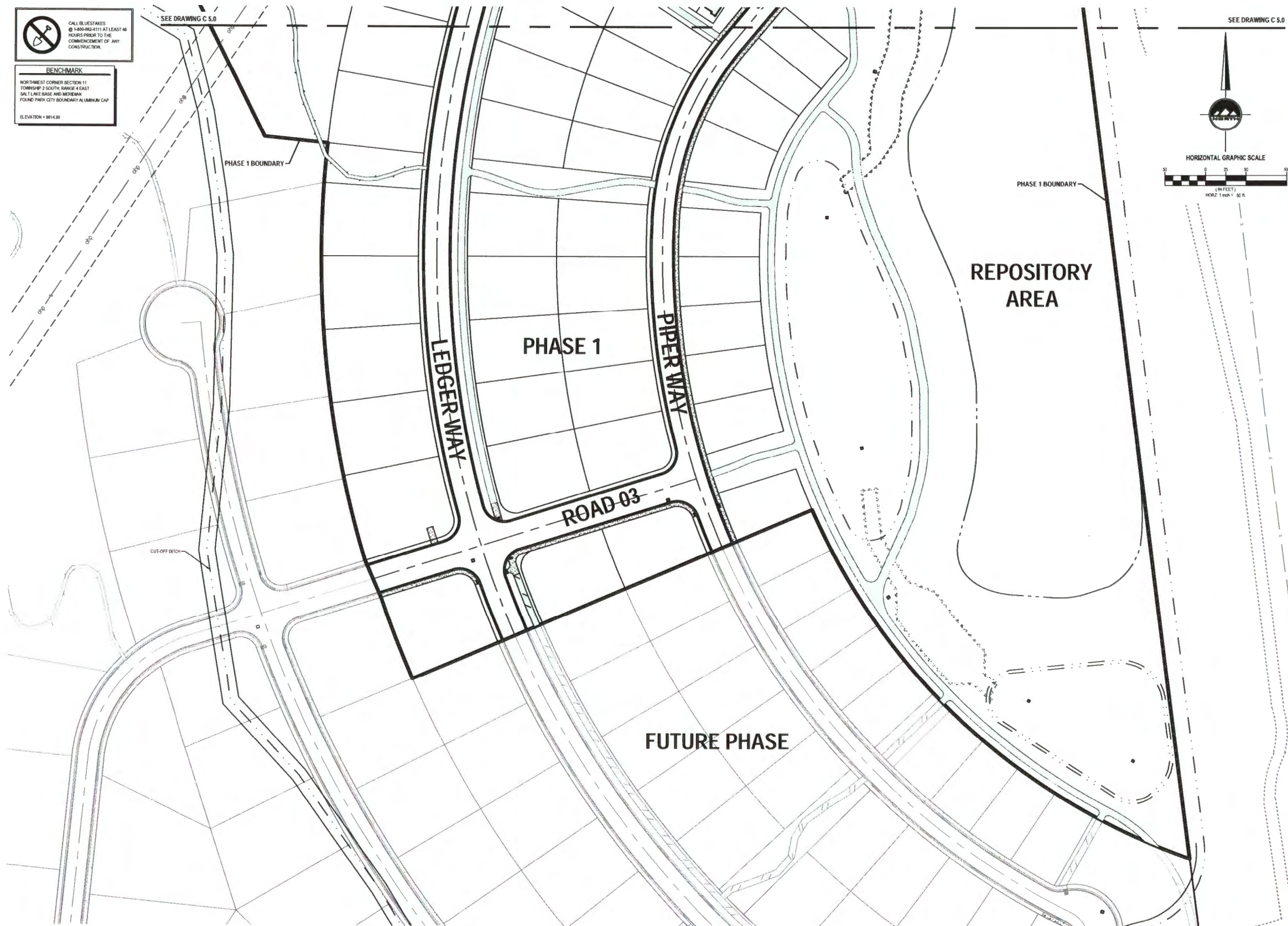
DESIGNED BY J. SMITH	CHECKED BY B. MORGAN
PROJECT MANAGER B. MORGAN	

C 5.0



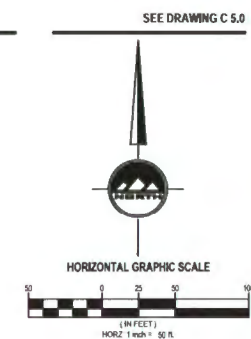
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SEE DRAWING C 5.1



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BENCHMARK
 NORTHWEST CORNER SECTION 11
 TOWNSHIP 2 SOUTH, RANGE 4 EAST
 SALT LAKE BASE AND MERIDIAN
 FOUND PARK CITY BOUNDARY ALUMINUM CAP
 ELEVATION = 8914.80



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**FOR
 MORTGAGE**
 875 EAST WOODMAN LANE
 SALT LAKE CITY, UTAH 84117

**CONTACT
 BRAD MCKAY
 PHONE: 801-525-8181
 FAX:**

PARK CITY HEIGHTS
RICHARDSON FLAT ROAD
PARK CITY, UTAH

2013-12-23 REVIEW SET

NO.	DATE	REVISION
1		FOR REVIEW

**EROSION CONTROL
 PLAN**

PROJECT NUMBER	PROJECT DATE
48160	12/25/13

DRAWN BY	CHECKED BY
J. SMITH	D. MORGAN

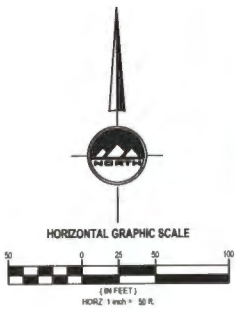
PROJECT MANAGER
D. MORGAN

C 5.1

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BENCHMARK

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SALT LAKE BASE AND MERIDIAN
FOUND PARK CITY BOUNDARY ALUMINUM CAP
ELEVATION = 8914.80



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978 EAST WOODROW LANE
SALT LAKE CITY, UTAH 84117

CONTRACT
BRAD MCKAY
PHONE: 801-529-8181
FAX:

PARK CITY HEIGHTS

**RICHARDSON FLAT ROAD
PARK CITY, UTAH**

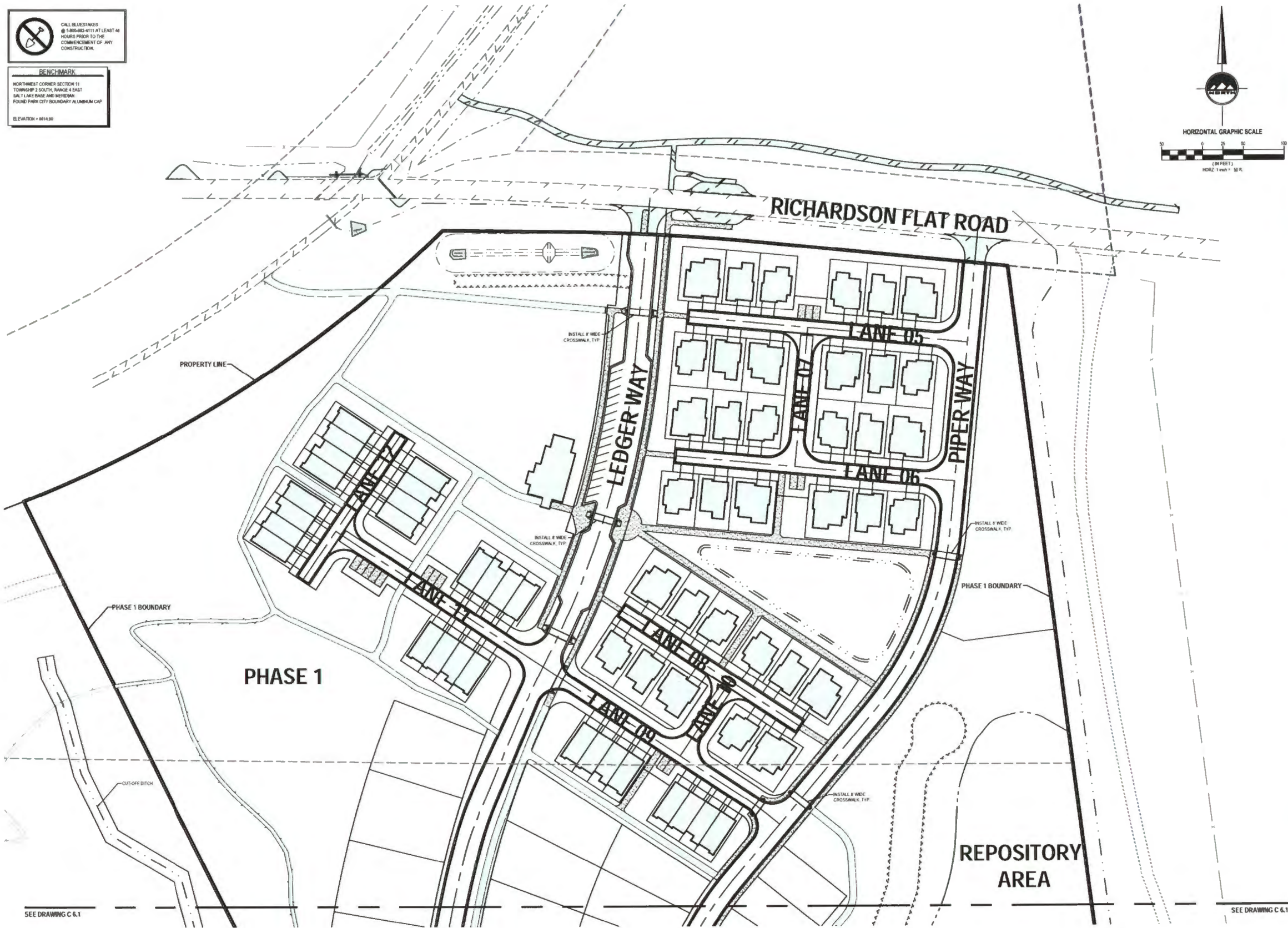
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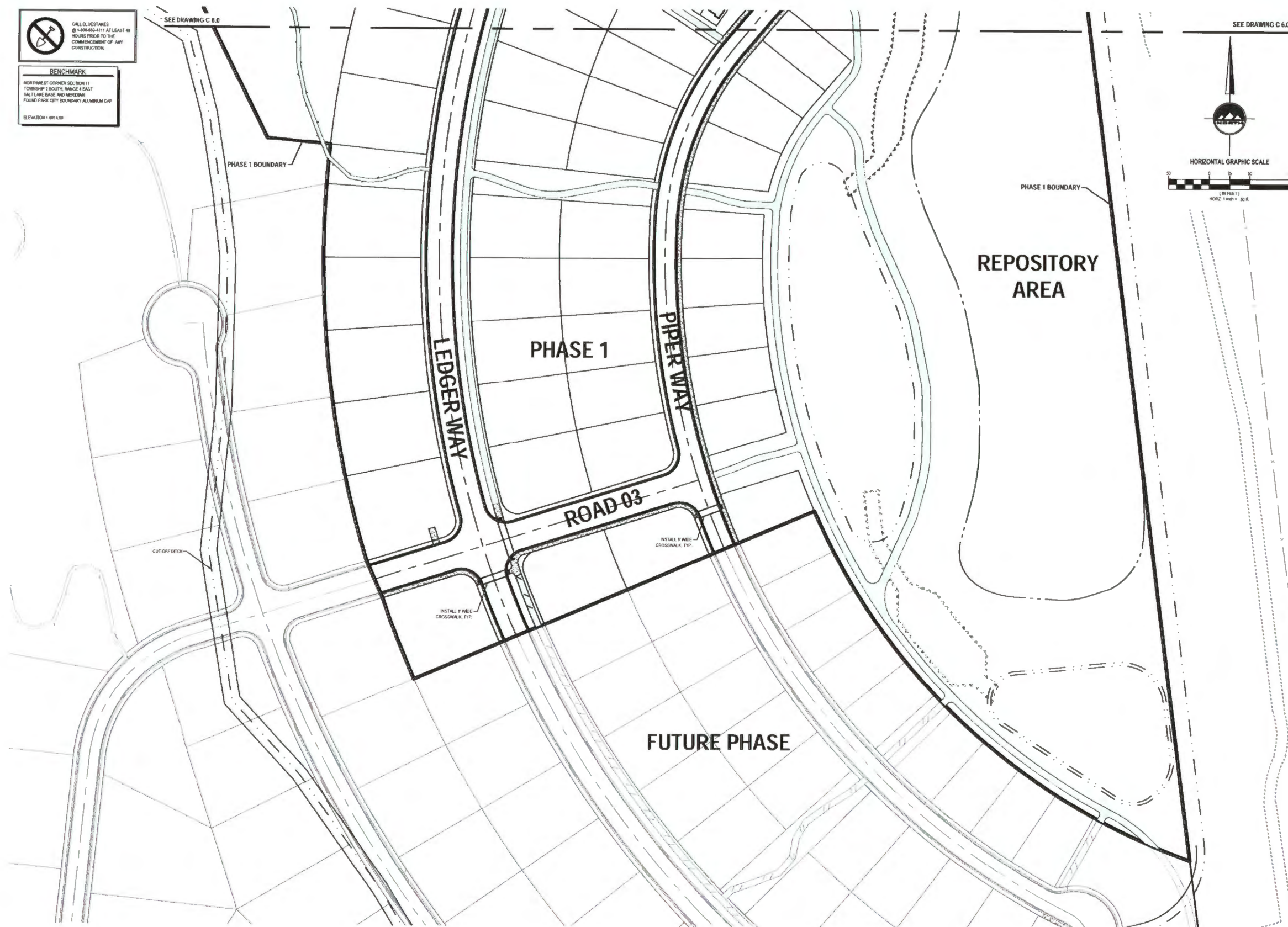
NO.	DATE	REVISION
1		FOR REVIEW

**SIGNING & STRIPING
PLAN**

DESIGNED BY A. SMITH	CREATED BY B. MORGAN
PROJECT MANAGER B. MORGAN	DATE 12/23/13

C 6.0





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BRAD MACKAY
PHONE: 801-528-8181
FAX:

PARK CITY HEIGHTS

**RICHARDSON FLAT ROAD
PARK CITY, UTAH**

2013-12-23 REVIEW SET

REV. DATE REVISION FOR REVIEW BY

**SIGNING & STRIPING
PLAN**

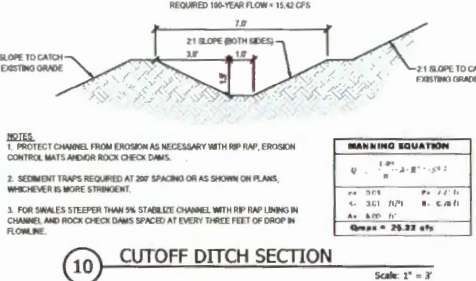
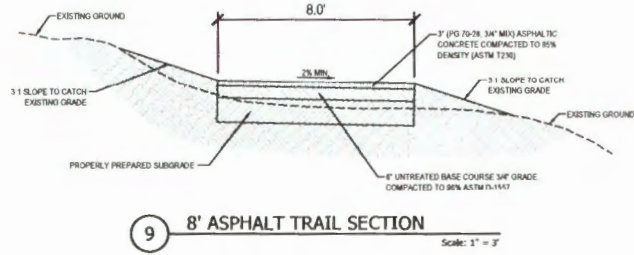
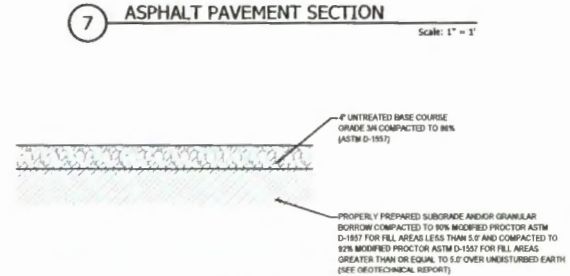
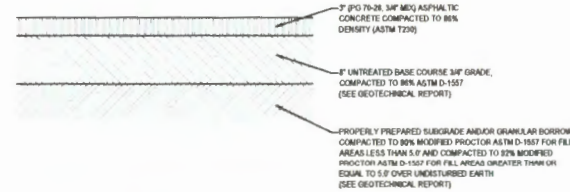
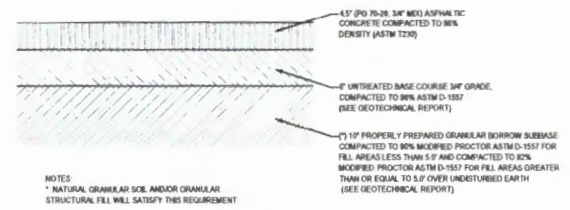
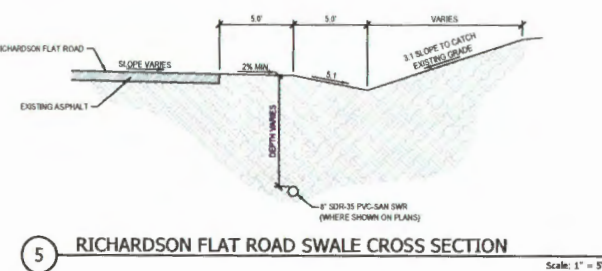
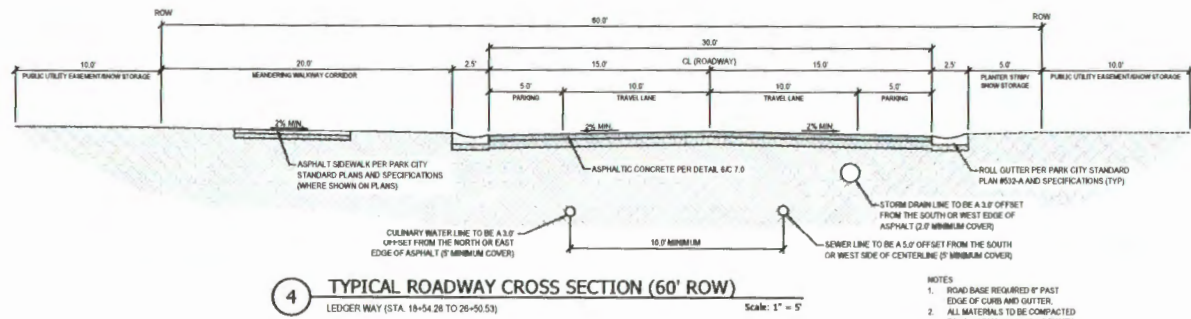
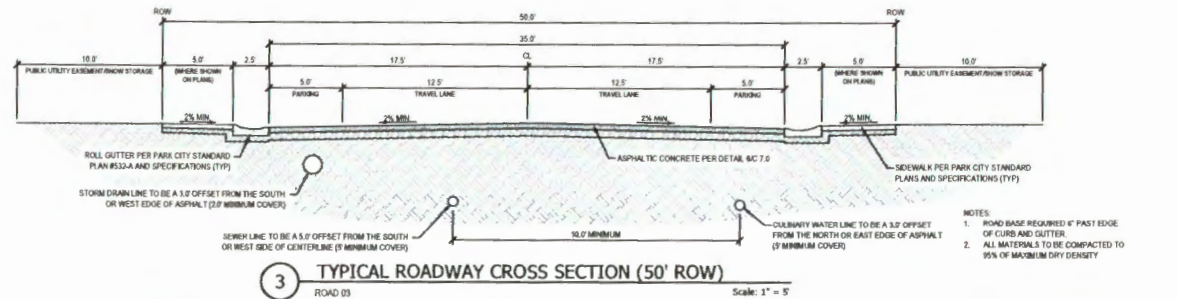
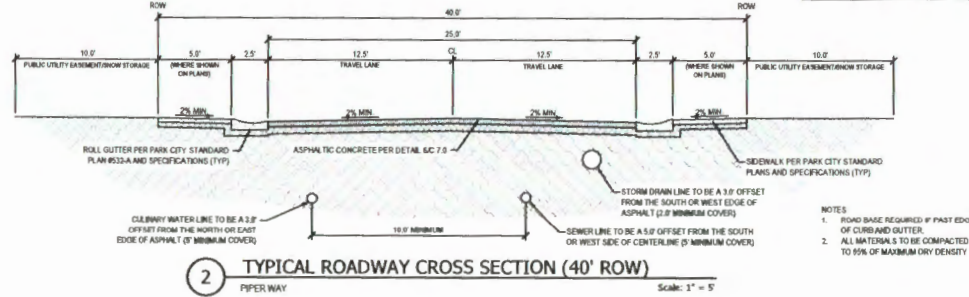
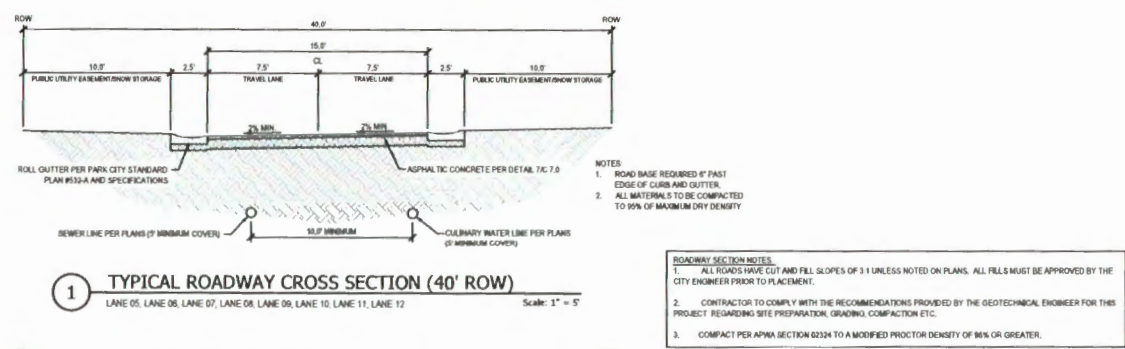
PROJECT NUMBER: 40780
PROJECT DATE: 12/23/13
DESIGNED BY: J. SMITH
CHECKED BY: B. MORGAN

C 6.1

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BRAD MACKAY
PHONE: 801-526-9181
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PARK CITY HEIGHTS

RICHARDSON FLAT ROAD

PARK CITY, UTAH

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TYPICAL ROADWAY SECTIONS & STANDARD DETAILS

DESIGNED BY: B. MORGAN
CHECKED BY: B. MORGAN
DRAWN BY: J. SMITH
PROJECT MANAGER: B. MORGAN

C 7.0

EXHIBIT F



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CONTACT
 BRUCE MCKAY
 PHONE 801-620-9101
 FAX

PARK CITY HEIGHTS

RICHARDSON FLAT ROAD

PARK CITY, UTAH

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**PLAN & PROFILE
 KEY MAP**

PROJECT NUMBER	PROJECT DATE
48760	12/23/13

DESIGNED BY	CHECKED BY
J. SMITH	B. MORGAN

PROJECT MANAGER
 B. MORGAN

PP-0



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PARK CITY HEIGHTS

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PARK CITY, UTAH

2013-12-23 REVIEW SET

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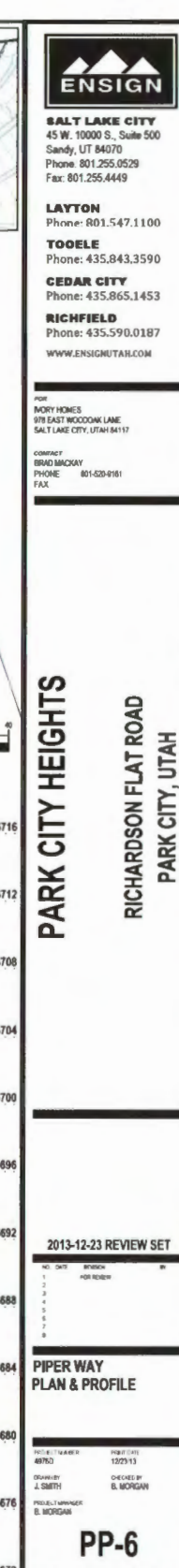
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KEY MAP**

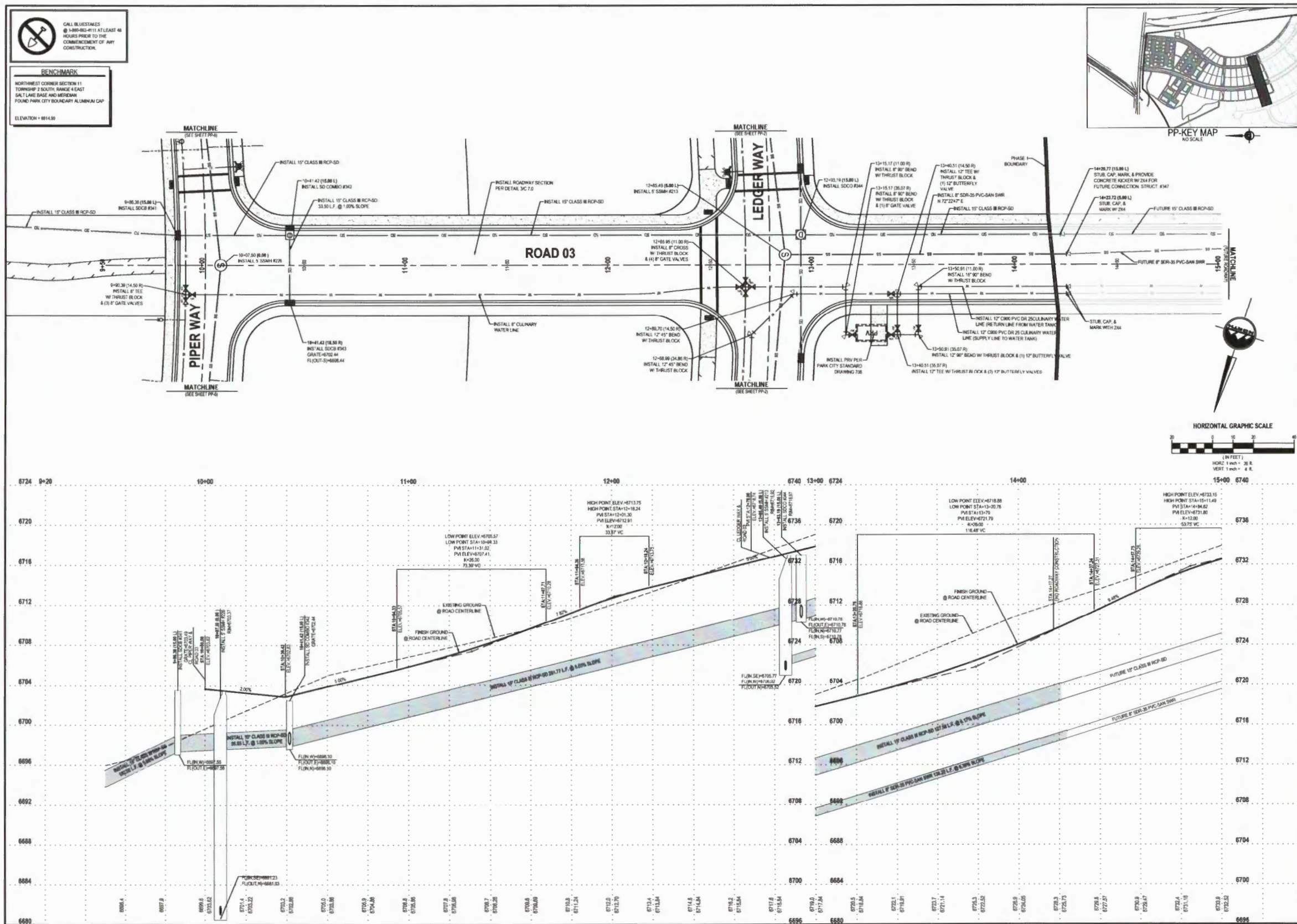
PROJECT NUMBER	PROJECT DATE
48760	12/23/13

DESIGNED BY	CHECKED BY
J. SMITH	B. MORGAN

PROJECT MANAGER
B. MORGAN

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PARK CITY HEIGHTS

RICHARDSON FLAT ROAD

PARK CITY, UTAH

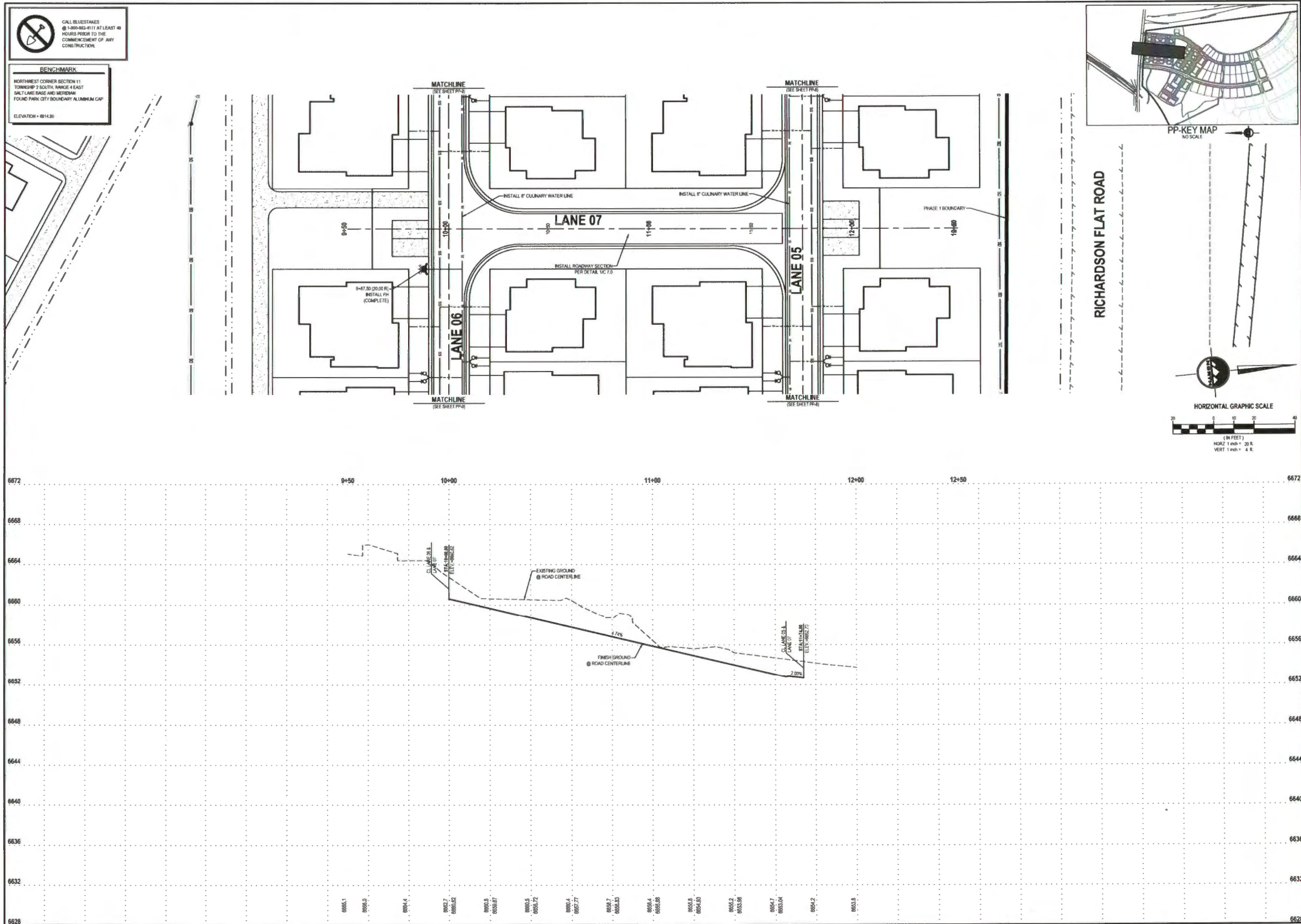
2013-12-23 REVIEW SET

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**ROAD 03
PLAN & PROFILE**

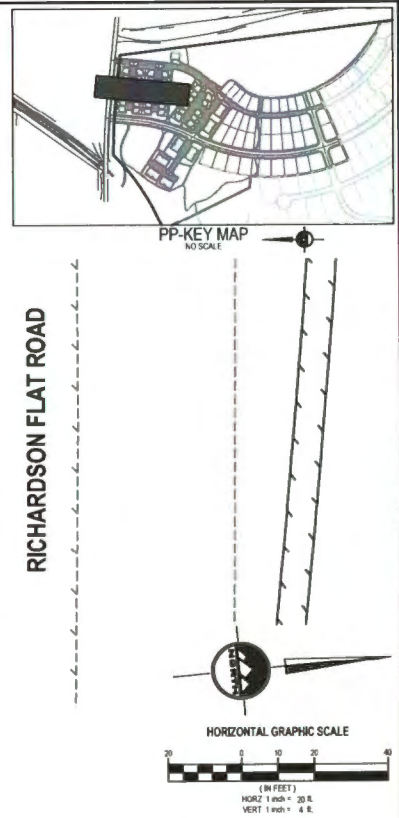
PROJECT MANAGER	PROJECT ENGINEER
APRNO	1222113
DESIGNED BY J. SMITH	CHECKED BY B. MORGAN
PROJECT MANAGER B. MORGAN	

PP-7



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CONTACT
BRAD MCKAY
PHONE 801-525-9161
FAX

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PARK CITY, UTAH

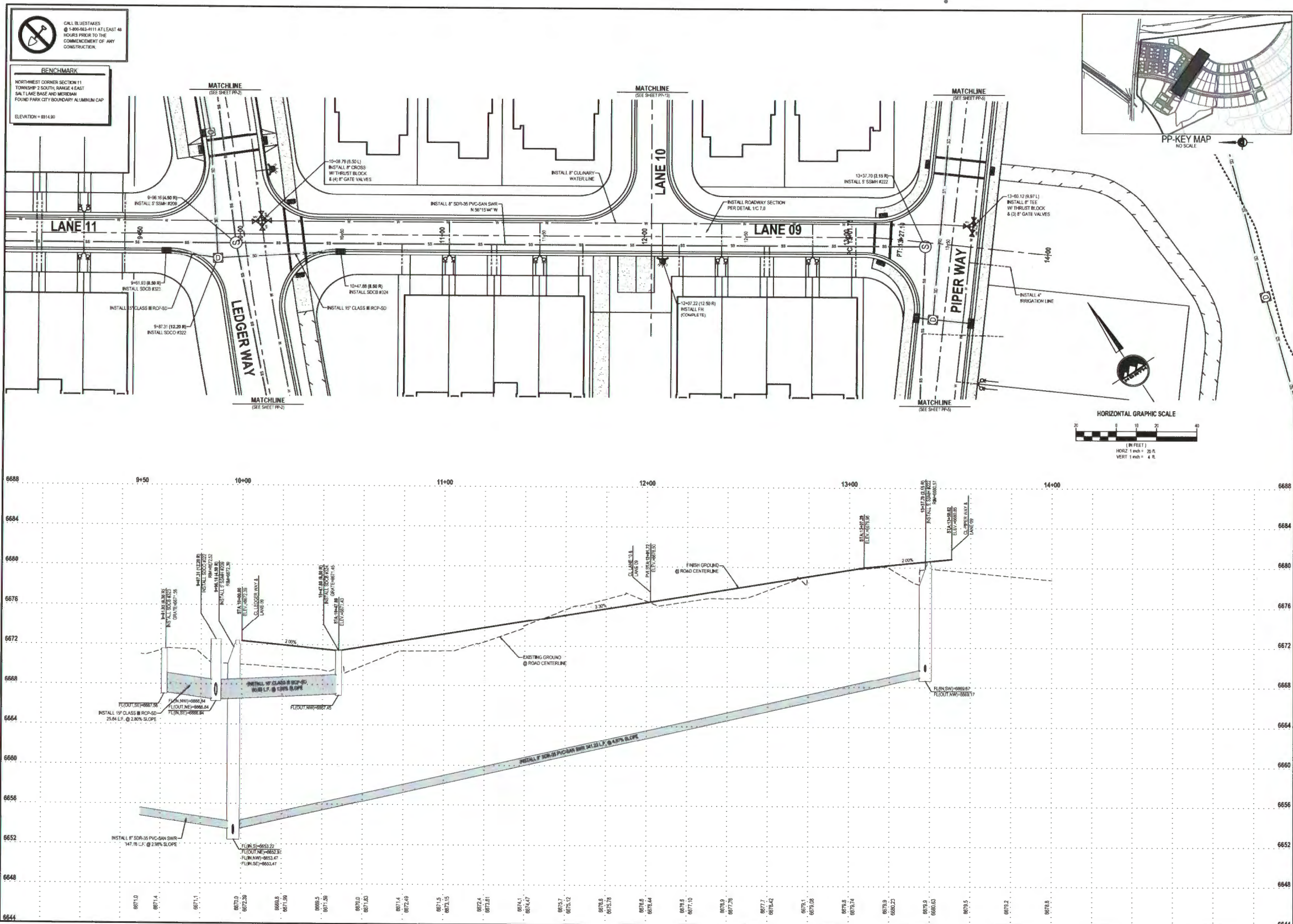
2013-12-23 REVIEW SET

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LANE 07
PLAN & PROFILE

PROJECT MANAGER: J. SMITH
PROJECT ENGINEER: B. MORGAN

PP-10



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CONTACT
BRAD MCKAY
PHONE: 801-620-9181
FAX:

PARK CITY HEIGHTS

RICHARDSON FLAT ROAD

PARK CITY, UTAH

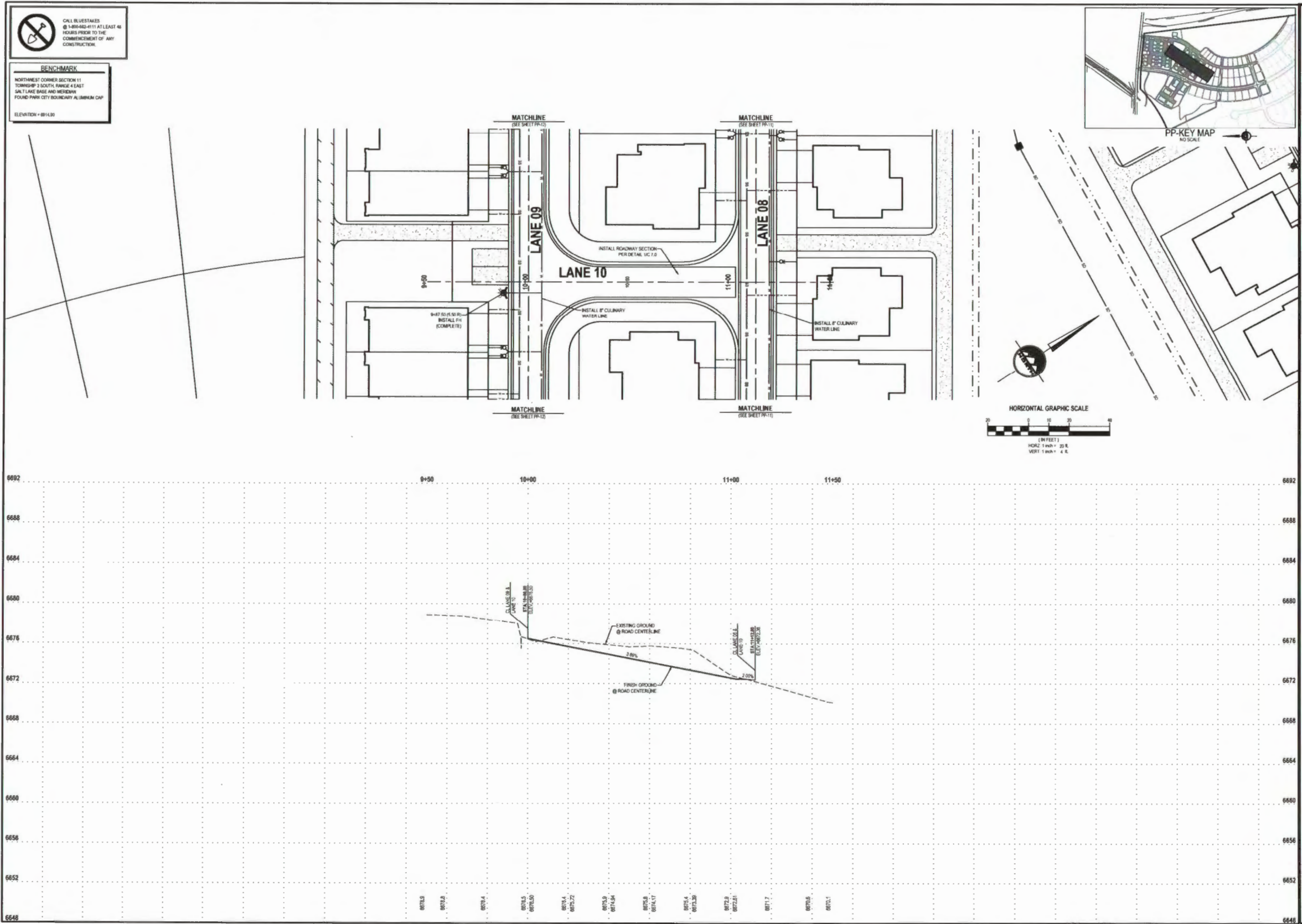
2013-12-23 REVIEW SET

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LANE 09
PLAN & PROFILE

PROJECT NUMBER: 40700
PROJECT DATE: 10/2013
DESIGNED BY: J. SMITH
CHECKED BY: B. MORGAN
PROJECT MANAGER: B. MORGAN

PP-12





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BRAD MCKAY
PHONE: 801-500-9181
FAX:

PARK CITY HEIGHTS

RICHARDSON FLAT ROAD

PARK CITY, UTAH

2013-12-23 REVIEW SET

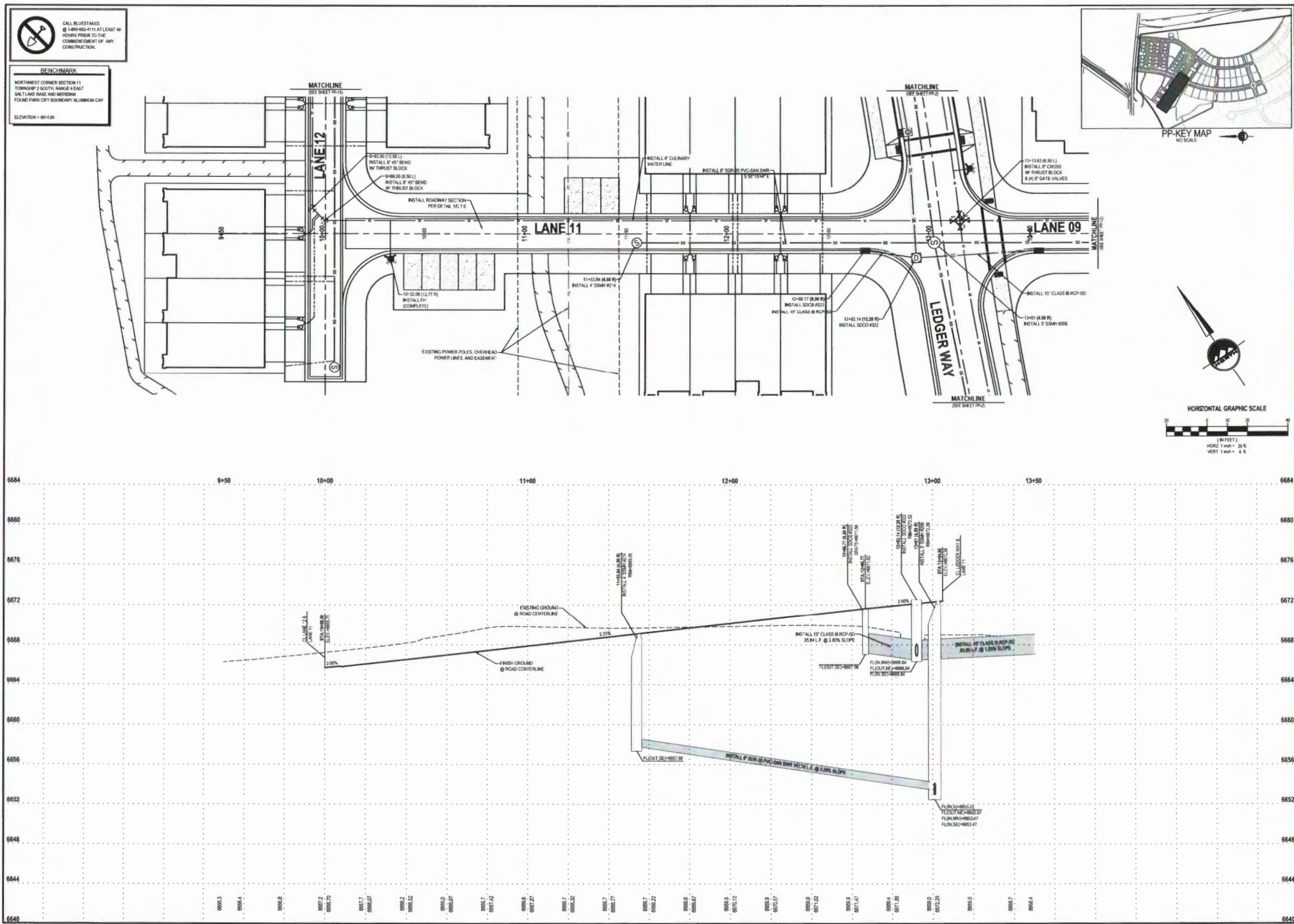
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**LANE 10
PLAN & PROFILE**

DATE	REVISION	DATE	REVISION
10/10/13	REVISED	12/23/13	

DESIGNED BY: J. BARTY
CHECKED BY: B. MORGAN
PROJECT MANAGER: B. MORGAN

PP-13



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CONTRACT:
BRAND MACKAY
PHONE: 801-520-9181
FAX:

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RICHARDSON FLAT ROAD

PARK CITY, UTAH

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**LANE 11
PLAN & PROFILE**

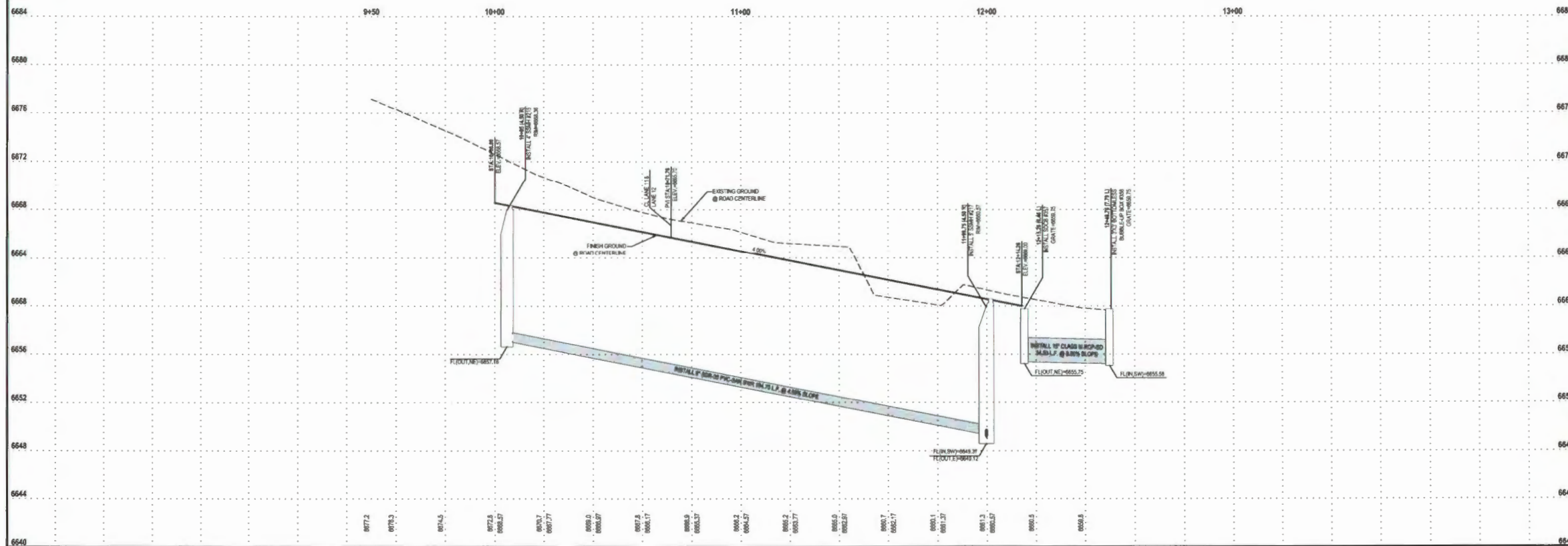
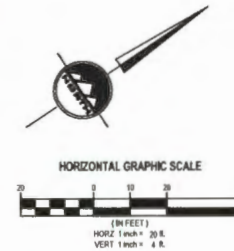
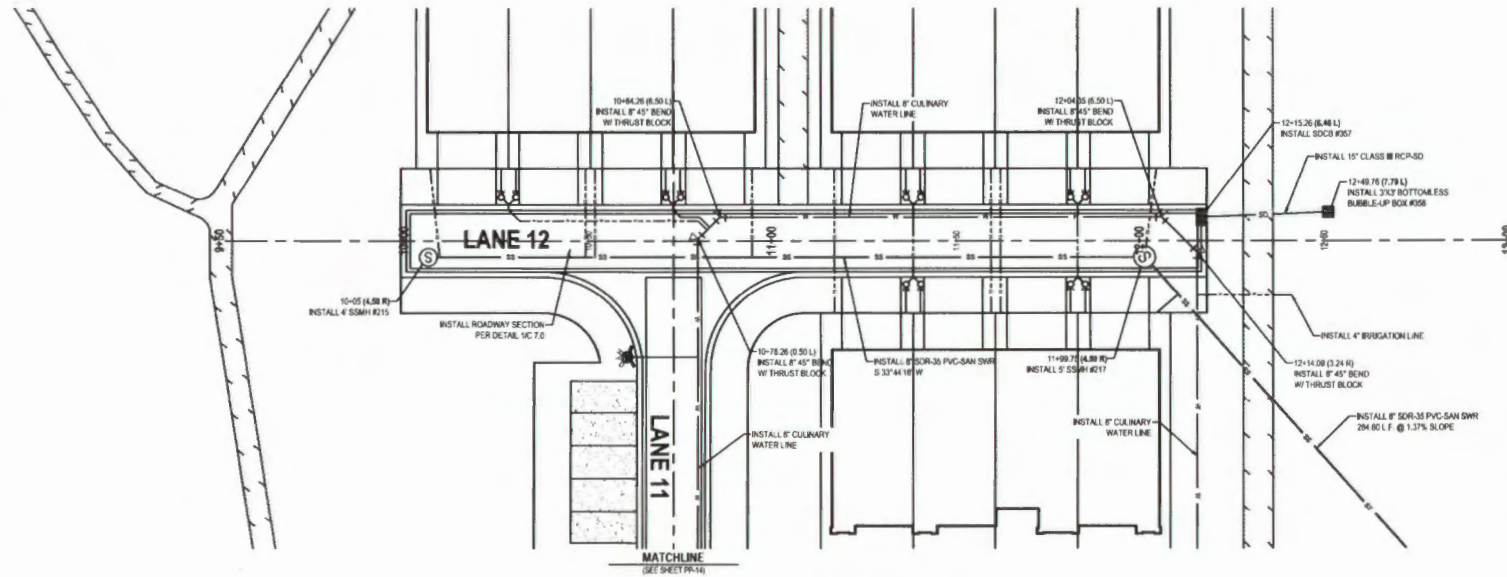
DESIGNED BY	PROJECT ENGINEER
48760 J. SMITH	1222913 B. MORGAN

PROJECT MANAGER:
B. MORGAN

PP-14



BENCHMARK
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PHONE: 801.520.8181
FAX:

PARK CITY HEIGHTS

**RICHARDSON FLAT ROAD
PARK CITY, UTAH**

2013-12-23 REVIEW SET

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**LANE 12
PLAN & PROFILE**

PROJECT NUMBER: 1223-13
DESIGNED BY: J. SMITH
CHECKED BY: B. MORGAN
PROJECT MANAGER: B. MORGAN

PP-15

DRAFT

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
FEBRUARY 12, 2014

COMMISSIONERS IN ATTENDANCE:

Chair Nann Worel, Preston Campbell, Stewart Gross, Steve Joyce, John Phillips

EX OFFICIO:

Planning Manager, Kayla Sintz; Kirsten Whetstone, Planner; Christy Alexander, Planner;
Ryan Wassum, Planner; Polly Samuels-McLean, Assistant City Attorney

=====

REGULAR MEETING

ROLL CALL

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

ADOPTION OF MINUTES

January 22, 2014

MOTION: Commissioner Gross moved to APPROVE the minutes of January 22, 2014 as written. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Commissioner Phillips disclosed that that he lives in the vicinity of 115 Sampson Avenue. He had not discussed the agenda item regarding 115 Sampson Avenue with any of his neighbors, and he did not believe it would affect his judgment or decision.

CONTINUATION(S) – Public Hearing and continuation to date specified.

...

**7. Park City Heights Phase 1 – Subdivision
(Application PL-13-02189)**

Planner Kirsten Whetstone reviewed the request for approval of a final subdivision plat for the first phase of the Park City Heights Master Planned Development per the previously approved preliminary plat.

Planner Whetstone handed out three 11"x 17" sheets. The top sheet was the preliminary plat that was approved and recently amended by the Planning Commission in November. The other two were the details of the subdivision plat.

Planner Whetstone reported that the 239 acre parcel was approved for 239 units in the Community Transition (CT) zone. It is a residential project. The first phase consists of 103 lots. The 28 townhouse units, known as Park Homes in the MPD, are to be constructed for the IHC as part of obligation for affordable housing. These units were transferred from the hospital site to the Park City Heights site. The 5-acre parcel by the hospital was now an open space parcel. In addition to the townhomes, 35 lots at the north end, known as Small Lot Park Homes, are considered to be attainable affordable housing. Phase 1 also includes 40 additional lots for a mix of cottage homes and homestead lots. The plat also includes the approximately 5-acres public park parcel that was dedicated to the City. The applicants would maintain the park. Planner Whetstone remarked that a clubhouse parcel and open space parcels would be HOA owned and maintained. She identified a future support commercial parcel and the soils repository.

The Staff had reviewed the application and found that the lots, parcels and the street layouts were consistent with the amended Park City Heights Master Planned Development and the preliminary subdivision plat.

Planner Whetstone noted that page 174 of the Staff report contained a chart of the LMC review for the CT zone regarding the height limitations, unit equivalents, lot sizes and setbacks. Planner Whetstone provided a brief description of the general subdivision requirements on pages 175-178 of the Staff report.

The Staff found good cause for this subdivision in that it creates legal lots and parcels of record from a metes and bounds parcels; it memorializes and expands utility easements and provides for new utility easements; and provides open space and provides the ability to begin development on the approved MPD.

Planner Whetstone noted that the draft ordinance on page 181 of the Staff report outlined the findings of fact, conclusions or law and conditions of approval. She pointed out that the Staff highlighted the conditions specific to the plat; however, all the conditions of the annexation agreement, the development agreed and the preliminary plat continue to apply.

Planner Whetstone introduced Brad Mackey with Ivory Development and Spencer White, the applicant's representative. Mr. Mackey thanked Planner Whetstone for all her hard work and effort in filtering through the documents to make sure everything coincides. He looked forward to having this project finally move toward construction. He also thanked the Planning Commission and others involved for their time and effort in moving the project.

Mr. White recognized that many of the Commissioners were new and he offered to answer any questions they might have. He noted that it has been a nine year process and there was a lot of information; however, he believed Planner Whetstone had covered it all in her presentation.

Commissioner Gross had a question regarding traffic as it relates to the intersection of Richardson Flat and the Highway. He had heard that a light would be installed at some point, and he was concerned about traffic and what could happen once people start living there. Mr. Mackey stated that he met with UDOT approximately 6 months ago when they started construction on the intersection. He had coordinated with them on the locations for conduit so UDOT could run the necessary wiring for traffic signalization. UDOT established the semi-four locations, and there is a plan to put a light up whenever it becomes necessary. Mr. White clarified that the timing for putting up the light is based on a specific traffic count.

Commissioner Gross wanted to know who would pay for the light. Mr. White stated that the developer pays a portion. In the City Council meeting last week an agreement was in place to waive a portion of the cost. The City will participate in some of the cost but Mr. White was unsure of the specific details.

Chair Worel wanted to know how far the project needed to be built out before a bus would run a regular schedule. Mr. White hoped it would occur sooner rather than later, but they would have to work with the City. The developer always intended for it to happen rather quickly. Mr. Mackey stated that the drop off zones and turnaround lanes would be built with the first phase.

Commissioner Gross asked someone to point out the location of the bus turn off on the second sheet of the handout. Mr. Mackey stated that it would not show on the plat because it is on the right-of-way of Richardson Flat Road. He noted that it would be directly behind and to the north of lots five and six on Richardson Flat Road. The route is

meant to loop through the existing park and ride lot and then come back to allow for drop off going out and pick up coming back.

Commissioner Joyce asked how the constraints of the CT zone affect the MPD and what was required. Planner Whetstone stated that because it was an annexation, additional restraints beyond the zoning were placed by the Annexation Agreement. The Master Plan Development had to be consistent with the Annexation Agreement. Planner Whetstone noted that the Development Agreement needed to be amended to be consistent with the amended preliminary plat. Planner Whetstone pointed out that conditions have been amended based on timing and events that had already occurred, as well as a change in ownership. The Development Agreement would come to the Planning Commission to be amended, and she believed that would help answer some of their questions.

Mr. White stated that some of the bigger items related to the CT zone was that 70% of the project site had to remain open space. The CT zone had a one to one density maximum. Therefore, the site was 239 acres and the density was capped at 239 total units, which included the 28 units that were transferred from IHC. Frontage protection zones were also addressed with the CT zone. Mr. White pointed out that these and other major issues had to be met as part of being in the CT zone. Planner Whetstone remarked that a lot of visual analysis was done with the MPD.

Commissioner Phillips asked about the plan for construction traffic. He was concerned about safety. Mr. White stated that his question was discussed during the MPD process. He noted that there would be on-site construction recycling to reduce the amount of traffic on the site. Construction trucks would be kept on the site. There is a repository on-site which would eliminate truck traffic from dumping the material off-site. Mr. White acknowledged that there would still be construction traffic once they start building the homes.

Commissioner Phillips suggested that they encourage larger vehicles and deliveries to come through the back route. Mr. Mackey pointed out that the larger trucks delivering gravel, lumber and siding would have to come from that direction.

Chair Worel opened the public hearing.

There were no comments.

Chair Worel closed the public hearing.

MOTION: Commissioner Phillips moved to forward a POSITIVE recommendation to the City Council for the Park City Heights Subdivision, Phase 1 pursuant to the Findings of

Fact, Conclusions of Law and Conditions of Approval as found in the draft ordinance. Commissioner Joyce seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – Park City Heights Subdivision – Phase 1

1. The property is located on Richardson Flat Road east of SR 248 and west of US Highway 40.
2. The property was annexed into Park City with the Park City Heights Annexation on May 27, 2010, and was zoned Community Transition (CT).
3. On May 11, 2011, the Park City Planning Commission approved the Park City Heights MPD for a mixed residential development consisting of 160 market rate units and 79 affordable units on 239 acres.
4. On June 22, 2011, the Planning Commission reviewed and approved a preliminary subdivision plat as being consistent with the Park City Heights MPD.
5. On November 17, 2011, the City Council approved the original Park City Heights Phase 1 Subdivision Plat.
6. On January 24, 2013 the City Council approved an extension of the Phase 1 plat to allow the applicant additional time to resolve issues regarding historic mine soils.
7. On November 6, 2013, the Planning Commission approved an amended Park City Heights MPD and preliminary plat to address relocation of lots and streets due to mine soils mitigation.
8. On December 28, 2013, the City Planning Department received an application for a revised first phase subdivision plat for the Park City Heights MPD. The application was deemed complete on January 7, 2014 with receipt of additional information.
9. The property is restricted by the Land Management Code, the Park City Heights Annexation Agreement, and the Park City Heights Master Planned Development conditions of approval and Development Agreement, and other applicable codes and regulations.
10. The lots are not within the Entry Corridor Protection Overlay zone (ECPO) and no portion of this plat is within the Park City Soils Ordinance boundary. Off-site utility

work may be located within the Park City Soils Ordinance boundary.

11. The proposed subdivision plat creates lots of record for 28 townhouse units “Park Homes” to be constructed for the IHC Master Planned Development as fulfillment of the required affordable housing for the Park City Medical Center. The subdivision plat also includes lots of record for 35 “small lot Park Homes” and 40 lots for a mix of “Cottage homes” and “Homestead homes”, a City Park parcel to be dedicated to the City, HOA clubhouse parcel, open space parcels, a future support commercial parcel, and dedication of first phase streets, utility, snow storage, drainage and trail easements.

12. The townhome “Park Home” lots range in area from 1,902 sf to 2,265 sf. The “small lot Park Home” lots range in area from 3,234 sf to 4,788 sf. The “Cottage” and “Homestead” lots of this phase range in area from 4,721 sf to 12,229 sf. These lots are consistent with the Lot and Site Requirements of the Community Transition (CT) zone as conditioned by the Park City Heights MPD and Design Guidelines.

13. No non-conforming conditions are created by the subdivision.

14. An existing 50’ wide power line easement for PacifiCorp traverses parcels A, C and D. An additional 10’ is being dedicated with this plat for a total width of 60’ as requested by PacifiCorp to meet future anticipated utility easement needs.

15. The property is accessed from Richardson Flat Road, a public county road.

16. Access to all lots and parcels within the proposed subdivision is from local public drives and streets. No lots or parcels access directly to Richardson Flat Road. All streets are public streets.

17. The subdivision complies with the Land Management Code regarding final subdivision plats, including CT zoning requirements, general subdivision requirements, and lot and street design standards and requirements.

18. General subdivision requirements related to 1) drainage and storm water; 2) water facilities; 3) sidewalks and trails; 4) utilities such as gas, electric, power, telephone, cable, etc.; 5) public uses, such as parks and playgrounds; and 6) preservation of natural amenities and features have been addressed through the Master Planned Development process as required by the Land Management Code.

19. Sanitary sewer facilities are required to be installed in a manner prescribed by the Snyderville Basin Water Reclamation District (SBWRD).

20. There is good cause for this subdivision plat in that it creates legal lots and parcels of record from metes and bounds described parcels; memorializes and expands utility easements and provides for new utility easements for orderly provision of utilities; provides a parcel to be dedicated as a public park; provides for open space areas within and around the subdivision; dedicates easements and public streets; provides for future support commercial parcel; and provides for future development parcels for affordable housing and market rate units consistent with the approved the Park City Heights Annexation Agreement and amended Master Planned Development.

21. The findings in the Analysis section are incorporated herein

Conclusions of Law – Park City Heights Subdivision – Phase 1

1. The subdivision complies with LMC 15-7.3 as conditioned.
2. The subdivision is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
3. The subdivision is consistent with the Park City Heights Annexation and the Park City Heights MPD, as amended and conditioned.
4. The subdivision is consistent with the amended Park City Heights preliminary plat approved by the Planning Commission on November 6, 2013.
5. Neither the public nor any person will be materially injured as a result of approval of the proposed subdivision plat, as conditioned herein.
6. Approval of the proposed subdivision plat, subject to the conditions stated herein, will not adversely affect the health, safety and welfare of the citizens of Park City

Conditions of Approval – Park City Heights Subdivision – Phase 1

1. City Attorney and City Engineer review and approval of the final form and content of the subdivision plat for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recordation of the plat.
2. The applicant will record the subdivision plat at Summit County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat amendment will be void, unless a complete

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

3. Conditions of approval of the Park City Heights Annexation, as stated in the Annexation Agreement, continue to apply, and shall be noted on the plat.

4. Conditions of approval of the Park City Heights MPD and preliminary plat, as amended and approved by the Planning Commission on November 6, 2013, continue to apply, and shall be noted on the plat.

5. Final approval of the sewer facilities/utility plan by the Snyderville Basin Water Reclamation District is required prior to final plat recordation.

6. All streets within the subdivision plat shall be dedicated as public streets. Final acceptance of these streets by the City shall occur upon completion and acceptance of the public improvements. The City will commence maintenance and snow removal from public streets once 50% of the units within this phase are complete and certificates of occupancy have been issued. All survey documentation as required by the LMC is required to be completed prior to acceptance of public improvements. This shall be noted on the plat.

7. The City Park parcel (Parcel A) shall be dedicated to the City for a public park upon recordation of the plat. The exact location of trails within the Park and open space parcels will be provided with the City Park design plans to be submitted to the City's Parks Board for review and approval prior to construction of the park and trails.

8. Open Space parcels shall be deed restricted as open space, non-development parcels to be owned and maintained by the Homeowner's Association and shall include blanket utility, drainage, snow storage, and public trails easements, unless specific easements are provided as required by utilities and service providers. Public trails within the open space parcels shall be constructed in type and location consistent with the MPD site plan and trail plan. Final constructed trails are agreed, by the recording of the plat, to be within ten (10') foot public trail easements.

9. Parcel H, the soil repository shall not be dedicated to the City, and shall be used as a soil repository, subject to all conditions of the Voluntary Clean-up plan approved by the State. The soil repository shall not be utilized for snow storage. Storm water detention areas to the west of the designed repository shall be allowed to be utilized for snow storage as well as for storm water. Parcel H shall be owned and maintained by the HOA and will be subject to all conditions of the Voluntary Clean-up plan.

10. Prior to commencing any work to remediate metals impacted soils, a copy of the Utah Department of Environmental Quality approved remediation plan, prepared as part of the Utah Voluntary Clean-Up Program (VCP), shall be provided to the City.

11. The results and report of the soils investigation work prepared by IHI Environmental on May 6, 2013 that identifies and locates historic mine soils, and the remediation plan submitted to and approved by the State Department of Environmental Quality as part of the Voluntary Cleanup Program, shall be provided to the Building Department prior to issuance of any building permits for development of streets, utilities, lots, trails, parks, and all construction that requires disturbance of soil.

12. The applicants stipulate to a condition that a disclosure regarding the developer's participation in the Voluntary Clean-up Program and receipt of certificate of completion shall be included in the CCRs.

13. All construction, including streets, utilities, and structures shall comply with recommendations of the June 9, 2006 Geotechnical Study provided by Gordon, Spilker Huber Geotechnical Consultants, Inc. Additional soils studies and geotechnical reports may be required by the City Engineer and Chief Building Official prior to issuance of any building permits for structures, utilities, and roads. The report shall be reviewed by the City Engineer and Chief Building Official and any recommendations for utilization of special construction techniques to mitigate soils issues, such as expansive clays, shall be incorporated into conditions of the building permit and ROW Permit approval. This shall be noted on the plat.

14. A landscape and irrigation plan shall be submitted for City review and approval for each lot, prior to building permit issuance. Landscaping and irrigation shall be consistent with the Park City Heights Design Guidelines and the amended MPD conditions of approval. This shall be noted on the plat.

15. All applicable requirements of the LMC regarding top soil preservation, final grading, and landscaping shall be completed prior to issuance of a certificate of occupancy. This shall be noted on the plat.

16. A storm water run-off and drainage plan shall be submitted with each phase of the project and with the building plans consistent with the MPD conditions of approval and shall be approved by the City Engineer prior to permit issuance. This shall be noted on the plat.

17. Prior to issuance of a building permit for any units within this plat, all building plans shall be reviewed for compliance with the Park City Heights Design Guidelines. All

exterior building materials, colors and final design details must comply with the approved Park City Heights Design Guidelines and shall be approved by staff prior to building permit issuance. This shall be noted on the plat.

18. Confirmation of street names shall be provided by the local postmaster and City Engineer prior to plat recordation.

19. A note shall be added to the plat stating that all units (including all deed restricted units) shall be constructed to National Association of Home Builders National Green Building Standards Silver Certification (or other equivalent Green Building certification approved by the Planning Director) OR reach LEED for Homes Silver Rating (minimum 60 points). Green Building Certification or LEED rating criteria to be used shall be those applicable at the time of the building permit submittal.

20. In addition to meeting Green Building or LEED for Homes checklists and in order to achieve water conservation goals, each house must either: 1) achieve at a minimum, the Silver performance Level points within Chapter 8, Water Efficiency, of the National Association of Home Builders National Green Building Standards; OR 2) achieve a minimum combined 10 points within the 1) Sustainable Sites (SS2) Landscaping and 2) Water Efficiency (WE) categories of the LEED for Homes Checklist. Points achieved in these resource conservation categories will count towards the overall score. This shall be noted on the plat.

21. An industry standard Third Party inspector shall be mutually agreed upon by the Chief Building Official and the applicant prior to issuance of a building permit to provide third party inspection for compliance with Green Building requirements as required by the amended Master Planned Development and Annexation Agreement, and shall be noted on the plat.

22. A construction mitigation plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, LMC, and the MPD conditions of approval prior to building permit issuance and noted on the plat.

23. A construction recycling area and excavation materials storage area within the development shall be utilized for this phase as required by the MPD conditions of approval and noted on the plat.

24. A financial guarantee, in a form and amount acceptable to the City and in conformance with the LMC and MPD conditions of approvals, for the value of all public improvements shall be provided to the City prior to building permit issuance for new construction within each phase. All public improvements shall be completed

City Council Staff Report

Subject: Contract Addendum to Sale of 1450 & 1460 Park Avenue
Author: Matt Dias
Department: Executive
Date: February 20, 2014
Type of Item: Administrative

Summary Recommendations:

Extend the Settlement Deadline included in the Real Estate Purchase Contract with Greenpark Cohousing LLC, from 3/1/2014 to 9/1/2014, for the sale of 1450 & 1460 Park Avenue.

Topic/Description:

Deadline extension within the Contract Addendum to the Sale of 1450 & 1460 Park Avenue.

Background:

On April 26, 2012, Council directed staff to negotiate a purchase agreement with Greenpark Cohousing, LLC (Greenpark) for the sale of 1450 & 1460 Park Ave following a Request for Proposal process. The City and Greenpark negotiated the terms of the Real Estate Purchase Contract (REPC), and Council approved the sale to Greenpark in November 2012. Acting in good faith, Council has twice extended deadlines within the REPC in order to achieve a constructive resolution.

The following outlines the primary deal points of the sale:

- Purchase Price: \$400,000 (plus 80% of net profit from sale of units)
- Earnest Money Down: \$20,000 (plus \$175/month until settlement)
- Due Diligence Deadline: 5/15/2013
- Settlement Deadline: 6/15/2013

Greenpark CoHousing LLC submitted documentation of the following payments:

Earnest Money Down	November 26, 2013	\$20,000.00
Escrow Payment	March 19, 2013	\$350.00 for Jan/Feb 2013
Escrow Payment	June 21, 2013	\$700.00 for March, April, May, June 2013
Escrow Payment	February 20, 2014	\$1,400 for July 2013 through February 2014

On May 8, 2013, Council approved a request to amend the deadline dates of the REPC. The following changes were made:

- Due Diligence Deadline extended to 8/15/13
- Financing and Appraisal Deadline extended to 8/15/13
- Settlement Deadline extended to 10/1/13

On August 8, 2013, Council approved a second request to amend the deadline dates of the REPC. The following changes were made:

- Due Diligence Deadline extended to 2/15/14
- Financing and Appraisal Deadline extended to 2/15/14

- Settlement Deadline extended to 3/1/14

Greenpark has requested additional amendments to the deadline dates previously extended above. Greenpark has requested the following changes:

- Due Diligence Deadline extension to 6/15/14 (this item expired on 2/15/14)
- Financing and Appraisal Deadline extension to 6/15/14 (this item expired on 2/15/14)
- Settlement Deadline extended to 9/1/14 (set to expire 3/1/14)

Analysis:

Staff was contacted on February 20, 2014 by a representative of Greenpark regarding a request to extend deadlines. Staff asked the Greenpark representative to provide a written request for extension, which was received on February 21, 2014. The request received, which can be found in Attachment C, acknowledges that it is the Buyer's responsibility to recognize deadlines and request any need for extensions.

Prior extensions allowed Greenpark to work through the planning process, which resulted in the recent approval by the Planning Commission on 2/12/14 of Greenpark's Conditional Use Permit. Granting the additional extensions will allow Greenpark additional time to work through the building process, including submission of a building permit.

While Greenpark has requested retroactive extensions to the Due Diligence Deadline and the Financing and Appraisal Deadline, as well as an extension to the upcoming Settlement Deadline, staff is recommending only the latter extension. The impact of these two deadlines passing is that Greenpark accepts the property in its current condition and the \$20,000 plus \$175 per month in escrow funds become non-refundable. Greenpark is current on their escrow payments.

City Council has already provided two extensions to the deadline and believes that the City has been more than reasonable in providing two prior extensions to all of the deadlines. Staff does believe it is in the City's best interest to extend the Settlement Deadline to September 1, 2014.

Department Review:

Executive, Legal, and Budget Department

Alternatives:

A. Approve:

Council approves the deadline extensions as proposed.

B. Deny:

The current terms of the contract would remain unchanged.

C. Modify:

Staff recommends Council extend the Settlement Deadline and reject extensions for items already expired (Due Diligence and Financing and Appraisal).

Staff recommends Council consider the matter in closed session in order to secure the best possible terms.

D. Continue the Item:

If Council chooses to continue the item, the current terms of the contract would remain unchanged.

E. Do Nothing:

If Council takes no action, the current terms of the contract would remain unchanged.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Balance between tourism and local quality of life + Safe community that is walkable and bike-able		+ Residents live and work locally + Preserved and celebrated history; protected National Historic District + Physically and socially connected neighborhoods + Diverse population (racially, socially, economically, geographically, etc.)	
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Positive 	Neutral 	Very Positive 	Neutral 
Comments: This project is consistent with the Lower Park Avenue master plan and will provide unique and affordable housing in a location which will limit environmental and traffic impacts. Simultaneously, the historic structures on the property will be preserved. The intended project impacts are positive overall.				

Funding Source:

Funding for the original purchase of this property was made from the LPA RDA fund. Proceeds from the sales will be returned to the fund. In the event that the City should have to make payments on the construction loan as a guarantor, funding would come from property tax increment in the LPA RDA Fund.

Consequences of not taking the recommended action:

Should Council decide not to approve the addendums to REPC, Council should direct staff whether to pursue further negotiations with Greenpark or allow the current terms of the contract to remain unchanged.

Summary Recommendations:

Staff recommends that Council approve the addendum to the Settlement Deadline proposed to the sale of 1450 & 1460 Park Avenue to Greenpark Cohousing, LLC.

Attachments:

- A – August 8, 2013 Staff Report
- B – Proposed Addendum #5 REPC
- C – Greenpark Memo Re: additional extensions



City Council Staff Report

Subject: Contract Addendum to Sale of 1450 & 1460 Park Avenue
Author: Jason Glidden & Diane Foster
Department: Executive
Date: August 8, 2013
Type of Item: Administrative

Summary Recommendations:

Staff recommends that Council approve the addendums proposed to the sale of 1450 & 1460 Park Avenue to Greenpark Cohousing, LLC, according to the terms outlined in the attached contract.

Topic/Description:

Contract Addendum to Sale of 1450 & 1460 Park Avenue

Background:

On April 26, 2012, Council formally directed staff to proceed with negotiations on a purchase agreement with Greenpark Cohousing for the sale of 1450 & 1460 Park Ave following a Request for Proposal (RFP) process in which Greenpark was the recommended bid. In the ensuing months, the City and Greenpark have negotiated the terms of the Real Estate Purchase Contract (REPC), and Council's approved the sale of 1450 & 1460 Park Avenue to Greenpark Cohousing, LLC in November 2012.

The following narrative outlines the primary deal points of the approved sale:

- Purchase Price: \$400,000 (plus 80% of net profit from sale of units)
- Earnest Money Down: \$20,000 (plus \$175/month until settlement)
- Due Diligence Deadline: 5/15/2013
- Settlement Deadline: 6/15/2013

On May 8th, 2013 City Council approved a request to amend the deadline dates of the Real Estate Purchase Contract. The following changes were made:

- Due Diligence Deadline extended to 8/15/13
- Financing and Appraisal Deadline extended to 8/15/13
- Settlement Deadline extended to 10/1/13

Greenpark Cohousing, LLC would like to request to amend the deadline dates of the Real Estate Purchase Contract. The group has requested the following changes:

- Due Diligence Deadline extended to 2/15/14
- Financing and Appraisal Deadline extended to 2/15/14
- Settlement Deadline extended to 3/1/14

Analysis:

The Greenpark Cohousing, LLC has been working through the planning process as part of their due diligence. The request for an extension is to allow the group additional time to work with both city staff and the Planning Commission to develop a design plan that will be in line with both the Historic Preservation Guidelines and Land Management Code.

Department Review:

Executive Department, Legal Department, Budget Department

Alternatives:**A. Approve:**

Staff recommends that Council approve the addendums proposed to the sale contract of 1450 & 1460 Park Avenue to Greenpark Cohousing, LLC.

B. Deny:

Should Council decide not to approve the addendums to the REPC, the original terms of the contract would remain unchanged.

C. Modify:

If Council wishes to modify the REPC, staff recommends that Council consider the matter in closed session in order to secure the best possible terms

D. Continue the Item:

If Council chooses to continue the item, the original terms would remain unchanged.

E. Do Nothing:

If Council takes no action, the original terms of the contract would remain unchanged.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Balance between tourism and local quality of life + Safe community that is walkable and bike-able		+ Residents live and work locally + Preserved and celebrated history; protected National Historic District + Physically and socially connected neighborhoods + Diverse population (racially, socially, economically, geographically, etc.)	
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Positive 	Neutral 	Very Positive 	Neutral 
Comments: This project is consistent with the Lower Park Avenue master plan and will provide unique and affordable housing in a location which will limit environmental and traffic impacts. Simultaneously, the historic structures on the property will be preserved. Staff feels that the project impacts are very positive overall.				

Funding Source:

Funding for the original purchase of this property was made from the LPA RDA fund. Proceeds from the sales will be returned to the fund. In the unlikely event that the City should have to make payments on the construction loan as a guarantor, funding would come from property tax increment in the LPA RDA Fund.

Consequences of not taking the recommended action:

Should Council decide not to approve the attached addendums to REPC, Council should direct staff whether to pursue further negotiations with Greenpark or allow for the current terms of the contract to remain unchanged.

Summary Recommendations:

Staff recommends that Council approve the addendums proposed to the sale of 1450 & 1460 Park Avenue to Greenpark Cohousing, LLC.

Attachments:

A – Proposed Addendum #4 Real Estate Purchase Contract

ADDENDUM NO. 4
TO
REAL ESTATE PURCHASE CONTRACT

THIS IS AN ☐ ADDENDUM ☐ COUNTEROFFER to that REAL ESTATE PURCHASE CONTRACT (the "REPC") with an Offer Reference Date of october 3, 2012, including all prior addenda and counteroffers, between Gordon Lee, Park City, Colorado, LLC as Buyer, and Park City Redevelopment Agency as Seller, regarding the Property located at 1450/1460 Park Ave. The following terms are hereby incorporated as part of the REPC:

1. Section 24(b): 8/15/2013 shall be removed and replaced with 2/15/2014
2. Section 24(c): 8/15/2013 shall be removed and replaced 2/15/2014
3. Section 24(d): 10/1/2013 shall be removed and replaced with 3/1/2014

BUYER AND SELLER AGREE THAT THE CONTRACT DEADLINES REFERENCED IN SECTION 24 OF THE REPC (CHECK APPLICABLE BOX): ☐ REMAIN UNCHANGED ☐ ARE CHANGED AS FOLLOWS: see language above.

To the extent the terms of this ADDENDUM modify or conflict with any provisions of the REPC, including all prior addenda and counteroffers, these terms shall control. All other terms of the REPC, including all prior addenda and counteroffers, not modified by this ADDENDUM shall remain the same. ☐ Seller ☐ Buyer shall have until ☐ AM ☐ PM Mountain Time on _____ (Date), to accept the terms of this ADDENDUM in accordance with the provisions of Section 23 of the REPC. Unless so accepted, the offer as set forth in this ADDENDUM shall lapse.

8. \$, IS *8/15/11*

er ☐ Seller Signature (Date) (Time) ☐ Buyer ☐ Seller Signature (Date) (Time)

ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:

☐ ACCEPTANCE: ☐ Seller ☐ Buyer hereby accepts the terms of this ADDENDUM.

☐ COUNTEROFFER: ☐ Seller ☐ Buyer presents as a counteroffer the terms of attached ADDENDUM NO. ____.

(Signature) (Date) (Time) (Signature) (Date) (Time)

☐ REJECTION: ☐ Seller ☐ Buyer rejects the foregoing ADDENDUM.

(Signature) (Date) (Time) (Signature) (Date) (Time)

THIS FORM APPROVED BY THE UTAH REAL ESTATE COMMISSION AND THE OFFICE OF THE UTAH ATTORNEY GENERAL, EFFECTIVE AUGUST 5, 2003. IT REPLACES AND SUPERSEDES ALL PREVIOUSLY APPROVED VERSIONS OF THIS FORM.

ADDENDUM NO. 5
TO
REAL ESTATE PURCHASE CONTRACT

THIS IS AN ☒ ADDENDUM ☐ COUNTEROFFER to that REAL ESTATE PURCHASE CONTRACT (the "REPC") with an Offer Reference Date of October 3, 2012, including all prior addenda and counteroffers, between Greenpark Cohousing, LLC as Buyer, and Park City Redevelopment Agency as Seller, regarding the Property located at 1450/1460 Park Ave. The following terms are hereby incorporated as part of the REPC:

- 1. Section 24(b): 2/15/2014 shall be removed and replaced with 6/15/2014**
- 2. Section 24(c): 2/15/2014 shall be removed and replaced with 6/15/2014**
- 3. Section 24(d): 3/1/2014 shall be removed and replaced with 9/1/2014**

BUYER AND SELLER AGREE THAT THE CONTRACT DEADLINES REFERENCED IN SECTION 24 OF THE REPC (CHECK APPLICABLE BOX): ☐ REMAIN UNCHANGED ☒ ARE CHANGED AS FOLLOWS: See language above.

To the extent the terms of this ADDENDUM modify or conflict with any provisions of the REPC, including all prior addenda and counteroffers, these terms shall control. All other terms of the REPC, including all prior addenda and counteroffers, not modified by this ADDENDUM shall remain the same. ☐ Seller ☐ Buyer shall have until _____ ☐ AM ☐ PM Mountain Time on _____ (Date), to accept the terms of this ADDENDUM in accordance with the provisions of Section 23 of the REPC. Unless so accepted, the offer as set forth in this ADDENDUM shall lapse.

☐ Buyer ☐ Seller Signature (Date) (Time) ☐ Buyer ☐ Seller Signature (Date) (Time)

ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:

☐ **ACCEPTANCE:** ☐ Seller ☐ Buyer hereby accepts the terms of this ADDENDUM.

☐ **COUNTEROFFER:** ☐ Seller ☐ Buyer presents as a counteroffer the terms of attached ADDENDUM NO. ____.

(Signature) (Date) (Time) (Signature) (Date) (Time)

☐ **REJECTION:** ☐ Seller ☐ Buyer rejects the foregoing ADDENDUM.

(Signature) (Date) (Time) (Signature) (Date) (Time)

THIS FORM APPROVED BY THE UTAH REAL ESTATE COMMISSION AND THE OFFICE OF THE UTAH ATTORNEY GENERAL,
EFFECTIVE AUGUST 5, 2003. IT REPLACES AND SUPERSEDES ALL PREVIOUSLY APPROVED VERSIONS OF THIS FORM.

Exhibit C

February 21, 2014

To: Matt Dias

cc: Diane Foster

Re: Cover letter for requested date extension to REPC - Greenpark Cohousing

In regards to our REPC with Park City Redevelopment Agency, Greenpark Cohousing LLC would like to request an extension on our contract deadlines.

Specifically our due diligence and our financing/appraisal deadlines were set at 2/15/14. Our Settlement deadline is 3/1/14. These dates were approved by City Council on 8/18/13.

Conditional approval for our CUP and positive recommendation for the plat amendment were granted by the Planning Commission on 2/12/14. We have yet to satisfy the conditions of meeting with the city engineer to finalize the parking layout for our site. We also need final approval in the HDDR.

As such we have not finalized our loan application with our bank because the loan approval is contingent upon final approval of our plans by the city.

We request that Section 24 of the REPC item (b) be changed to 6/15/14; item (c) be changed to 6/15/14 and item (d) be changed to 9/1/14.

Items b and c would be a retroactive extension while item d would allow adequate time plus a contingency for the loan process to be completed.

Whereas it is the Buyers' responsibility to recognize the deadlines and address the need for an extension prior to an expiration, Greenpark as the Buyer exercised good faith in submitting the CUP application and revised plans in a timely matter.

Review of the timeline:

8/8/13	addendum 4 to the REPC: extension of deadlines - approved
9/25/13	land management code amendments approved
10/18/13	Greenpark submits revised plans and a CUP application
2/12/14	Planning Commission hearing and conditional approval of our CUP and positive approval of our plan amendment

117 days elapsed between application submission and the approval

We make this request with the knowledge that both parties have acted in good faith and the hope that a constructive resolution is achieved.