PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
DECEMBER 12, 2013

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, December 12, 2013.

Closed Session

2:00pm	To discuss Property, Personnel and Litigation	
3:45 pm	Break	

Work Session

3:50pm	Council questions and comments and Manager's Report	PG 7
4:00pm	Quarterly Goals	PG 8
4:20pm	General Plan- Appendices/Trends and Overall Review of Revised Plan	PG 30
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 Meeting on December 3, 2013 and the Regular Meeting on December 5, 2013

V. CONSENT AGENDA (*Items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not imply a predisposition for approval and may be removed by motion and discussed and acted upon)*

1. Consideration of authorizing the City Manager to enter into a Professional Services Agreement in the amount of $80,000 with Legislative Executive Consulting LLC PG 45

2. Consideration of authorizing the City manager to enter into a Professional Services Agreement in the amount of $165,950 with MGB&A for the 2014 Main Street Improvement Project PG 48

3. Consideration of the Comprehensive Annual Financial Report and acceptance of the Audit for the Fiscal Year ended June 30, 2013 PG 65

VI. NEW BUSINESS

1. Consideration of an Ordinance amending Courchevel Condominiums at Deer Valley Fifth Amended 2700 Deer Valley Drive- Amendment to Record of Survey
   a) Public Hearing PG 69
   b) Action

2. Consideration of Approval for the Vacation of a section of the Woodside Avenue ROW PG 91
   a) Public Hearing
   b) Action

3. Consideration of the Appendices/Trend and Overall Review of Revised General Plan PG 30
   a) Public Hearing

VII. ADJOURNMENT INTO THE RDA

PARK CITY REDEVELOPMENT AGENCY MEETING
SUMMIT COUNTY, UTAH,
DECEMBER 12, 2013

I. ROLL CALL

II. NEW BUSINESS

PG 101

1. Consideration to direct staff to enter into a Real Estate Purchase Agreement, for $2,250,000 for 14,624 square feet from Marya and Sklyer Ltd. Including specifically all of lots 10, 11, 12, and portions of lots 9, 33, 34, 35, 36 of Block 19 of the Snyder's Addition to the Park City Survey from Marya and Skyler Ltd. (Knudson) in a form approved by the City Attorney.

III. 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: 12/09/2013
See: www.parkcity.org

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
DECEMBER 19, 2013

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, December 19, 2013.

Closed Session
pm To discuss Property, Personnel and Litigation
pm Break

Work Session
pm Council questions and comments and Manager's Report
pm Special Services Extraordinary Request discussion
pm Electric Vehicle Charging Station discussion
pm General Plan
pm 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 Regular Meeting on December 12, 2013

V. CONSENT AGENDA (*Items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not imply a predisposition for approval and may be removed by motion and discussed and acted upon)*

1. Consideration of approving Deer Valley Drive Phase II

2. Consideration of Sundance Liquor

VI. APPOINTMENTS AND RESIGNATIONS

1. Appointment of Malena Stevens as Victim Advocate Coordinator

2. Swearing in of Officer Chelsea McIntyre

VI. NEW BUSINESS

1. Consideration of Vacation Rental Compliance Software

2. Consideration of the Adoption of the General Plan
   a) Public Hearing
   b) Action

VII. ADJOURNMENT TO HOUSING AUTHORITY MEETING

PARK CITY HOUSING AUTHORITY MEETING
SUMMIT COUNTY, UTAH,
DECEMBER 19, 2013

I. ROLL CALL

II. NEW BUSINESS

1. Consideration of approval of Housing Plan for Richards Annexation
   a) Public Hearing
   b) Action

III. 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: 12/09/2013
See: www.parkcity.org

TENTATIVE MASTER CALENDAR

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

12 See Agenda

19 General Plan overflow (if needed)
Swearing in of Officer Chelsea McIntyre & Introduction of Victim Advocate Coordinator, Malena Stevens
Sundance Liquor consent- Shelley
Consideration of Vacation Rental Compliance Software- Jason
Special Services Extraordinary Request- Work Session-Nate
Deer Valley Phase 2- consent Matt C
Housing Authority Meeting – Approval of Housing Plan for Richards Annexation - Rhoda

26 **No Meeting**

January
2 **No Meeting**

9 Swearing in Mayor / Council Members and Reception following meeting
Authorization to execute the Stipulated Compliance Order between Park City and Utah Division of Water Quality- Clint
Liquor consent final- Shelly?
Blue Ribbon Commission Recommendations to Council – Matt D.
Design contract Dan's to Jan's- Heinrich

16 **No Meeting – Sundance**
23 30-31 Visioning Retreat

February
6 Friends of the Farm- study session 45 min Denise
Farm Animals – code amendments – Work - Deb

13 PW Update- Study Session- Blake 30 min

20- **No Meeting**
27 Round Valley Annexation- Kirsten

March
6
13- **No Meeting- Last Day of Legislative Session**
20
27

April
3
10- **No Meeting- ULCT Spring Conference**
17

24

Pending Items:
Water leak adjustment policy – work
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
Property Management contract for Transit Residential Building - Brooks R
Ordinance 2519 Lucky John Drive – Plat Amendment PL-13-01980- KW
Gamble Oak Easements, new, Heinrich
115 Sampson Avenue-Anya
Contract for Iron Horse housing fixtures and furniture- Brooks Robinson (nb)

- Housing Authority Meeting
Housing Mitigation Plan for 1555 Lower Iron Horse Loop Road MPD in Bonanza Park – Rhoda/ Phyllis

To: Honorable Mayor/Members of City Council

From: City Manager's Office

MANAGER'S REPORT – December 12 , 2013

On February 7, 2013, Council created the Citizens Open Space Advisory Committee IV (COSAC), through resolution and appointment of the below stakeholders and at-large nominees.

- Mountain Trails Foundation (MTF)- *Charlie Sturgis*
- Summit Land Conservancy (SLC)- *Cheryl Fox*
- Utah Open Lands (UOL) *Wendy Fisher*
- Basin Open Space Advisory Committee (BOSAC)- *Jan Wilking*
- Park City Chamber of Commerce & Visitors Bureau-*Rhonda Sideris*
- Park City Board of Realtors- *Suzanne Sheridan*
- Recreation Advisory Board (RAB)-*Kathy Kahn*
- Park City Planning Commission-*Stew Gross*
- Park City Council- *Andy Beerman*

At-Large Nominees:

1. Tim Henney
2. Cara Goodman
3. Meg Ryan
4. Jim Doilney
5. Judy Hanley

At-Large Alternates

1. Bill Cunningham (first alternate)
2. Carolyn Frankenburg (second alternate)

On November 7th, Tim Henney was elected to the Park City Council and subsequently tendered his COSAC resignation to the Mayor and City Manager on December 1st.

Per the appointment of the prioritized at-large alternate list, Bill Cunningham will replace Tim Henney's seat as an at-large nominee on Council after January 9th, 2014.

City Council Staff Report

Subject: Quarterly Goals 1st Quarter FY 2014
Author: Kory Kersavage
Department: Budget, Debt, & Grants
Date: December 12, 2013
Type of Item: Board Discussion

Summary Recommendations: The Quarterly Goals Report should be reviewed by the City Council and any recommendations on formatting or content should be passed on to staff for implementation in future reports.

Quarterly Goals Presentation: Last week the Quarterly Goals Reports for the Public Works and Library and Recreation teams were presented to Council, during which time Council gave feedback on formatting changes that should be made. In addition indication was given that further discussion should be had in future council meetings to discuss the content of the Quarterly Goals Report.

Presentation Schedule: Over the course of the next two weeks the Quarterly Goals Report will be broken up by teams, so that only the departments in the teams that are reporting for the week will be required to attend that meeting. The schedule will proceed as follows: On December 12th Sustainability and BPE will present their Report.

Guide to Using the Quarterly Goals Report: The Action Steps within the Quarterly Goals are those activities which each department is currently undertaking and many of which are to be completed in the near future. The Action Steps come from each department's business plan, which are tied to Council's Goals and Desired Outcomes. It is planned that those goals that have been completed by each quarterly report will be removed from the subsequent quarterly report so as to avoid cluttering the Quarterly Goals Report.

The Quarterly Goals Report is meant to provide a high-level look at what activities each department is undertaking and what progress is being made on those goals. It is also an opportunity for department managers to provide comments or an update on those goals. In order to increase the understanding of the Quarterly Goals Report, a description of each column in the document is as follows:

- Action Step: A succinct description of the activity being undertaken.
- Dept.: Which Department the Action Step belongs to.
- Deliverable/Description: This is either the proposed outcome of the Action Step or a more detailed description of the action being taken.
- Council Goals: Corresponds to the four citywide council goals.
- Status:
    - Delayed: The project will not be completed by its current deadline, a comment/update should explain why.
    - On Track: The project is on track to be completed by its current deadline.

    - Complete: The project has been completed.
- Color Coding:
    - Green: Corresponds with On Track
    - Yellow: Corresponds with Delayed
    - Red: Corresponds with Complete
- Original Deadline: The Deadline that the Action Step was originally given for completion.
- Revised Deadline: When the Original Deadline can no longer be achieved a Revised Deadline is set.
- Priority: How important the project is to the city council, low, medium or high.
- Responsible Party: The person or people that oversee the progress of the project.
- Comments/Update: Any updates on the project or comments on the current state of the project. This is also an area for the responsible party to bring up any issues that may be causing a delay in the project.

Updated Formatting: Since the Quarterly Goals Report on the 7th of November, the report has been updated to reflect which Department each Action Step belongs to. The Strategy column has also been removed. The report is organized by team, then by department (alphabetically), then by priority (highest to lowest). Since the report presented on the 14th of November the report has been updated to include the names of each person responsible, as opposed to their job title. The second quarter (due in January) report will include the names and titles. The report also now has a numbering system to differentiate between action steps. It should be noted, however, that the Action Steps will not be ordered by number, but will remain ordered by department and priority.

Department Review:
Budget, Debt, & Grants, Legal, and the City Manager reviewed this report.

Alternatives:

A. Approve:
The Quarterly Goals report is acceptable as it is and should be presented to council every quarter in the future.

B. Deny:
Council may decide that the Quarterly Goals Report is a report that should no longer be continued or presented to Council.

C. Modify:
Council may direct that changes be made to the Quarterly Goals Report for future presentations of the report.

D. Continue the Item:
This has the same effect as Alternative A.

E. Do Nothing:
This also has the same effect as Alternative A.

Significant Impacts:
This provides an insight into projects currently being undertaken in the City, and provides an opportunity for increased accountability for these projects.

Consequences of not taking the recommended action:
Council's decision will be incorporated into the report, whether that is a modification of the report or a discontinuation of the report.

Recommendation:
The Quarterly Goals Report should be reviewed by the City Council and any recommendations on formatting or content should be passed on to staff for implementation in future reports.

Attachments:
A – Quarterly Goals Report

Action Step	Dept.	Deliverable/ Description	Council Goals	Status		Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
SUSTAINABILITY										
Research, develop and implement 2013-15 Communications Plan	COMMUNITY & ENVIRONMENT	5 Year Strategic community engagement plan	Responsive, Cutting-Edge & Effective Government	Delayed	1	02/01/2013	11/30/2013	High	Phyllis Robinson	Plan morphed from annual communications plan to a multi-year community engagement agenda. Draft is prepared but completion deferred until Citizen Survey results were complete and analyzed in order to identify areas to target. Time sensitive projects (RMP, PCHts, Outside, Rockport) also took precedence this spring/summer.
Enhance Consumer Confidence in Water	COMMUNITY & ENVIRONMENT	Water PI contract and program management	Responsive, Cutting-Edge & Effective Government	On Track	2	Ongoing		High	Phyllis Robinson; Water Staff	Contract approved. Work on pipeline and website underway. Quarterly samping and reporting initiated.
Develop and Implement Public Information Campaigns for Capital Projects (e.g., Water line, substation, DVD)	COMMUNITY & ENVIRONMENT	Project PI plans and collateral.	Responsive, Cutting-Edge & Effective Government	Complete	3	10/01/2012		High	Phyllis Robinson; Project Manager	PI plans developed and implemented for 2013 construction projects
Develop and implement annual preparedness campaign	COMMUNITY & ENVIRONMENT	Multi-media campaign	An Inclusive Community of Diverse Economic & Cultural Opportunities	Complete	3	06/01/2013		High	Phyllis Robinson; Hugh Daniels	Focus on wildfire prevention

Action Step	Dept.	Deliverable/ Description	Council Goals	Status		Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
Community Carbon Footprint Updates and Mitigation Initiatives	COMMUNITY & ENVIRONMENT	1) Permitting improvements and rebates for residential solar PV – clean tech econ2) Launch and support car sharing program – outreach & mktg.3) Communications Initiatives: Websites, Social Media, TV, Radio	Preserving & Enhancing the Natural Environment	Complete	3	08/01/2013		High	Environmental Sustainability Manager	Summit Community Solar (SCS) project has been a great success thus far. County / City residents completed 280 online solar assessments and contracts have been signed for 21 new residential solar PV systems. The deadline for new contracts in October 18th. Community car sharing is up to 52 users and staff is implementing a variety of new marketing measures this summer. Staff is also meeting with a new non-profit focused on greenhouse gas reductions to identify program and partnership opportunities.
Neighborhood Needs Assessment/Construction	COMMUNITY & ENVIRONMENT	1) Completed Needs Assessment 2) Construction	Other Budget Items	On Track	2	07/01/2013	3/31/2014	Medium	Phyllis Robinson and Matt Twombly	Site feasibility underway. Scope expanded to include feasiblity of property in City Park (Miners Hospital and Rec Building). Outreach deferred pending resolution of land ownership in LPA. Outreach targeted for winter 2014.
Complete feasibility analysis for mortgage assistance program	COMMUNITY & ENVIRONMENT	Feasibility Study	An Inclusive Community of Diverse Economic & Cultural Opportunities	Complete	3	04/01/2013		Medium	Rhoda Stauffer	Preliminary assessment complete. Implementation strategies under development.
Facilitate the development of more housing options for seniors: Include Senior Housing Needs	COMMUNITY & ENVIRONMENT	Include senior housing needs in PC and County General Plans	An Inclusive Community of Diverse Economic & Cultural Opportunities	Delayed	1	12/01/2012	12/31/2013	Medium	Rhoda Stauffer; Planning Staff	Input provided to appropriate staff/agencies consistent with original Plans not yet adopted.

Action Step	Dept.	Deliverable/ Description	Council Goals	Status		Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
Facilitate the development of more housing options for seniors: Seek Opportunities for Housing Suitable for Senior Households	COMMUNITY & ENVIRONMENT	Seek opportunities for housing suitable for senior households	An Inclusive Community of Diverse Economic & Cultural Opportunities	Delayed	1	03/01/2013	6/29/2014	Medium	Rhoda Stauffer; Planning Staff	Housing is a component of LPA RDA projects. First phase is Library Renovation. Analysis of options underway with Steve Browne
Develop Virtual Town Hall	COMMUNITY & ENVIRONMENT	Launch Mind Mixer	Responsive, Cutting-Edge & Effective Government	Complete	3	12/01/2013		Medium	Phyllis Robinson	Facebook, Twitter and MindMixer launched. Marketing to continue. Expect significant use of MM during GP hearing process with City Council.
Conduct citizen education programs to increase public participation	COMMUNITY & ENVIRONMENT	Public Participation Training	Responsive, Cutting-Edge & Effective Government	On Track	2	01/01/2014	3/21/2013	Medium	Phyllis Robinson; Legal Staff	Training is in participation with Legal Dept and is anticipated for December 2013.
Citizen Satisfaction Survey	COMMUNITY & ENVIRONMENT	National Citizen Survey Complete	Responsive, Cutting-Edge & Effective Government	Complete	3	07/01/2013		Medium	Phyllis Robinson	Survey administered May - July 2013. Analysis this fall with results scheduled for presentation to Council on December 5.
Update Emergency Communications Plan	COMMUNITY & ENVIRONMENT	Updated plans with templates	An Inclusive Community of Diverse Economic & Cultural Opportunities	Complete	3	02/01/2013	5/1/2013	Medium	Phyllis Robinson	Complete. Plan is updated annually each spring.
Identify current physical and financial condition of deed-restricted housing.	COMMUNITY & ENVIRONMENT	Asset Study	An Inclusive Community of Diverse Economic & Cultural Opportunities	On Track	2	09/01/2013	6/1/2014	Low	Rhoda Stauffer	Underway -- study deferred due to unexpected compliance issues which direveted staff time.

Action Step	Dept.	Deliverable/ Description	Council Goals	Status		Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
Expand program and service options to encourage wider participation	COMMUNITY & ENVIRONMENT	1) Partnerships such as Health Dept for Med Education2) Identify existing age-in-place services and meet with MAG to discuss expansion3) Develop community service hours program for high school	An Inclusive Community of Diverse Economic & Cultural Opportunities	Complete	3	Ongoing		Low	Rhoda Stauffer & ReNae Rezac	This is an ongoing goal. Implementation consistent with adopted senior strategic plan
Staff training for crisis communications	COMMUNITY & ENVIRONMENT	Training and resource sheet	An Inclusive Community of Diverse Economic & Cultural Opportunities	Complete	3	03/01/2013		Low	Phyllis Robinson	Completed as part of 2013 Shakeout
Conduct a JIC Drill to enhance PIO skills for SCECN	COMMUNITY & ENVIRONMENT	Drill and evaluation	An Inclusive Community of Diverse Economic & Cultural Opportunities	Complete	3	06/01/2013		Low	Phyllis Robinson; Katie Mullaly	In collaboration with Summit County Health and Summit Emergency Communications Network
Refine the event process and calendar to balance community goals and ROI	ECONOMY	Report to Council concurrent with Economic Health Report	World-Class, Multi-Seasonal Resort Destination	Complete	3	04/01/2013			Jon Weidenhammer	
Wi-Fi Network Feasibility Analysis	ECONOMY	ID Priority Locations & Cost	World-Class, Multi-Seasonal Resort Destination	Delayed	1	03/01/2013	10/17/2013		Jon Weidenhammer and Scott Robertson	Scott has this scheduled for Oct 17th Work Session
Identify location and complete construction	ECONOMY	Build Plaza Downtown	Other Budget Items	On Track	2	10/01/2014			Jon Weidenhammer	

Action Step	Dept.	Deliverable/ Description	Council Goals	Status		Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
Parking Redevelopment at PCMR Lot	ECONOMY	1) LOI2) RDA Extension3) Signed Agreement4) Phase I - Woodward Facility5) Parking & Transit Ctr Construction	World-Class, Multi-Seasonal Resort Destination	On Track	2	10/01/2013	10/1/2014		Jon Weidenhammer	Ongoing
Upon Completion of General Plan, Isolate ED Strategies into a document	ECONOMY	Create a summary of General Plan Economic Development strategies.	Other Budget Items	Delayed	1	02/01/2014	12/31/2014		Jon Weidenhammer	To be completed along with General Plan Update. The General Plan adoption is scheduled for December, 2013
Use the Input from the 5 joint meetings to inform implementation of the Area and General Plans	ECONOMY	Economic Element of the GP completed	Other Budget Items	Complete	3	03/01/2013	4/1/2013		Jon Weidenhammer, Thomas Eddington and Sr. Planner	
Facilitate General Plan strategies including, support vitality, activity while protecting scale and integrity of historic buildings	ECONOMY	LMC changes	Other Budget Items	Delayed	1	08/01/2013	12/31/2014		Jon Weidenhammer, Thomas Eddington and Sr. Planner	Following adoption of General Plan
Define & Test City's Role in High Altitude Destination	ECONOMY	Study Session	World-Class, Multi-Seasonal Resort Destination	Complete	3				ED Program Manager	
Event Overhaul	ECONOMY	1) Admin Process/ Fee Changes2) Temporary Bus Licensing	World-Class, Multi-Seasonal Resort Destination	Complete	3	05/01/2013		High	Jon Weidenhammer and Event Project Manager	

Action Step	Dept.	Deliverable/ Description	Council Goals	Status		Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
Transportation Master Plan Report Card	ECONOMY	Report Card	World-Class, Multi-Seasonal Resort Destination	Delayed	1	Ongoing		High	Matt Cassel, Heinrich Deters	Information has been compiled, working with Engineering Dept to finalize an initial report card.
Dan's to Jan's Implementation	ECONOMY	Completed Phase I Projects	World-Class, Multi-Seasonal Resort Destination	On Track	2	10/01/2014		High	Heinrich Deters	
Wyatt Earp Implementation	ECONOMY	Completed Street Improvements	World-Class, Multi-Seasonal Resort Destination	On Track	2	10/01/2013		High	Heinrich Deters	Under Construction, Completion Oct. 15, 2013
Pave Silver Quinn Trail	ECONOMY	Paved Trail	World-Class, Multi-Seasonal Resort Destination	Complete	3			High	Heinrich Deters	
Sidewalk Reconstruction & Streetscape	ECONOMY	Sidewalk & Streetscape Improvements	Other Budget Items	On Track	2	01/01/2020		High	Matt Twombly	
Historic Wall	ECONOMY	Preserved Wall	Other Budget Items	Complete	3	07/01/2013		High	Matt Twombly	
City Hall Plaza	ECONOMY	Completed Promenade	Other Budget Items	On Track	2	10/01/2014		High	Matt Twombly	

Action Step	Dept.	Deliverable/ Description	Council Goals	Status		Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
Treasure Hill Negotiations	ECONOMY	Conclude an agreement to: 1) keep ½ density at Treasure; 2) Move ½ density to a receiving zone; 3) Keep ski & uphill capacity improvements to Treasure; 4) Ensure hot beds are created	World-Class, Multi-Seasonal Resort Destination	On Track	2	06/01/2013	12/31/2013	High	Diane Foster, Mark Harrington, Jon Weidenhammer	
Develop City role in redevelopment of major buildings on Main St.	ECONOMY	Policy Discussion w/ Council	World-Class, Multi-Seasonal Resort Destination	Delayed	1	04/01/2013	11/28/2013	High	Jon Weidenhammer	
ID if Council is interested in pursuing a program with event banners	ECONOMY	Frame policy and resource discussion	World-Class, Multi-Seasonal Resort Destination	On Track	2	04/01/2013	6/30/2014	High	Jon Weidenhammer	
Secure Sundance Agreement thru 2028 & Address MLK Conflict	ECONOMY	Study SessionCode ChangesPossible Changes to Agreement	World-Class, Multi-Seasonal Resort Destination	Complete	3	01/01/2014		Medium	Diane Foster and Jon Weidenhammer	
Swede Alley Crosswalks	ECONOMY	Completed Crosswalks	Other Budget Items	Complete	3		10/15/2015	Medium	Matt Twombly	
Egyptian Walkway	ECONOMY	Completed Walkway	Other Budget Items	Delayed	1	07/01/2013	10/15/2014	Medium	Matt Twombly	Pending discussions with MS Mall owner
Coalition Plaza/trailhead	ECONOMY	Completed Project	Other Budget Items	On Track	2	10/01/2016		Medium	Matt Twombly	
Miners Plaza	ECONOMY	Completed Project	Other Budget Items	On Track	2	10/01/2017		Medium	Matt Twombly	

Action Step	Dept.	Deliverable/ Description	Council Goals	Status		Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
Osguthorpe Property	ECONOMY	Fences and trail construction	Preserving & Enhancing the Natural Environment	Complete	3	08/01/2013		Medium	Heinrich Deters	Completed in July 2013.
Develop Business Retention and Attraction Plan	ECONOMY	Adopted Business Retention and Attraction Plan	Other Budget Items	Delayed	1	04/01/2013	4/30/2013	Medium	Jon Weidenhammer & ED Program Mgr.	
Identify target properties and Development of a Direct Business Recruitment Plan	ECONOMY	Business Recruitment Program	World-Class, Multi-Seasonal Resort Destination	Delayed	1	04/01/2013	11/30/2013	Medium	Jon Weidenhammer & ED Pgm. Mgr.	
Participate in Ski Resort Interconnect Concept Plan when Invited	ECONOMY	N/A	World-Class, Multi-Seasonal Resort Destination	Ongoing	3			Medium	Jon Weidenhammer	Jon W. and Bill Malone invited to participate as a member of the Economic Committee on Mountain Transportation
City Way-finding & SMART Messaging	ECONOMY	Complete Plan	World-Class, Multi-Seasonal Resort Destination	Delayed	1	07/01/2013	10/17/2014	Low	Jon Weidenhammer	Staff considering options and defining next steps
Open Space	ECONOMY	Methodology for open space procurement	World-Class, Multi-Seasonal Resort Destination	Complete	3	02/01/2013		Low	Heinrich Deters	COSAC assembled, will establish methodology in February
Property Management	ECONOMY	Round Valley Mgmt Plan	World-Class, Multi-Seasonal Resort Destination	On Track	2	12/01/2012	6/21/2014	Low	Heinrich Deters	Going to Council for adoption in April-May

Action Step	Dept.	Deliverable/ Description	Council Goals	Status		Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
Identify Preferred Incentive Tools	ECONOMY	Incentive Toolbox	Other Budget Items	On Track	2	04/01/2013		Low	Jon Weidenhammer & ED Pgm. Mgr.	
Library Needs Assessment/Expansion	ECONOMY	1) Completed Needs Assessment 2) Construction	Other Budget Items	Complete	3	12/01/2013	4/30/2013	Low	Adriane Juarez; Jon Weidenhammer	
Annual Economic Health Update	ECONOMY	Presentation to Council & Updated Metrics	World-Class, Multi-Seasonal Resort Destination	Delayed	1	04/01/2013	11/30/2013	Low	Jon Weidenhammer	
County Economic Development Task Force	ECONOMY	Presentation to Council	World-Class, Multi-Seasonal Resort Destination	Ongoing	3		4/30/2014	Low	Jon Weidenhammer	
GIS Update	ENVIRONMENTAL REGULATORY	New GIS Environmental Information Resource	Other Budget Items	On Track	2	02/01/2013	11/1/2013		Jim Blankenau	Currently still uploading data. Site is up an functional. We are currently testing to see if there are any issues.
Develop better public outreach	ENVIRONMENTAL REGULATORY	Public Outreach Plan	Other Budget Items	On Track	2	05/01/2012	12/1/2013		Jim Blankenau	Planning on launching new web page, sending flier, and updated handbook to be published this fall.
Submittal of Mine Hazard Mitigation Plans	ENVIRONMENTAL REGULATORY	Mine hazard mitigation plans	Other Budget Items	Complete	3	12/01/2012			Jim Blankenau	Reviewing submittals for completeness. Will notify property owners of deficiencies in February.
Implementation of Plans	ENVIRONMENTAL REGULATORY	Completed Mitigation	Other Budget Items	On Track	2	12/01/2013			Jim Blankenau	
Administrative Order of Consent (AOC)	ENVIRONMENTAL REGULATORY	AOC ready for Council approval	Other Budget Items	Complete	3	12/01/2012			Jim Blankenau	AOC has been approved by Council and has been sent to Agencies for signatures.

Action Step	Dept.	Deliverable/ Description	Council Goals	Status		Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
Evaluate future uses and when those uses will be needed.	ENVIRONMENTAL REGULATORY	Analysis and recommendation to Council.	Other Budget Items	On Track	2		12/31/2013		Jim Blankenau	Blue Ribbon Commission is set to begin meeting in February. Have contacted EPA about proposed changes to Soils Ordinance.
Municipal Carbon Footprint Reductions, including Financial Analysis and Savings	ENVIRONMENTAL REGULATORY	1) Annual carbon footprint and ENERGY STAR2) 2007-2012 muni carbon footprint goal and next steps3) Facility, fleet, and maintenance (RFP)	Preserving & Enhancing the Natural Environment	Complete	3	06/01/2013		High	Jim Blankenau	Municipal carbon footprint update was presented to City Council in August 2013. Staff reported annual savings of 1,393 tons CO2, saving the City $260,000 annually, from internal energy retrofit projects alone. Sustainability measures integrated into new buildings is saving PCMC even more each year. In total, staff has procured $574,000 in grants for internal improvements implemented since 2009. Staff continues to implement new carbon mitigation measures and will return to City Council in 2014 to review latest enhancements and seek direction on a carbon footprint reduction goal.
Ongoing program implementation and partner procurement	ENVIRONMENTAL REGULATORY	Household carbon emissions reductions	Preserving & Enhancing the Natural Environment	On Track	2	Ongoing		Medium	Jim Blankenau	Low Carbon Diet momentum initially slowed with loss of the part-time program coordinator, but progress picked up in spring / summer 2013. PCMC employees defeated Aspen in the Ski Town Showdown with 149 City employees reducing nearly one million pounds CO2 through actions implemented at home. Staff has been in contact with local resorts, and other organizations, about leveraging the success of the showdown for their own employee engagement and sustainability programs.

Action Step	Dept.	Deliverable/ Description	Council Goals	Status		Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
Receive policy direction on Dark Skies, Green Biz Program, LEED, ISI, City Codes, and Solar PV	ENVIRONMENTAL REGULATORY	Analysis and recommendation to Council – Assist Capital Projects	Preserving & Enhancing the Natural Environment	On Track	2	10/01/2013		Medium	Environmental Sustainability Manager	Dark Skies presentation completed, Council direction received. Council approved community bulk solar program. Institute for Sustainable Infrastructure (ISI) protocol is being applied to Main Street improvements. Staff in Building and Sustainability collaborated on a streamlined solar permitting process along with a one-stop shop website for solar permitting details - ParkCity.org/Solar. Staff is preparing municipal renewable energy update for September 2013 and community-level update for later in the fall.
Waste and Recycling System Enhancements	ENVIRONMENTAL REGULATORY	Assess and implement opportunities related to curbside recycling in partnership with Summit County. Track enhancement of waste diversion programs by non-profits and commercial entities.	Preserving & Enhancing the Natural Environment	On Track	2	Ongoing		Medium	Environmental Sustainability Department	Staff worked with Republic Services and the County to plan curbside recycling enhancements for fall 2013. A new commercial entity is offering composting, starting with the resorts and their restaurants. Staff is seeking third-party services to complete a regional waste and recycling assessment - the assessment will help identify opportunities and needs in the waste & recycling non-profit sector.

Action Step	Dept.	Deliverable/ Description	Council Goals	Status		Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
COMMUNITY DEVELOPMENT										
Arson Investigation	BUILDING DEPT.	Training and certification to allow for ongoing arson investigations	Other Budget Items	Complete	3	07/01/2013		High	Kurt Simister	The Deputy Fire Marshall has completed the New Fire Investigation Training.
Special event inspections	BUILDING DEPT.	Record of site inspections and status for special events	An Inclusive Community of Diverse Economic & Cultural Opportunities	Complete	3	07/01/2013		High	Chad Root	ongoing
Increase in inspections	BUILDING DEPT.	Night and Weekend inspections to increase level or compliance with City regulations	An Inclusive Community of Diverse Economic & Cultural Opportunities	Complete	3	07/01/2013		High	Chad Root	alternating schedules as needed
Establishment of revolving fund for abatement of dangerous buildings	BUILDING DEPT.	Report presenting abatement projects	An Inclusive Community of Diverse Economic & Cultural Opportunities	Complete	3	07/01/2013		Medium	Chad Root	No abatement actions recently
Historic Preservation Guarantee Policy	BUILDING DEPT.	Written policy outlining procedure for the historic preservation guarantee requirements for construction on Historic Sites	An Inclusive Community of Diverse Economic & Cultural Opportunities	Complete	3	03/01/2013	5/1/2013	Medium	Chad Root	$250 per SF and $50 per SF for porches/decks

Action Step	Dept.	Deliverable/ Description	Council Goals	Status		Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
Education of contractor and home owners on Building codes	BUILDING DEPT.	Seminars and instructional classes	An Inclusive Community of Diverse Economic & Cultural Opportunities	On Track	2	10/01/2013		Medium	Chad Root	coordinated communication and training with Home Builder's Association, Lodging Association, Sundance Institute, HPCA, Lodging Association, Park City Chamber, ongoing outreach
Customer Satisfaction: Engaged and Informed Citizenry	BUILDING DEPT.	Overall rating of BPE Team from results of a satisfaction survey	Responsive, Cutting-Edge & Effective Government	Delayed	1	03/01/2013	12/1/2013	Medium	Chad Root	Delayed due to workload. Survey will be issued by the end of Dec 2013.
Electronic building plans	BUILDING DEPT.	Create an adopted policy for storage of electronic building plans	An Inclusive Community of Diverse Economic & Cultural Opportunities	Complete	3	06/01/2013		Medium	Chad Root	Policy drafted and implimented
Customer Satisfaction: Inspections	BUILDING DEPT.	Overall rating of BPE Team from results of a satisfaction survey	An Inclusive Community of Diverse Economic & Cultural Opportunities	Complete	3	03/01/2013		Medium	Chad Root	Same as 16 I believe #16 needs to be removed?
Online services	BUILDING DEPT.	Creation of computer / input policy for electronic submittals	An Inclusive Community of Diverse Economic & Cultural Opportunities	Complete	3	03/01/2013		Medium	Chad Root	ongoing

Action Step	Dept.	Deliverable/ Description	Council Goals	Status		Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
Use the Input from the 5 joint meetings to inform implementation of the Area and General Plans	ECONOMY	Economic Element of the GP completed	Other Budget Items	Complete	3	03/01/2013	4/1/2013		Jon Weidenhammer, Thomas Eddington and Sr. Planner	
Facilitate General Plan strategies including, support vitality, activity while protecting scale and integrity of historic buildings	ECONOMY	LMC changes	Other Budget Items	Delayed	1	08/01/2013	12/31/2014		Jon Weidenhammer, Thomas Eddington and Sr. Planner	Following adoption of General Plan
Rocky Mountain Power System Upgrade	ENGINEERING	1) Approvals for new substation2) Replacement of overhead power lines3) Judge Station upgrade	An Inclusive Community of Diverse Economic & Cultural Opportunities	On Track	2	01/01/2015		High	Matt Cassel	Major changes by Rocky Mtn Power. Waiting for RMP to finalize their agreement with Heber Power.
Safety program	ENGINEERING	Development of a safety program for work performed on Right-of-way. Program starts in FY 2013 and carries through to 2014	World-Class, Multi-Seasonal Resort Destination	Delayed	1	07/01/2013	7/1/2015	High	Matt Cassel/Hugh Daniels	Hugh Daniels helping to take over the program. Program has been expanded now to include all City Employees not just those working in the right-of-way.
Reconstruction project: Reconstruction of Road	ENGINEERING	Reconstruction of Empire Avenue	Other Budget Items	On Track	2	10/01/2013		High	Matt Cassel	

Action Step	Dept.	Deliverable/ Description	Council Goals	Status		Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
Reconstruction project: Construction of Retaining Wall	ENGINEERING	2013 – repair failed section of Royal Street. 2014 – construction of retaining wall	Other Budget Items	On Track	2	07/01/2014	10/31/2013	High	Matt Cassel	
Yearly Update	ENGINEERING	Provide Council a yearly update of the transportation report card	Other Budget Items	On Track	2	12/01/2013		High	Matt Cassel	Public Works took over update of report card.
Old Town Improvement Study (OTIS)	ENGINEERING	Update of the OTIS program to identify areas of improvement for the infrastructure in Old Town	Other Budget Items	On Track	2	12/01/2013		Medium	Matt Cassel	
Signage/Speed control devices	ENGINEERING	Add Signage and speed control devices in areas identified as traffic issues through studies and based on outcome of MTMP meetings	Other Budget Items	On Track	2	Ongoing		Medium	Matt Cassel	Annually
Standardize turn around time for Engineering inspections	ENGINEERING	Two week turn around for PIMP inspections. Two days for water meter and ROW inspections	Responsive, Cutting-Edge & Effective Government	On Track	2	Ongoing		Medium	Matt Cassel	Annually

Action Step	Dept.	Deliverable/ Description	Council Goals	Status		Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
ROW Landscape Guideline	ENGINEERING	Guidelines adopted by City Council to help reduce the water used to maintain landscaping in the ROW	World-Class, Multi-Seasonal Resort Destination	Delayed	1	06/01/2013	10/1/2013	Low	Matt Cassel	Completion of guidelines will occur in September/October. Currently going through selection process for consultant.
Storm Water Utility Study	ENGINEERING	Study to look at the issues associated with creating and maintaining a storm water utility	Other Budget Items	Delayed	1	06/01/2013	12/2/2013	Low	Matt Cassel	Bret Howser no longer works for the City. Reassigned and moving forward.
Selection of projects to complete each fiscal year	ENGINEERING	Prioritize and program storm water capital projects	Other Budget Items	On Track	2	06/01/2013	6/2/2014	Low	Matt Cassel	Annual review.
Traffic Studies	ENGINEERING	Regular traffic studies to help identify areas with traffic issues in response to citizen complaints	Other Budget Items	On Track	2	Ongoing		Low	Matt Cassel	Annually
Storm Water Improvements	ENGINEERING	Identify, obtain funding, fix and repair one(1) project storm water issue within the city annually	Other Budget Items	On Track	2	Ongoing		Low	Matt Cassel	Annually
Bonanza Park Redevelopment Area Plan	PLANNING DEPT.	Implementation of Form Based Code for BOPA as adopted by City Council	An Inclusive Community of Diverse Economic & Cultural Opportunities	Delayed	1	07/01/2013	6/30/2014	High	Thomas Eddington	The draft General Plan should be in review stages prior to the adoption of a Form Based Code. CC directed the GP to precede the BOPA plan given that RMP revised their plans leave the substation in its current location.

Action Step	Dept.	Deliverable/ Description	Council Goals	Status		Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
General Plan	PLANNING DEPT.	Draft of an updated General Plan presented to Planning Commission	An Inclusive Community of Diverse Economic & Cultural Opportunities	On Track	2	01/01/2013	12/31/2013	High	Thomas Eddington	Draft Plan Complete and going through Planning Commission review for recommendation to City Council. Planning is organizing a joint meeting of PC and CC to discuss schedules.
Annual Historic Site Inventory update	PLANNING DEPT.	Updated Historic Site Inventory and individual property site forms adopted by the Historic Preservation Board	An Inclusive Community of Diverse Economic & Cultural Opportunities	Delayed	1	07/01/2013	12/31/2013	High	Thomas Eddington	The Planning Department will review the full HSI can reconcile Landmark / Significant structures based upon work completed during the year.
Intensive Level Survey of Main Street Historic District	PLANNING DEPT.	An intensive level survey of each historically designated site to identify important characteristics for preservation	Other Budget Items	On Track	2	07/01/2014		High	Thomas Eddington	CRSA was awarded an intensive level survey contract for Main Street - it is scheduled to be concluded by end of FY 2014. Results may require an update to the Historic Site Inventory. The contract was awarded to CRSA in May.
Lower Park Redevelopment Area Plan	PLANNING DEPT.	Draft of an area plan presented to City Council	An Inclusive Community of Diverse Economic & Cultural Opportunities	On Track	2	12/01/2013	6/30/2014	Medium	Thomas Eddington	Pending adoption of General Plan and Form Based Code for Bonanza Park, work will begin on the draft of the Lower Park Redevelopment Area Plan
Annual Historic Guidelines update	PLANNING DEPT.	Updated Historic Guidelines adopted by the Historic Preservation Board and daily utilization by Planning Staff	An Inclusive Community of Diverse Economic & Cultural Opportunities	Delayed	1	07/01/2013	3/31/2014	Medium	Thomas Eddington	A draft update will be produced and brought before the Historic Preservation Board - the nature of these updates will be dependent upon possible expansion of the HSI to include ski-era buildings.

Action Step	Dept.	Deliverable/ Description	Council Goals	Status		Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
Assessment of turn around time in plan review	PLANNING DEPT.	Report comparing FY 2012 and FY 2013 turn around time	An Inclusive Community of Diverse Economic & Cultural Opportunities	Delayed	1	07/01/2013	12/31/2013	Medium	Thomas Eddington	FY 2013 should close prior to the issuance of the report for appropriate comparison
Annual Land Management Code Amendments	PLANNING DEPT.	Adoption of amended Code by City Council	An Inclusive Community of Diverse Economic & Cultural Opportunities	Complete	3	05/01/2013		Medium	Thomas Eddington	Majority of amendments were adopted in December 2012. Additional amendments were completed in Spring 2013. Planning is recommending some additional HRM amendments in Fall 2013.
Sundance project management	PLANNING DEPT.	Manage ambush marketing matrix so that they are properly permitted	An Inclusive Community of Diverse Economic & Cultural Opportunities	Complete	3	02/01/2013		Medium	Thomas Eddington	2013 Sundance was successfully managed - additional conversation and changes to be decided on for 2014.
Landscaping Ordinance	PLANNING DEPT.	Adopt an ordinance to better guide the community and staff when adding or changing landscaping	Other Budget Items	On Track	2	12/01/2013	5/31/2014	Low	Thomas Eddington	General Plan should be adopted prior to development of a Landscaping Ordinance
Annual Historic Award	PLANNING DEPT.	Historic Preservation Board to designate an awardee, commission an artist to illustrate the awardee, and present the award at a function	An Inclusive Community of Diverse Economic & Cultural Opportunities	Delayed	1	07/01/2013	5/31/2014	Low	Thomas Eddington	Due to a delay in awarding the prior year's grant, Planning is recommending reconciling the award presentation to occur during the month of May - Preservation Month.

Action Step	Dept.	Deliverable/ Description	Council Goals	Status		Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
Staff Report routing	PLANNING DEPT.	Updated staff report routing for Planning Commission reports. Creation of routing policy for staff reports for HPB/BOA reports.	An Inclusive Community of Diverse Economic & Cultural Opportunities	Complete	3	06/01/2013		Low	Thomas Eddington	Routing policy was finalized in January 2013.
Architectural inspections	PLANNING DEPT.	Add required inspections for Planning to sign off prior to issuance of all Final inspections or COOs	An Inclusive Community of Diverse Economic & Cultural Opportunities	Complete	3	02/01/2013		Low	Thomas Eddington	The Building Department has implemented EDEN measures and also requires Planning sign-offs on all physical building permits on site.

City Council
Staff Report

PLANNING DEPARTMENT

Subject:	**General Plan**
Author:	**Thomas Eddington, Planning Director** **Kayla Sintz, Planning Manager**
Date:	**December 12, 2013**
Type of Item:	**Legislative - Discussion**

The Planning Commission will be holding their final meeting on the General Plan on Wednesday, December 11, 2013. At the November 21, 2013 City Council meeting, Council recommended working concurrently with the Commission in order to meet the December 19, 2013 adoption date. Staff provided an updated Schedule in order to meet this deadline.

Schedule

December 9:	Open House for the Public (4pm – 7pm in Chambers)
December 11:	Planning Commission: Discussion, public hearing & recommendation
December 12:	City Council: Overview, *Trends/Appendices* & public hearing
December 17:	Open House for the Public (Noon – 4pm in Planning Dept.)
December 19:	City Council: Public hearing & consider adoption

While staff recommends the City Council vote and adopt the General Plan on December 19th, Staff believes that this document is a living document that will be reviewed and modified on an annual basis. In addition, potential modifications may coincide with upcoming neighborhood area plans (Bonanza Park, Lower Park Avenue, Prospector Square, Main Street/Old Town, etc.) and Land Management Code (LMC) changes.

Background

Staff has made all recommended revisions by the City Council from the December 3rd and 5th meetings. All of the revisions that were accepted (or didn't warrant discussion) at the last meeting have been changed to black text. Only those areas for additional City Council review are shown in red text. All changes have been made to the document and the red text illustrates these changes that were requested by the City Council at the December 3rd and 5th meetings.

In addition, staff has incorporated some recommended revisions (provided to staff last week) by the Planning Commission. These are items that the City Council has not yet seen and are noted in blue text.

The City Council has seen all of the draft General Plan with the exception of the Appendices/Trends which is also included for review (first round) at this week's meeting.

Exhibits

Separate Attachment – Draft of Complete General Plan Document (includes Appendices/Trends at end)

PARK CITY COUNCIL MEETING **DRAFT**
SUMMIT COUNTY, UTAH,
DECEMBER 3, 2013

I. ROLL CALL

Mayor Dana Williams called the special meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Tuesday December 3, 2013. Members in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Liza Simpson, Dick Peek and Cindy Matsumoto. Staff present were Diane Foster, City Manager; Tom Daley, Deputy City Attorney, Matt Dias, Assistant City Manager; Thomas Eddington, Planning Director; Kayla Sintz, Planning Manager; Heinrich Deters, Trails and Open Space Manager; Phyllis Robinson, Public Affairs Manager; John Boehm, Planner; Jody Morrison, Assistant City Recorder; Marci Heil, City Recorder

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

There were no public comments made.

III. NEW BUSINESS

1. Discussion of General Plan – Natural Setting, Sense of Community, Historic Character

Planning Director Eddington and Planning Manager Sintz presented the Goals regarding Natural Setting, Sense of Community and Historic Character.

Council member Simpson inquired about the Community planning strategies section 4.3. She recalled the Council was not in favor of a City “bank” for TDR’s and is concerned with the language to consider a city “bank” in the TDR section. Eddington went into detail on how a bank would work with options of the City being the “bank”, being the facilitator, or just providing information on the website for the public.

Council member Peek inquired about the section considering removing the trailhead parking to minimize the effects on the neighborhoods; he felt this would do the opposite and the overflow would negatively impact the neighborhoods.

Council member Matsumoto stated that she has a trailhead in her neighborhood and feels they have found that delicate balance by not advertising trailhead locations outside of the community.

Council member Beerman is not in favor of the language proposed regarding trailhead parking; he would prefer it to read “consider the effects on neighborhoods possibly including trailhead parking’ where is would allowed were appropriate.

Council member Simpson stated that she does not feel that “including trailhead parking” belongs in the General Plan. Council agreed to strike the “including trailhead parking” statement.

Communication continued about the idea of a City "bank" for TDR's clarifying if it would be used to get the information out to the public or involve monitory requirements. Council agreed to leave the language in to have the option in the "tool box"; however, it would be a low priority.

COSAC had contacted the planning department to add in consideration of the City being the facilitator of the TDR sending and receiving zones. Council and staff feel that this idea is already covered in the other sections.

Planning Commissioner Jack Thomas stated that the Planning Commission has gotten together in groups of three or smaller and have also evaluated these sections and will get those comment to staff this week and staff will get the information to Council by the December 12th meeting. Staff assured Council that they would have the ample time to go through only the areas where Planning Commission had suggestions. City Manager Foster stated that the Planning Commission has been through this document multiple times and staff expects to see a short list of recommendations.

Mayor Williams stated they would take public comment throughout the night after a goal is discussed by Council he will allow for the public to give input. Mayor Williams asked if the public had input on goals 4 & 5.

Ruth Meintsma,305 Woodside Avenue, inquired on page 6 4.8- wanting to see the language to consider the evaluation of vantage points. Also spoke to page 7 4.18 inquiring about the City employees to keep current on the training. She feels it could get lost if the employee is responsible to keep themselves current and feels the city should be more proactive and would like to see the city be responsible.

Council agreed with Ms. Meintsma's first comment and clarified her second comment stating that it is the City's responsibility to keep the employees current.

Ms. Meintsma commented about page 10 5-9 energy efficient regarding nightly rentals. Council agreed that this paragraph is too close to the Land Management Code and would like to see the paragraph removed except for the first sentence.

Council moved on to page 17- 6.13 regarding energy solutions with heated driveway systems and felt that it was also LMC referred and felt that it should be dropped. City Manager Foster stated that this is implementation strategies and would like to keep the reminders in the General Plan. City Manager suggested broadening the language to energy conservation and renewable utilization. Council concurred to add the language "consider the option of surcharges or offsets for heat melt driveway systems that do not utilize renewable energy sources.

They then discussed the definitions section regarding open space versus urban open space. Discussions ensued about the inclusion of pools, skate parks and ice rinks as open space. They concurred to move these items to the park active section.

Rich Wyman, resident, stated he is very pleased to see the wildlife corridor over SR-40 in the General Plan. He travels to Europe a lot and sees these eco tunnels over in Holland, Germany, Scandinavia that are very successful. He would love to see Park City have a conversation with

UDOT to bring in these eco tunnels where the car goes through the tunnel and the animals go over the road.

Planning Director Eddington stated that the American Study of Architecture has been studying wildlife and this very in depth process. We are working toward the European example.

The Council encouraged Mr. Wyman to get in touch with Senator Van Tassell to get the discussions moving. Council member Butwinski stated that citizen championed ideas are very powerful.

Tim Henney- suggested using the language “non-motorized” on the uses instead of listing all the uses to save space in the plan.

They spoke on the agricultural section of the general plan. Also spoke about the current Municipal code regarding livestock. Defined the aspect of local food production. Staff stated that currently we do not have any defining terms in our code. Council

Steve Swanson spoke to the low carbon section. He is concerned with the water usage, worried about putting cars underground. Stated he appreciates the opportunity for the open forum and feels the residents need to be partners with the council in putting the general plan together.

Council moved on to the Sense of Community section.

Council member Beerman inquired about the askew numbers regarding second homes in the community. Staff stated an interesting fact that primary residences have grown about 7% and second homes 66%, these are unparalleled aspects of positive lure to small towns. Council member Butwinski stated that he feels that percentages are not the right way to express these concerns. Council would also like to state the fact that we have resort areas that are tipping the scales.

They spoke about nightly rentals being encouraged in the resort areas. Spoke of the long term goal to create neighborhoods and cluster the nightly rentals. Council feels that the charm of the community is the diverse aspect of the City.

Mary Wintzer, 320 McHenry, touched on the nightly rental aspect in the HRL zone which back in the 80’s disallowed nightly rentals and since then this has been overturned. She feels the population of the full time residents should be able to petition against nightly rentals.

Jo Scott, resident, has a lot of problems with 7A and 7.1-7.5 and is concerned with the language that conflicts with the HOA’s CC&R’s. She also stated she would like to see clarity in the general plan regarding the HOA’s. Feels this is a frustrating project and would like to see all the homeowners present.

Mayor and Council discussed where in the general plan we could address the governing restrictions of CC& R’s to clarify for the residents. Foster suggested adding a preamble prior to objectives adding a sentence recognizing the CC&R’s may not allow a goal to be achieved.

Commissioner Thomas stated that he feels the City is working with the HOA’s by giving the HOA a letter of notification if there is a project in their HOA.

Multiple residents spoke on CC&R's and the regulations the HOA's have as well as the regulations of the LMC.

Mary Wintzer inquired about the land trust option.

Mayor Williams stated that this has been a common theme within the City. The affordable housing units will continue to be placed in appropriate areas.

Bill Martin, on Board of HOA in Park Meadows, would like to see a graph on page 2 discussing the increase of second homes etc. His second point regarding HOA's and the relationship with the City.

Mayor Williams stated that there would be an area of in the front of the General Plan that would address the fact that there are HOA's and they are all different and it is not the intent of this plan to minimize the authority of the HOA's.

Council member Butwinski inquired about the streamline review process as it pertains to affordable housing.

Council discussed adding in the annexation buffers in as policy and directed staff to add it in to the planning strategies section.

Multiple discussions ensued regarding nightly rentals, the character, and the purpose. They were all concerned with the language in the General Plan mandating a number that would take away people's property rights.

Council member Simpson suggested pulling the nightly rental section in its entirety might make the most sense. She later recanted that suggestion concurring that the other information remain in the document with the exception of the 50% reference.

Council member Peek concurred with other staff members that there is a risk to the sense of community in Old Town and feels that it's the General Plan that is defining the sense of community and will articulate the issue.

Mayor Williams would like have all references to capping nightly rentals section removed from the entire document.

Council member Simpson asked for clarification of the jurisdictional rights reference in the "tool box" in which Planning Director Eddington explained as both a development allowance and typically the air rights above your property as well. Simpson then stated she felt it could it better be stated as vested rights.

Council had an issue with the language "best efforts to reduce the number of public hearings". Planning Director Eddington stated that this talks about giving the option to fast track certain projects that might address housing goals for the community. Mayor Williams stated that if we are improving the development and permitting process by making it more efficient and the outcome happens to be a reduced number of public hearings but it should not be the goal to have public input be lessened. Council directed staff to remove that language.

PARK CITY COUNCIL MEETING **DRAFT**
SUMMIT COUNTY, UTAH,
DECEMBER 5, 2013

Study Session
National Citizen Survey results

Phyllis Robinson, Public Affairs manager, and Damema Mann, Senior Project Manager, National Citizen Survey presented the results of the National Citizen Survey stating that this year's survey will be benchmarked against the survey completed two years ago. Damema stated that the National Citizen Survey is a standard survey with a custom benchmark with Park City being a resort community.

Council member Simpson inquired about the response rate and how Park City can increase that number.

Mann said that they could strategize on ways to increase that number. It is pretty close to the number from two years ago at 25%.

Council member Beerman inquired about the neighborhoods who received the survey. Mann stated that they placed a survey in the PO boxes as well as sent them to the neighborhoods shown on the map.

Discussed the key findings of the report that detailed what a great place Park City is to live, discussed how recreation and wellness are a major strength in Park City. The overall ratings were very positive.

Mann indicated the study also inquired of residents questions regarding internet. 85% said it was essential to the quality of life.

Council again found it very interesting that 63% of the residents live and work in Park City.

City Manager Foster inquired from Mann about any areas of improvement she could see for Park City. Mann stated that Park City is unique in having so many high marks across the board and would suggest focusing on keeping those numbers high.

Work Session
Council questions and comments and Manager's Report

Council member Peek was not able to attend the HPB meeting however he did relate that the agenda stated they would be discussing the next preservation award.

Council member Matsumoto attended the Historic Society meeting stating they will be holding a free day at the museum on December 12. She relayed residents' concerns regarding the crane on Main Street, she really feels staff should look at taking the crane down during Christmas.

City Manager Foster stated that staff is aware of the issues with the length of time construction is taking on Main Street and staff is getting together to look into what the City can put in our tool box. Council and staff agreed that the problem exists and are looking into it. Another concerned citizen inquired about the height of the Silver Queen. She also had another citizen concerned about Planning Director Eddington's radio interview regarding the Historic Design. Also touched on an idea that she ran past City Manager Foster regarding broadband.

Council member Beerman agreed with tightening the construction mitigation regarding the cranes on Main. He stated that he attended a Mountain Transportation meeting and they discussed tunnels and opportunities to connect the Wasatch Front. They took them on a helicopter ride where they went from Salt Lake to Park City and back in 5 minutes. Also attended the Lodging Association meeting where Insa Riepen from Recycle Utah pitched the reusable bags and felt it was well received.

Council member Simpson attended the Health Board meeting.

Council member Butwinski attended the Museum's 50 years of Park City celebration. Also spoke to the construction mitigation along Main Street.

Mayor attended the Ted X conference where he had the privilege of speaking. Also attended the debate championship and found it was a great experience.

<u>Manager's Report</u>
No discussion

<u>Economic Development Task Force Update</u>

Jonathan Weidenhamer, Economic Development Manager, discussed the Mission Statement, areas of mutual concerns, targeted industries, and outliers to prepare the Council for the joint meeting they will have with Summit County on December 16th .

Council member Simpson stated she feels the mission statement is great.

Weidenhamer went over the matrix that the Economic Task Force used to outline their future. Also touched on the future of the Task Force and feels they are moving in the right direction. He asked for clarification from the Council that they too felt the Task Force was moving in the right direction.

Council member Matsumoto thanked Council members Butwinski and Beerman for participating with the Task Force. She also inquired about the goals of Park City versus those of the County.

Council member Beerman stated that the mutual goals were broadband, workforce housing, business incubators and transit.

<u>General Plan Discussion – Historic Character, Neighborhoods, Introduction and Policy Issues</u>

Mayor, Council and staff discussed the sections regarding Historic Character, Neighborhoods, Introduction and Policy issues.

In the Historic Character section they discussed updating the inventory for historic sites and having a licensed architect be required for CUP's and HDDR's in the Historic District. Staff stated that they feel this will enhance the process

Carol Fontana asked Council to explain 16.2. Planning Director Eddington stated that it was an opportunity to create affordable housing on the upper floors along Main Street with commercial on the ground and residential above.

Hope Melville, inquired about page 18 with the reduction of off street parking from two spaces to one space and feels it would just congest the traffic in Old Town and feels it would not incentivize growth.

Council member Simpson felt it would help eliminate cars and it would be an incentive not a mandate. Council concurred and left the language in.

Ruth Meintsma 305 Woodside, she felt the pictures on page 22 were poor images regarding the guidelines for street grade relationships. Staff agreed with her comment.

Stanford Melville stated that the text box language on page 26 was confusing.

Dennis Handlin, Thaynes Canyon HOA, feels there needs to be stronger language regarding the hierarchy of land use page that will be included in front of the General Plan. He does not feel this is a minor point and is fine with stating that the HOA's are the enforcers of CC&R's. He went into detail regarding how the LMC undermined the CC&R which went to court and took years and hundreds of thousands of dollars which would have been avoided if there would have been clear language. He continued to state what they would like to see with the LMC and the notification process when a building permit is pulled in a HOA.

Council consulted Attorney Daley on the language resident Handlin suggested. Daley stated that buyers are on notice of all CC&R's and buyer beware qualifies here that it is a contract with the homeowners association. City Manager Foster stated that staff has discussed starting a task force to look into the LMC.

Council member Matsumoto inquired what other Cities do with General Plan and CC&R's.

Attorney Daley suggested that the task force plan begin and then work toward a common goal.

Mary Wintzer stated from other examples that have been discussed where CC&R's have not been enforced and it seems fair to ask for stronger language.

Ruth Meintsma suggested that the building department have a form where each party ie. Building and HOA have to check off the plans and work together.

City Manager Foster stated that the task force would plan for contingencies.

Commissioner Thomas stated that he has worked in the private sector and has seen where the HOA has to provide a letter and does feel there is a solution.

Council moved on to the neighborhoods section

Council discussed two public input letters that were received 5 minutes prior to the meeting and found both to be inapplicable to the general plan.

Council liked the idea of listing the additional subdivisions in the neighborhoods.

Beverly Hurwitz stated she treasures the municipal golf course with its walkability aspect for a mountain course. She applauds that the general plan protects open space but would like to see assurance of protection of the golf course.

Jo Scott, also addressed the golf course and stated that when they purchased their home they had a vision of the golf course remaining a golf course forever and would like to see it listed as a treasure. Her concern is the development that has already taken place that has encroached on the current course. Feels there are inconsistencies in the General Plan. Again reiterated tonight the concern that Council is pushing this plan forward too quickly.

Council member Peek suggested a statement that stated the golf course is an asset that residents enjoy.

Mayor Williams inquired if there was a restriction with the purchase of the golf course. Craig Sanchez, Director of Golf, stated that the property was purchased with federal money and the only restriction was that the proceeds would have to be used to purchase another golf course.

Bill Martin, inquired if the City confirms the HOA receives a notice from the City. City Manager Foster stated the City does confirm the HOA receives the notice. He stated that the push for higher density creates conflict with HOA's and would like to know if the City is trying to create conflict with HOA's. City Manager Foster stated that the actions of the Council have shown that they are trying to work to decrease conflict.

Mayor Williams stated that this document is not new and these items have been around for 30 years. And there are numerous areas that have not been developed and the City needs to plan for contingencies.

Mary Olshefsky stated she went to various neighborhoods and encouraged citizens to pull up the General Plan and got the same response over and over when the idea of increased density and apartments was discussed. She feels that that the language in Small Towns regarding mother in law apartments is a lie and encouraged the Council to put what they really mean as in rentals and nightly rentals. She feels there are other opportunities to find areas to develop higher density areas without disruption of established neighborhoods.

Mayor Williams clarified that the City staff has worked numerous years on this General Plan. The goal is to identify the characters of each individual neighborhood which has not been done in a plan prior. The Mayor and Council understand if they do not complete this document in his tenure that is fine but they do not want to be pushed by the residents to get nothing accomplished.

Regular Meeting

I. ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, December 5, 2013. Member in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Liza Simpson, and Dick Peek. Staff present were Diane Foster, City Manager; Tom Daley, Deputy City Attorney, Matt Dias, Assistant City Manager; Michelle Downard, Building; Jonathan Weidenhamer, Economic Development Manager; Thomas Eddington, Planning Director; Kayla Sintz, Planning Manager; John Boehm, Planning Department; Jody Morrison, Assistant City Recorder; Marci Heil, City Recorder

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

There were no communications or disclosures made from Council or staff.

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

Wysteria Bodell would like to make corrections to the manager's report included in the packet. She stated that they did not give permission to the Crawford's/Sutherland's to add railroad ties to the wall. She also spoke to the wording in the report that it was a civil matter and as to the fact that it says it was a landscape wall and did not need engineering. However this was not the matter and was supported through photographs. She read from the email received from the City Planning department. She stated she would love to sit with Council and staff and listen to the tapes that she recorded of the meetings with staff.

Peg Bodell thanked the Council members that responded to her email and appreciated the opportunity to speak and not be rubber stamped.

IV. Minutes from Meeting on November 21, 2013

Council member Beerman moved to approve the meeting minutes from the November 21, 2013 meeting
Council member Butwinski seconded
Approved unanimously

V. CONSENT AGENDA (*Items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not imply a predisposition for approval and may be removed by motion and discussed and acted upon)*

1. Council authorize the following annual insurance premiums to fund the City's insurance placements for calendar year 2014

Council member Simpson moved to approve the consent agenda

Council member Butwinski seconded
Approved unanimously

VI. NEW BUSINESS

1. Consideration to authorize the City Manager to execute a contract, in a form approved by the City Attorney, with Water Smart Software for a Water Use customer portal, mailed or emailed customer user report, and Utility dashboard

Jason Christensen, Water Department, stated that a year ago they went out for an RFP and found for the money the product was flawed. This October the water department was approached by a water conservation system vendor with a great product that would take in data and compare it to other neighbors and see what their water conservation would be. They will also be given options to save water and ideas to conserve. This would also give residents the option to log on and customize the portal and show up to the minute water usage. Staff hopes that residents will be more active in this program when they see the monetary savings with conservation.

Council member Butwinski inquired about the on-going cost of the software. Christensen stated that the City would purchase one year of the service reminding the Council that the first year of service is the most expensive due to the integration process. Following the first year's implementation the City could purchase additional years of service and are estimating each year will be $30,000 to $35,000. There is a range in that estimation with the hopes that more residents will convert to email delivery and lessen the City's costs for the service.

Council member Matsumoto suggested reaching out to the community and stated that education is the most important tool. She also wanted to be sure that staff also reaches out to property management groups that manage condominiums in the City as they are one of the largest water users.

Council member Beerman inquired if staff has looked into e-billing rather than paper bills. Christensen stated that staff has started a soft launch of an on-line bill and are looking toward automatic bill pay.

Council member Simpson suggested Christensen present this product to the Lodging Association.

Council member Peek suggested staff to look into the even billing option like Questar uses after the paperless billing option is up and running.

Council member Beerman moved to authorize the City Manager to execute a contract, in a form approved by the City Attorney, with Water Smart Software for a Water Use customer portal, mailed or emailed customer user report, and Utility dashboard
Council member Simpson seconded
Approved unanimously

2. Consideration of a request for an amendment to the approved Phasing Plan (for construction and parking) for the Park City Film Studio (aka Quinn's Junction

Partnership (QJP) Annexation).

Planner Whetstone joined by Jill Jones, Doug Rosecrans and Melissa Wallentine presented the amendment to the approved Phasing Plan for the Park City Film Studio. She stated this was all discussed with the annexation and the master plan that accompanied the annexation. The second part of the phasing was parking phasing and staff is recommending a condition of approval of the northern 64 lots would be constructed with a permeable paving system incorporated with a storm water system or the final phase will only include 109 parking spaces.

Council member Peek inquired about the berming on the current plan. Also inquired about the berming and landscaping, was also concerned with the storm water discharge on the adjacent UDOT property. Also discussed staging areas and disturbances. Rosecrans stated that they are currently working with UDOT on a storm water discharge plan.

Jones stated that the landscape plan is in the process of being approved by UDOT and will move ahead as soon as possible.

Council member Simpson asked for clarity on the parking. Whetstone clarified in condition number 5 the 64 parking spaces and 109 total. Jones stated that they are prepared for the 64 parking stalls on a permeable surface.

Mayor Williams asked for public input.

Carol Fontana inquired about the amount of space they have for production staging. Jones showed Fontana a map of the area that will be used for production trailers etc. when the studio is completed.

Council member Simpson moved to approve the request for an amendment to the approved Phasing Plan (for construction and parking) for the Park City Film Studio (aka Quinn's Junction Partnership (QJP) Annexation) as amended.
Council member Butwinski seconded
Approved unanimously

3. Consideration of General Plan Sections on Neighborhoods, Introduction and Policy Issues

Council discussion and public comments continued from the work session.

Dave Hanskin was pleased with the discussion to protect the golf course and would also like to point out that this area is important to the cross country ski population as well.

Jo Scott suggested adding cross country skiing to the Sense of Community section.

Steve Swanson pointed out that the portion of the golf course is part of the RDA and even though it is zoned open space it is still able to be rezoned in the future. Stated he is familiar with the process of an RDA.

Mayor Williams pointed out the new boundary for the future area boundary that will be used as the RDA.

Council member Beerman stated that back 30 years ago the RDA included the golf course to get the tax increments for the Hotel Park City.

City Manager Foster stated that the barriers for the City to do anything on the golf course with the RDA are already listed. Reiterated the difficulty the City would have to rezone that area.

Lisa Wilson inquired about attached and detached units and was concerned about lock out apartments.

Council assured that the CC&R's would determine the allowed use.

Dave Hanskin, Holiday Ranch, inquired about the future trail listed on the map that would run through his backyard.

Staff stated that this was just a proposal for future trails to create a walkable neighborhood assuming easements would be granted.

Julie Bertagnole, Lucky John, had an issue with the traffic on the Lucky John road. She stated when her husband was on the Planning Commission there was a road proposed to alleviate the traffic out of Park Meadows. She would really like to see something done in her neighborhood.

Council suggested she ask sustainability for a Neighborhood Request for Elevated Service.

Bonanza Park and Snow Creek

Steve Swanson stated that he travels through the Bonanza corridor daily and it occurred to him that we do have a corridor of affordable housing and feels that is a system that works and feels a rental housing project would solve some of the housing issues.

Mayor Williams clarified that this parcel he is discussing has been earmarked for that exact use.

Lisa Wilson stated she is concerned with the Treasure Hill TDR in regards to Bonanza and Snow Creek

Prospector Square

Jim Keesler feels the General Plan is great but would like to see language for the protection and rehabilitation of the wet lands behind Silver creek. He stated that ever since the City has been flowing water through Silver creek from Daley where the water tank is located it has made a world of wonders to the wetlands. They have seen a great improvement in plants and wildlife.

Commissioner Thomas stated that he remembered the discussions of the tunnel to connect Bonanza Park to Prospector, and the Commission thought the connectivity is very important.

Resort Neighborhood

Lisa Wilson was concerned with the reduction of the parking lots in the resort area.

Council replied that it is in conjunction with mass transit options.

<u>Old Town</u>

Council concurred with staff that any reference to capping nightly rentals to 50% be removed.

Eric Luna, Daley resident, commented on the map on page 70 that shows the streams & water, the creek has been piped for years and is still designated as a flood plain and curious if the City has ever tried to change this. Also commented about broadband access and found that a pocket of old town has the slowest speed and Century Link stated that they are looking for an easement behind the Post Office and wondered if the easement was with the Post Office or the City. He also felt the language was too restricting for new construction in Old Town.

Mayor Williams stated that for 30 years the City has tried to get the flood plains changed and the Army Corp and FEMA have not changed. Staff could take another look at this.

Jim Keesler stated that going through the General Plan he feels the pictures in Old Town are not comparing apples to apples.

Staff argued that the pictures were intended to really show how to use the historic character.

Carol Fontana stated that extreme walkability is very extreme especially in the winter and due to the garbage cans being left out forcing you to walk in the street where it is icy. She also is concerned with the commercial district trumping the residential district in Old Town. It needs to balanced.

Mary Wintzer spoke to the disturbances of the lighting ordinance along Main Streets and also suggested ticketing for non-snow removal.

Moved on to the Introduction section, Council discussed acknowledging past Planning Commission members in the acknowledgement section.

Council member Peek moved to continue to December 12, 2013 meeting
Council member Beerman seconded
Approved unanimously

VII. ADJOURNMENT

With no further business the meeting was adjourned.

MEMORANDUM OF CLOSED SESSION

The City Council met in a closed session at approximately 12:00 p.m. Members in attendance were Mayor Dana Williams, Alex Butwinski, Andy Beerman, Liza Simpson, Dick Peek and Cindy Matsumoto was excused. Staff present were Diane Foster, City Manager; Matt Dias, Assistant

City Manager; Mark Harrington, City Attorney; Tom Dayley, Deputy City Attorney; Polly Samuels McLean, Assistant City Attorney; Tricia Lake, Prosecuting Attorney; Lori Collett, Finance Manager; Phyllis Robinson, Public Affairs; Rhoda Stauffer, Housing Department; Jack Thomas, Mayor-Elect; Tim Henney, City Council member-elect. **Council member Simpson moved to close the meeting to discuss Property, Litigation, and Personnel. Council member Peek seconded. Motion carried.**

Council member Butwinski moved to open the closed session. Council member Peek seconded. Motion carried.

City Council
Staff Report

Subject:	**State Lobbyist Services Contract**
Author:	**Matt Dias, Assistant City Manager**
Department:	**Executive**
Date:	**December 12, 2013**
Type of Item:	**Administrative**

Summary Recommendations:

Staff recommends Council approve a new contract for state lobbying services, in a form approved by the City Attorney, with Legislative Executive Consulting, LLC (David Stewart) for $80,000 per year beginning January 1, 2014 through June 30, 2017.

Background:

The City's legislative agenda is primarily defensive with regard to stability of existing sources of revenue (property, sales and utility/energy taxes) and impacts on our citizens resulting from redistributed resources or eliminated local powers. Our proactive issues range from positive environmental initiatives to a number of issues of collective interest to cities and towns around Utah. Past agreement with Mr. Stewart's firm have been on a calendar year. Staff recommends aligning the contract terms with the City's budget year.

Analysis:

The City first contracted with Executive Consulting in February, 2009 and this relationship has been critical to our success both "playing defense" (helping to defeat efforts to spot zone a movie studio at Quinn's Junction) and, on occasion, offense (helping to make widening SR248 a priority project in the 2012 transportation budget). City staff and Council legislative liaisons have been pleased with the advice and lobbying services provided since 2009.

While the City did receive another inquiry, the proposal from Legislative Executive Consulting, LLC was the only RFP response received. The $80,000 per year figure is the same as the current annual contract.

<u>Scope of Services</u>. The scope of services will continue to include assisting the City with economic development and infrastructure funding opportunities; representing Park City before the Legislature, Governor's Office and other relevant groups and organizations, including MIDA with their continued involvement in Wasatch County; protection of the Resort Community Tax and sales tax distribution formula; and protecting Sundance, Park City's zoning, water and transit issues. It will also continue our work to enhance Park City's relationships with other local governments and anything else Park City identifies as a legislative priority.

<u>Recommended Change to Contract Renewal Timeframe</u>. Staff recommends Council authorize the move of the renewal term to coincide with the City's budget year. While

this facilitates budgeting, the primary benefit would be if, in the future, the City changed its state lobbyist. The July 1 new contract term would provide sufficient time to bring a new lobbyist up to speed on issues of importance to Park City.

Department Review:
This report was reviewed by the Executive and Legal departments.

Alternatives:

A. Approve:
Approve the new contract for lobbying services with Legislative Executive Consulting LLC. This is Staff's recommendation.

B. Deny:
This would seriously diminish the City's influence at the Legislature, thereby reducing our ability to protect existing sources of revenues and maintain our proactive posture on a range of complex legislative issues (economic development, environmental, quality of life, etc.). Should Council wish to deny this contract, staff highly recommends that we seek to hire another lobbyist.

C. Modify:
Propose a different solution. Seeking an alternate solution may also diminish, temporarily, the City's influence at the Legislature. The Legislature meets regularly throughout the year using Interim Sessions, and the General Session is scheduled to begin in January 2014.

D. Continue the Item:
Take up the matter at the next possible meeting and provide additional direction and discussion to staff.

E. Do Nothing:
This would significantly diminish Park City's influence at the Legislature, thereby reducing our ability to protect existing sources of revenues and maintain our proactive posture on a range of complex legislative issues (economic development, environmental, quality of life, etc.).

Significant Impact Matrix

	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?	+ Safe community that is walkable and bike-able + Well-utilized regional public transit + Internationally recognized & respected brand + Balance between tourism and local quality of life			+ Fiscally and legally sound + Well-maintained assets and infrastructure
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Very Positive	Neutral	Neutral	Very Positive
Comments:				

Funding Source:
Fees for the period of the contract are $80,000 annually and will be funded from the City Manager's Operating Budget, the Venture Fund, the Water Department Budget and Transportation Department Budget.

Consequences of not taking the recommended action:
Park City's influence at the Legislature will be diminished. In the past, using a legislative consultant has been instrumental in implementing and protecting the City's goals at the legislative level.

Recommendation:
Staff recommends Council approve a new contract for state lobbying services, in a form approved by the City Attorney, with Legislative Executive Consulting, LLC (David Stewart) for $80,000 per year beginning January 1, 2014 through June 30, 2017.

City Council
Staff Report

Subject:	**2014 Main Street Improvements**
	Professional Service Provider Contract Award
Author:	**Matthew A. Twombly**
Department:	**Sustainability**
Date:	**December 12, 2013**
Type of Item:	**Administrative**

Summary Recommendations:
Authorize the City Manager to enter into a professional service provider agreement in a form approved by the City Attorney's Office with MGB+A, in the amount of One Hundred Sixty Five Thousand Nine Hundred Fifty Dollars ($165,950).

Topic/Description:
2014 Main Street Improvements Professional Service Provider contract award – Design and Engineering of the Main Street Streetscape, City Hall Plaza, and Bear Bench Walkway projects.

Background:
In 2012 staff developed a 10-15 year implementation plan to (re-)construct all of the streetscape infrastructure (sidewalks, curb and gutters, streetlights, benches, signage, art…) as well as the plazas. The 2013 projects are currently wrapping up, except for the 7th Street Intersection project, which was delayed until the Spring of 2014 due to the construction at 692 Main Street.

The 2013 project design agreement included determining the streetscape "design" or the look of the Main Street sidewalk improvements to be carried through the 10 year plan. The agreed upon and Historic District Design Review (HDDR) approved Main Street improvements include storm drains and inlet boxes, new water meters and lids, "Blue Sky" grey granite curb, 12"x12" "Chester" pavers, ~ 18" wide concrete bands around a rectangular field of granite pavers (alternating between square and diagonally set), new reproduction street lights, and electrical conduit. The site furnishings will be reviewed and chosen by Parks and Planning and coordinated with the project team in an effort to keep the funk and not have all the same benches and trash cans.

The Chester or grey granite pavers with the grey concrete band was deliberately chosen to downplay the paving material and focus the user on the historic fabric (buildings) of Main Street. Staff and ultimately Council agreed that the pass throughs and walkways offered an opportunity to depart from a basic paving color and material and indicate to users a pedestrian connection to other civic infrastructure (transit, parking, Miner's park) was on the other side. All agreed that these walkways could introduce modern materials, colors and themes.

The project team and consultant will need to further examine the timing and coordination of construction especially where utilities are involved. Staff has coordinated with Questar Gas and their schedule of the main line replacement on Main Street. The project list for Main Street sidewalks was developed around the coordination with Questar. Scheduled Events and the Dining Decks will also have impacts on the construction schedule. And of course the construction will cause daily temporary impacts to the Main Street businesses, visitors, and locals on Main Street. However, like this year, staff will endeavor to minimize construction impacts and maximize communication with the Main Street residents and business community.

The design of the Bear Bench Walkway and City Hall Plaza, as well as the construction timing. will be coordinated and communicated to the HPCA Board and Infrastructure Committee.

2013 Overview

- Design Costs: $114,080 MGBA contract. Council awarded Change order of $65,270. $35,000 for engineering of storm drains and setting property corners not included in original scope. $30,000 for additional meetings and plan development for HDDR approval. The original design estimate had $200,000 for 5 years of streetscape projects or $40,000/year. No design fees were estimated allocated for Terigo or 7th Street.

- Construction Budget: The GMP for Miller Paving for the Main Street projects included Main St. between 4th and 5th East side, 5th and Claimjumper West side, Terigo Plaza and 7th Street Improvements. The Main Street improvements were within the Adjusted Streetscape Estimate including 60% Granite, Storm Drains, h2o meters, lights, soils... The Terigo Plaza was approximately $25,000 less than the GMP. 7th Street will be completed in the Spring of 2014.

- Public Information: Staff used internal resources for 2013 and this was extremely effective and we propose to use the same staff (Craig Sanchez) for the 2014 projects. A survey was performed to those businesses that were directly impacted by the construction. The results are attached as Addendum C.

Analysis:
The Request for Proposals was advertised on October 19th and 23rd, 2013 in the Park Record and 19th and 20th in the Salt Lake Tribune. Additionally, the RFP was posted on the City's website and Utah Legals website.

A selection committee included the following participants:
PCMC:

Jonathan Weidenhamer
Blake Fonnesbeck
Matt Twombly
Nate Rockwood
Maria Barndt

And from the HPCA:
Alison Butz

Four firms responded and their cost proposals are as follows:

MGB+A	$165,950
IBI Group	$157,025
CRSA	$103,013
Logan Simpson Design	$242,484

Selection of the consulting firm was based on the following criteria:

- Experience on similar projects.
- Strength of individuals committed to the project
- Relevance of submitted work plan
- Availability, Communications and Public Involvement
- Strength of addressing PC concerns
- Fee Structure or Other Consideration

Park City's purchasing policy states that Professional Service Contracts are exempt from competitive bidding, where the lowest quote need not necessarily be awarded the contract. Furthermore, the policy states that emphasis will be placed on quality, with cost being the deciding factor when everything else is equal.

The selection committee met on November 11, 2013 and determined that two of the firms should be brought in for short list interviews. MGB+A, and IBI Group, and were interviewed on November 18th and 15th respectively.

In review of the proposals and interviews the committee determined that MGB+A and their subcontractors were the most qualified. Their qualifications were based on overall experience, experience with Streetscape projects, proposed work plan and number of hours allocated by team members, strength of individuals and overall team, use of a local civil firm as a sub contactor (Alliance Engineering) and their recent work on the 2013 improvement projects. In particular their proposal: 1) Included what we believe is the amount of hours necessary to allow for internal staff review and HDDR approval; and 2) a cost efficient price for the amount of hours proposed. As a comparison:

	Hours	Cost	Cost/hour
MGB+A	1658	$165,950	$100
IBI*	875	$142,025	$162

*The IBI team proposal had an additional $15,000 lump sum subcontract not included in the analysis above. $142,025 + $15,000 = $157,025 fee proposed.

The only change from 2013 MGB+A team is the project manager who left the firm at the end of the project. The proposed project manager was part of the 2013 team, but only in a support role. A second interview was conducted with MGB+A to allow him to meet with City Staff. Staff believes the PM is qualified to do the work based on previous experience, his ability to demonstrate with 3-D tools conceptual designs, as well as his collaborative approach to managing projects.

The selected team is expected to coordinate regular meetings with a working committee to further refine previous work, develop construction documents and project management for the project. The working committee will include representatives from the HPCA and City, including Sustainability, Economic Development, Planning, Engineering and Public Works. The deliverables will include:

- Analyze Streetscape & Pedestrian Enhancements current design.
- Asses the project cost estimates and schedule of construction.
- Work with the committee and PCMC staff to determine final design, schedule and estimates for presentation to the Historic Design Review Committee, the public, HPCA, and City Council;
- Present recommended plans, schedule and cost to HPCA Board;
- Present finalized design to City Council;
- Coordination with utility companies where the reconstruction of the sidewalks will likely trigger the need for utility upgrades;
- Prepare construction documents:
    - 30% plus cost estimate submittal.
    - 60% plus cost estimate submittal.
    - 90% including specifications and cost estimate submittal.
    - 100% including bid documents, specifications and final cost estimate submittal.
- Provide assistance to PCMC staff in bidding the 2014 improvements including pre-bid meeting and support, contractor questions, issuing addenda, preparing bid tabulations, verification of bidder's qualification, and presentation to City Council for the contract award.
- Provide construction management for the 2014 improvements

There are 4 projects to be completed as part of the 2014 Improvements see attached map Addendum C. These include:

1. Main Street sidewalks from the end of the 2013 project at the Claimjumper building on the West side heading North to the Heber and Main intersection, and the sidewalks from the 5th Street intersection on the East side heading North to the Heber and Main intersection.

   The Main Street sidewalk improvements consist of design and engineering of granite curb, granite paving, concrete paving, storm drainage, electrical, street lights, set property corners, and other miscellaneous site work. The template for design (materials and patterns) has been approved through the City's Historic District Design Review (HDDR) process.

2. The Bear Bench Walkway from Main Street to Swede Alley across from the Transit Center. The improvements include granite curb, concrete curb, granite paving, brick paving, concrete paving, street lights, electrical, kiosk, bollards, landscaping, site furnishings, and other miscellaneous site work.

3. The City Hall Plaza. The improvements include granite curb, concrete curb, granite paving, brick paving, concrete paving, street lights, electrical, kiosk, bollards, landscaping, site furnishings, asphalt parking, striping, and other miscellaneous site work.

4. Swede Alley sidewalk on the West side from the rear of the Post Office heading North to 4th Street.

During the design process the selected consultant, the construction manager (yet to be determined) and the project team will need to assess the 2012 project estimates and adjust for the additional granite, storm water, and water meter upgrades as well as the change in the implementation schedule based on Questar Gas upgrades. The 2012 estimate for the outlined projects for 2014 including design total $2.15 Million. Staff will return to Council for the award of the construction manager, direction on project scope and the GMP for the 2014 project(s).

Department Review:
This report has been reviewed by representatives of Sustainability, Legal, Budget and the City Manager's Office and their comments have been integrated into this report.

Alternatives:

A. Approve:
Approve the request, and authorize the City Manager to execute the service provider agreement in a form approved by the City Attorney's Office with MGB+A, in the amount of One Hundred Sixty Five Thousand Nine Hundred Fifty Dollars ($165,950): (Staff recommendation)

B. Deny:
Council could choose to deny the approval and not continue with the project at this time.

C. Modify:
Council could choose to modify the agreement, which would likely delay the schedule of the project.

D. Continue the Item:
Council may feel there is not enough information to make a decision and continue the item which will delay the project and the proposed schedule.

E. Do Nothing:
Same effect as continuance.

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 ~ Varied and extensive event offerings + Accessibility during peak seasonal times + Safe community that is walkable and bike-able + Internationally recognized & respected brand (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome)	- Managed natural resources balancing ecosystem needs ~ Enhanced water quality and high customer confidence ~ Reduced municipal, business and community carbon footprints ~ Economically and environmentally feasible soil disposal (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome)	~ Preserved and celebrated history; protected National Historic District + Shared use of Main Street by locals and visitors + Entire population utilizes community amenities + Community gathering spaces and places + Vibrant arts and culture offerings (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome)	+ Well-maintained assets and infrastructure (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome)
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Very Positive	Negative	Very Positive	Positive

Comments: Events may have temporary negative impacts during construction, but the improvements are positive in the long term. Storm water improvements will have a neutral effect on water quality. The carbon footprint will be neutral even though more resources are used due to the maintenance and lifecycle costs of the materials we are considering for Main Street. The historic side is neutral in that we will celebrate historic sites and provide information, but many may consider the improvements less than desireable as historic.

Funding Source:
There is currently approximately $2.15 Million estimated for the 2014 Main Street Improvement projects out of the $15 M 10 year project budget. Sustainability, Planning, Engineering, Budget, Public Works and on a limited basis other City staff resources will be required to complete the project.

Consequences of not taking the recommended action:
Consequences of not taking the recommended action will likely delay construction.

Recommendation:

Authorize the City Manager to enter into a professional service provider agreement in a form approved by the City Attorney's Office with MGB+A, in the amount of One Hundred Sixty Five Thousand Nine Hundred Fifty Dollars ($165,950).

Attachments:

Addendum A: MGBA Proposal
Addendum B: MGBA Fee
Addendum C: Project Scope Map
Addendum D: Main Street Survey

PROJECT APPROACH

TASK 1 - PROJECT MANAGEMENT

A. Define roles and relationship.
   1. Identify key personnel to form Working Committee (WC). WC members include: HPCA and City Staff (IE: Sustainability, Economic Development, Planning, Engineering and Public Works representatives).

B. Project Management
   1. Greg Boudrero of MGB+A - project manager; and Jay Bollwinkel - Principal-in-Charge.
   2. Meet with the WC weekly throughout the project (see schedule)

C. Review timetable and milestones.
   1. Refine project scope of work and time schedule according to needs and construction.

   Product(s): Working Committee formed, scope of work, and meeting schedule determined.

TASK 2 – DATA COLLECTION/SITE ANALYSIS

A. Gathering existing information.
   1. Collect information from the City, related agencies, individuals and others
   2. Gather site survey, topography, and aerial photos
   3. Review and analyze preliminary and phasing plans for Swede Alley prepared by IBI and streetscape and pedestrian enhancements for Main Street prepared by MGB+A
   4. Assess the preliminary cost estimate and schedule to find time savings opportunities
   5. Gather existing utilities locations including: sewer, water, storm drainage, irrigation, electrical, street light condition, etc.
      a. Coordinate with existing utilities for needed for upgrades

B. Conduct on-site data collection for the project. This includes but is not limited to:
   1. Elements on site that should be enhanced or screened visually (physical constraints)
   2. Observing traffic flow, loading zones, drop off zones and parking problems
   3. Other information as directed by the WC or discovered on site

C. Analyze information gathered to determine constraints, opportunities and needs.

D. Prepare base maps incorporating all relevant information gathered.

E. Meet with the WC to review the information, verify its accuracy and refine as needed. Assess construction cost estimate and schedule.

   Product(s): Approved base map prepared for Conceptual/Schematic Design.

TASK 3 - CONCEPT/SCHEMATIC DESIGN

A. Prepare conceptual designs (plans, sketches and 3D images) of the Bear Bench Walkway, City Hall Plaza and Swede Alley sidewalks from the Post Office to 4th Street. Plans based on the existing IBI Group conceptual, preliminary and phasing plans.

B. Review plans and associated cost estimate with the WC to receive input. Refine plans and estimate to garner WC approval and to present to public, HPCA for approval.

   Product(s): Approved Conceptual/Schematic Design.

TASK 4 - DESIGN DEVELOPMENT (DD)

A. Prepare DD plans based on approved conceptual designs for Bear Bench Walkway, City Hall Plaza and Swede Alley Sidewalks. Refine DD Plans for Main Street improvements from Claim Jumper to Heber Ave (west) and from 5th Street to Heber Ave (east) based on previously approved plans. Site elements include:

Site Element	Main St. Sidewalks	Bear Bench Walk.	City Hall Plaza	Swede Alley Sidewalks
Granite Curb				
Concrete Curb				
Granite Paving				
Brick Paving				
Concrete Paving				
Storm Drainage				
Electrical				
Street Lights				
Kiosk				
Bollards				
Site Furnishings				
Landscaping				
Asphalt Parking				
Parking Striping				
Set Property Corners				
Misc. Improvements				

B. Meet with the WC to review these plans and discuss refinements.
   1. Complete discussion of additional landscape elements desired by the WC.
   2. Update cost estimate.
   3. Work with WC to adjust site elements as needed to stay within budget.
   4. Integrate any revisions from the meeting with the WC. Documents include:
      a. Hardscape Layout, Grading, Planting, Irrigation, Storm Drain & Electrical Plans
      b. Details and Specifications
      c. Cost estimate to verify budget
   5. Present DD Plans for Historic Design Review Committee, public and HPCA approval.
   6. Update plans/estimates and present to City Council for final design approval.

Product(s): Approved Design Development Plans

TASK 5 - CONSTRUCTION DOCUMENTS (CD)

A. Prepare 30%, 60%, 90% and 100% CDs following building codes requirements.
   Meet with WC to review CDs at 30%, 60%, 90% and 100% milestones.
   Product(s): Completed CDs and cost estimate at 30%, 60%, 90% and 100% Milestones

TASK 6 - BIDDING

A. Assist the City in bidding project to contractors.
B. Attend pre-bid meeting, answer questions during the contract bidding period, provide clarification and addenda of drawings, prepare bidding tabulations/verify bidder qualifications and review with City.
C. Present final recommendation to City Council for approval
   Product: Contractor selected.

TASK 7 - CONSTRUCTION MANAGEMENT/DESIGN OVERSIGHT

A. Attend preconstruction meeting, coordinate utilities, hardscape, planting and irrigation construction process. Work with the contractor to interpret CDs and avoid change orders. Conduct site meetings to verify installation is complete per CDs.
B. Provide construction surveying.
C. Conduct final walk through, prepare final punch list and follow-up to ensure punch list is completed. Assist the contractor in preparing accurate as-built drawings.
   Product: Project completed with accurate as-built.

MGB+A The Grassli Group | Alliance Engineering Inc. | BNA CONSULTING | hoffman architects | REAVELEY ENGINEERS + ASSOCIATES

Addendum B

HISTORIC PARK CITY INFRASTRUCTURE IMPROVEMENTS 2014 STREETSCAPE PROJECTS

Project Approach and Schedule

5-Nov-13

Schedule (2013 | 2014): November 4, 11, 18, 25 | December 2, 9, 16, 23, 30 | January 6, 13, 20, 27 | February 3, 10, 17, 24 | March 3, 10, 17, 24 | April 7, 14, 21, 28 | May through November ... 1-Nov — Holiday Break

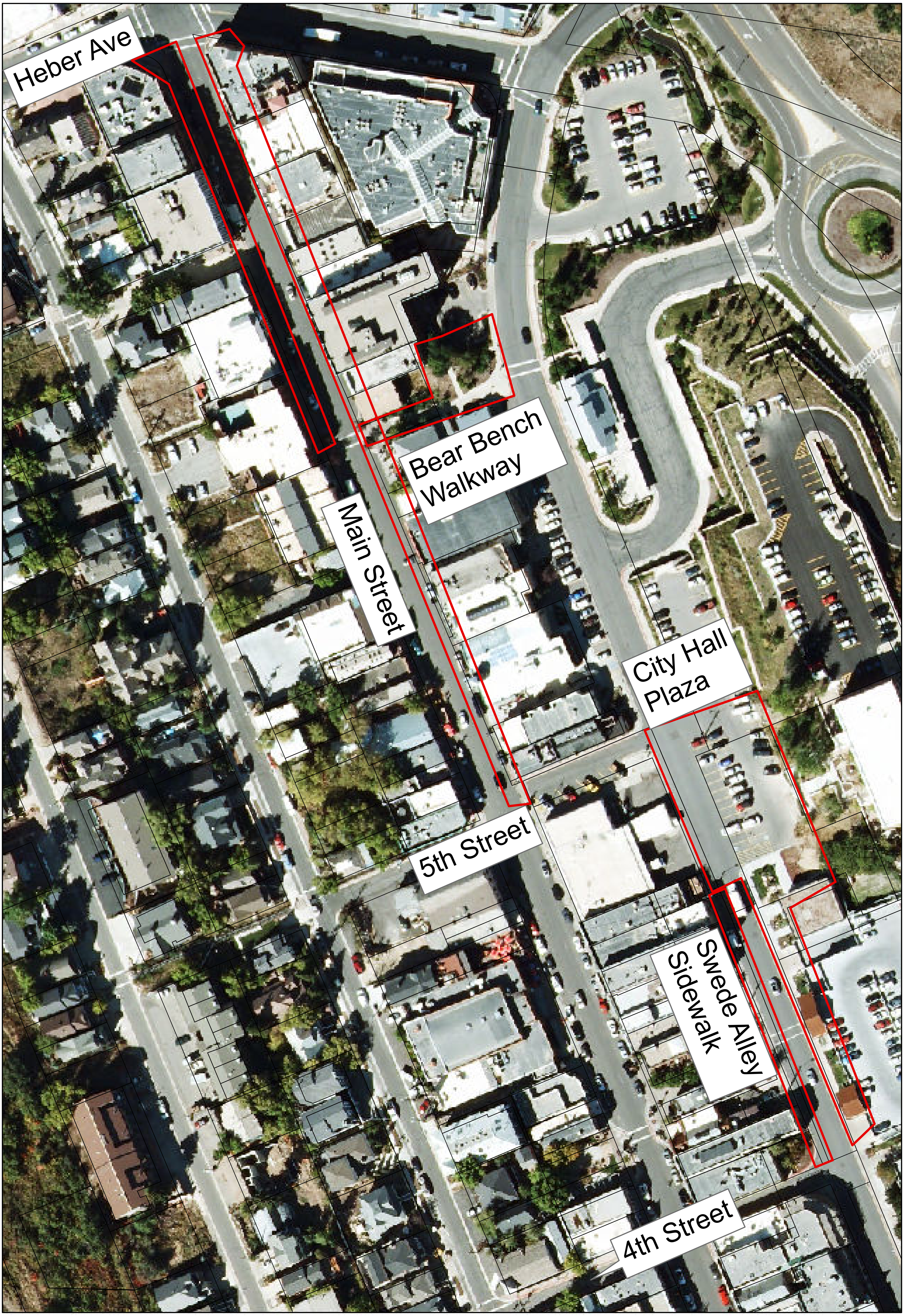
Task	Deliverable	Total Fee	MGB+A	JB	GB	DS	BR	Alliance	SS	MD	Surv Crw	Hoffman	HH	Reaveley	JJ	GO	BNA	BH	RW	Total Fee
Task 1 - Project Management																				
Design Meetings with Park City Working Committee (WC) (17 Meetings Total)	Weekly Meetings with Minutes Distrubuted	$ 11,800	$ 7,560	12	68			$ 3,740	34			$ 500	4	$ -			$ -			$ 11,800
- Discuss members and form WC (first meeting)	Steering Committee Organization	$ 530	$ 420	2	2			$ 110	1			$ -		$ -			$ -			$ 530
- Set meeting schedule with WC (first meeting)	Schedule and Milestones Confirmed	$ 950	$ 840	4	4			$ 110	1			$ -		$ -			$ -			$ 950
- Refine project Scope of Work/Schedule to meet City objectives (first meeting)	Scope of Work Refined and Confirmed	$ 565	$ 330	2	1			$ 110	1			$ 125	1	$ -			$ -			$ 565
- Update HPCA at monthly board meeting	Work progress presentation	$ 3,360	$ 3,360	16	16			$ -				$ -		$ -			$ -			$ 3,360
- Meet with Planning and Engineering to coordinate permits	HDDR, Conditional Use, Building and ROW Permit	$ 3,370	$ 3,150	15	15			$ 220	2			$ -		$ -			$ -			$ 3,370
Subtotal		**$ 20,575**	**$ 15,660**	**51**	**106**	**0**	**0**	**$ 4,290**	**39**	**0**		**$ 625**	**5**	**$ -**	**0**	**0**	**$ -**	**0**	**0**	**$ 20,575**
Task 2 - Data Collection/Site Analysis																				
Meet with WC to gather existing information and data	WC meeting held to gather existing information	$ 640	$ 420	2	2			$ 220	2			$ -		$ -			$ -			$ 640
Site Analysis Data Collection	Existing studies, designs, phasing plans and master plans	$ 985	$ 640	1	4	2		$ 220	2			$ 125	1	$ -			$ -			$ 985
	Project aerial and ownership boundary map	$ 740	$ 520		4	2		$ 220	2	0		$ -		$ -			$ -			$ 740
	Walking audit/photographic reconnaissance	$ 2,000	$ 870	3	3	3		$ 225	1	1		$ 125	1	$ -			$ 780	3	3	$ 2,000
	Document street light conditions	$ 180	$ 180		2			$ -				$ -		$ -			$ -			$ 180
	Document existing storm drain and roof drains	$ 1,090	$ 180		2			$ 910	2	6		$ -		$ -			$ -			$ 1,090
	Analyze existing pedestrian corridors (Bear Bench/City Plaza)	$ 775	$ 550	1	3	2		$ 225	1	1		$ -		$ -			$ -			$ 775
Prepare Site Analysis/Base Map	Base Map	$ 1,370	$ 760	1		4	4	$ 220	2			$ -		$ -			$ 390	1	2	$ 1,370
Review Base Map, Assess Cost and Construction Schedule with WC	Review Meeting	$ 640	$ 420	2	2			$ 220	2			$ -		$ -			$ -			$ 640
Update Base Map	Finalized Base Map	$ 660	$ 440	1		2	2	$ 220	2			$ -		$ -			$ -			$ 660
Subtotal		**$ 9,080**	**$ 4,980**	**11**	**22**	**15**	**6**	**$ 2,680**	**16**	**8**		**$ 250**	**2**	**$ -**	**0**	**0**	**$ 1,170**	**4**	**5**	**$ 9,080**
Task 3 - Concept/Schematic Design																				
Design Team to provide pedestrian plaza and material options	Design Team charrette	$ 3,140	$ 2,480	4	8	12	4	$ 660	6			$ -		$ -			$ -			$ 3,140
Three dimensional studies	Three Dimensional Presentation(s)	$ 4,440	$ 4,440	4	12	20	16	$ -				$ -		$ -			$ -			$ 4,440
Meet with working committee to review ped plaza options and materials	Material list and pedestrian plaza options	$ 1,920	$ 1,480	4	4	8		$ 440	4			$ -		$ -			$ -			$ 1,920
Prepare final Conceptual/Schematice Design and Review with WC	Final Approved Schematic Design - WC	$ 1,280	$ 840	4	4			$ 440	4			$ -		$ -			$ -			$ 1,280
Meet with HPCA to receive comments	Final Approved Schematic Design - HPCA	$ 4,200	$ 3,540	6	10	12	12	$ 660	6			$ -		$ -			$ -			$ 4,200
Subtotal		**$ 14,980**	**$ 12,780**	**22**	**38**	**52**	**32**	**$ 2,200**	**20**	**0**		**$ -**	**0**	**$ -**	**0**	**0**	**$ -**	**0**	**0**	**$ 14,980**
Task 4 - Design Development																				
Prepare preliminary design development plans	Preliminary Design Development Plans	$ 2,380	$ 1,880	2	4	8	8	$ -	0	0		$ 500	4	$ -			$ -			$ 2,380
Meet with Working Committee	Review Preliminary Design Development Plans	$ 640	$ 420	2	2			$ 220	2			$ -		$ -			$ -			$ 640
Adjust Design Development Plans and Alternates	Updated Design Development Plan	$ 2,550	$ 1,880	2	4	8	8	$ 670	4	2		$ -		$ -			$ -			$ 2,550
- Hardscape Layout Plan	Hardscape Layout DD Plan	$ 1,930	$ 870	1	3	6		$ 670	4	2		$ -		$ -			$ 390	1	2	$ 1,930
- Hardscape Grading Plan	Hardscape Grading DD Plan	$ 1,660	$ 990	2	3	6		$ 670	4	2		$ -		$ -			$ -			$ 1,660
- Electrical Plan	Electrical DD Plan	$ 2,050	$ 990	2	3	6		$ 670	4	2		$ -		$ -			$ 390	1	2	$ 2,050
- Storm Dainage Plan and Profile	Storm Drainage DD Plan	$ 3,480	$ 300	1	2			$ 3,180	8	20		$ -		$ -			$ -			$ 3,480
- Kiosk Layout Plan	Kiosk Layout DD Plan	$ 680	$ 180		2			$ -				$ 500	4	$ -			$ -			$ 680
- Planting Plan	Planting DD Plan	$ 960	$ 960	1	4		6	$ -				$ -		$ -			$ -			$ 960
- Irrigation Plan	Irrigation DD Plan	$ 780	$ 780	1	2		6	$ -				$ -		$ -			$ -			$ 780
- Rough Details	DD Details	$ 1,580	$ 940	1	2	4	4	$ -				$ 250	2	$ 2,520	8	16	$ 390	1	2	$ 1,580
- Outline Specification	DD Specifications	$ 850	$ 460	1	2	1	1	$ -				$ -		$ 505	1	4	$ 390	1	2	$ 850
- Updated Cost Estimate	DD Cost Estimate	$ 1,085	$ 580	2	2		2	$ 115		1		$ -		$ -			$ 390	1	2	$ 1,085
Present DD Plans to WC	WC Review Meetings	$ 890	$ 420	2	2			$ 220	2			$ 250	2	$ -			$ -			$ 890
Present DD Plans to HPCA	HPCA Review Meetings	$ 1,280	$ 840	4	4			$ 440	4			$ -		$ -			$ -			$ 1,280
Adjust Design Development Plans	Updated Design Development Plan	$ 1,280	$ 1,060	2	2	4	4	$ 220	2			$ -		$ -			$ -			$ 1,280
Present DD Plans and Plaza/Walkway's to City Council for final approval	DD Plans Approved	$ 640	$ 420	2	2			$ 220	2			$ -		$ -			$ -			$ 640
Subtotal		**$ 24,715**	**$ 13,970**	**28**	**45**	**43**	**39**	**$ 7,295**	**36**	**29**		**$ 1,500**	**12**	**$ 3,025**	**9**	**20**	**$ 1,950**	**5**	**10**	**$ 24,715**
Task 5 - Construction Documentation																				
Prepare Construction Documents from approved DD Plan	Construction Documents																			
- Hardscape Layout Plan	Hardscape Layout CD Plan	$ 3,010	$ 1,720	2	4	14		$ 900	4	4		$ -		$ -			$ 390	1	2	$ 3,010
- Hardscape Grading Plan	Hardscape Grading CD Plan	$ 2,620	$ 1,720	2	4	14		$ 900	4	4		$ -		$ -			$ -			$ 2,620
- Electrical Plan	Electrical CD Plan	$ 3,920	$ 1,720	2	4	14		$ 900	4	4		$ -		$ -			$ 1,300	3	7	$ 3,920
- Storm Drainage Plan and Profile	Storm Drainage CD Plan	$ 10,600	$ 300	1	2			$ 10,300	10	80		$ -		$ -						$ 10,600
- Kiosk Layout Plan	Kiosk Layout CD Plan	$ 1,210	$ 210	1	1			$ -				$ 1,000	8	$ -						$ 1,210
- Planting Plan	Planting CD Plan	$ 1,260	$ 1,260	1	2		12	$ -				$ -		$ -			$ -			$ 1,260
- Irrigation Plan	Irrigation CD Plan	$ 1,260	$ 1,260	1	2		12	$ -				$ -		$ -			$ -			$ 1,260
- Details	CD Details	$ 2,750	$ 1,860	2	2	12	6	$ -				$ 500	4	$ 3,150	10	20	$ 390	1	2	$ 2,750
- Specification	CD Specifications	$ 1,470	$ 580	2	2	2		$ -				$ 500	4	$ 820	2	6	$ 390	1	2	$ 1,470
- Updated Cost Estimate (includes Utility provider contact and review)	CD Cost Estimate	$ 1,820	$ 740	2	2		4	$ 690		6		$ -		$ -			$ 390	1	2	$ 1,820
Prepare Plans to 30%, 60%, 90% and 100% Milestones	WC Review Meeting at 30%, 60%, 90% and 100 %	$ 6,730	$ 4,540	4	6	24	20	$ 1,800	8	8		$ -		$ -			$ 390	1	2	$ 6,730
Present CDs to WC at 30%, 60%, 90% and 100% for input/approval (schedule: 30, 60, 90, 100)	Updated Construction Documents	$ 2,280	$ 2,280	2	12	6	6	$ -				$ -		$ -			$ -			$ 2,280
Prepare plans for bidding	Final Construction Documents	$ 2,665	$ 1,470	2	3	6	6	$ 675	3	3		$ -		$ -			$ 520	2	2	$ 2,665
Subtotal		**$ 41,595**	**$ 19,660**	**24**	**46**	**92**	**66**	**$ 16,165**	**33**	**109**		**$ 2,000**	**16**	**$ 3,970**	**12**	**26**	**$ 3,770**	**10**	**19**	**$ 41,595**
Task 6 - CM/GC Bidding																				
Answer questions during the contract bidding period	Clarifications	$ 2,415	$ 1,420	2	6	4	4	$ 230		2		$ 375	3	$ -			$ 390	1	2	$ 2,415
Provide clarification and addenda	Addenda	$ 2,050	$ 1,100	2	6	2	2	$ 690		6		$ -		$ -			$ 260	0	2	$ 2,050
Attend pre-bid meeting.	Pre-Bid Meeting	$ 650	$ 420	2	2			$ 230		2		$ -		$ -			$ -			$ 650
Prepare bidding tabulations/verify bidder qualifications and review with WC	Bidding Tabulations/Bidder Qualifications	$ 1,380	$ 920	2	4	2	2	$ 460		4		$ -		$ -			$ -			$ 1,380
Present final recommendation to WC for approval	Bidder Recommended to WC	$ 650	$ 420	2	2			$ 230		2		$ -		$ -			$ -			$ 650
Subtotal		**$ 7,145**	**$ 4,280**	**10**	**20**	**8**	**8**	**$ 1,840**	**0**	**16**		**$ 375**	**3**	**$ -**	**0**	**0**	**$ 650**	**1**	**4**	**$ 7,145**
Task 7 - Construction Management																				
Corodinate with Gas Company Contractor to Start Work	Gas Company Contractor Meeting	$ 535	$ 420	2	2			$ 115		1		$ -		$ -			$ -			$ 535
Attend preconstruction meeting	Preconstruction Meeting	$ 900	$ 420	2	2			$ 230		2		$ 250	2	$ -			$ -			$ 900
Construction Staking	Critical points (includes prop. corners) staked for contractor	$ 11,645	$ 420	2	2			$ 10,850			70	$ 375	3	$ -			$ -			$ 11,645
Work with the contractor to interpret construction documents	Construction Documents interpreted	$ 4,380	$ 2,400	2	24			$ 460		4		$ 1,000	8	$ -			$ 520	1	3	$ 4,380
Site visits (MGB+A - 30, Alliance - 50)	Thirty Site Visits with Field Report	$ 22,920	$ 8,340	2	90			$ 13,800		120		$ -		$ -			$ 780		6	$ 22,920
Conduct final walk through	Prepare final Field Report	$ 1,460	$ 480	1	4			$ 460		4		$ -		$ -			$ 520	2	2	$ 1,460
Prepare final punch list	Final Punch List	$ 1,200	$ 480	1	4			$ 460		4		$ -		$ -			$ 260	1	1	$ 1,200
Follow-up to ensure punch list is completed	Final Punch List Follow Up	$ 1,460	$ 480	1	4			$ 460		4		$ -		$ -			$ 520	2	2	$ 1,460
Prepare as-built irrigation drawings	As-Builts	$ 1,570	$ 980	2	2		7	$ 460		4		$ -		$ -			$ 130	0	1	$ 1,570
Project Closeout	Project Closeout	$ 240	$ 240	2				$ -				$ -		$ -			$ -			$ 240
Subtotal		**$ 46,310**	**$ 14,660**	**17**	**134**	**0**	**7**	**$ 27,295**	**0**	**143**	**70**	**$ 1,625**	**13**	**$ -**	**0**	**0**	**$ 2,730**	**6**	**15**	**$ 46,310**
Expenses		**$ 1,550**	$ 950					$ 100				$ 250					$ 250			**$ 1,550**
Grand Total		**$ 165,950**	**$ 86,940**	**163**	**411**	**210**	**158**	**$ 61,865**	**144**	**305**	**70**	**$ 6,625**	**51**	**$ 6,995**	**21**	**46**	**$ 10,520**	**26**	**53**	**$165,950**

Working Task
Weekly Working Committee Meeting(s) (other resource/review personnel to be invited to meeting as needed)
HPCA Meeting(s)
City Council Meeting(s)
Planning and Engineering Permit Coordination Meetings

Hourly Rates

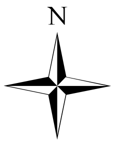
$120	JB = Jay Bollwinkel, MGB+A	$125	HH = Hans Hoffman, Hoffman
$90	GB = Greg Boudrero, MGB+A	$125	Jerod Johnson, Reaveley Engineers
$80	DS = Dan Sonntag, MGB+A	$95	Graham Oxborrow, Reaveley Engineers
$80	BR = Brandon Ruiz, MGB+A	$130	BH = Brian Hicks, BNA
$110	SS = Steve Scheuler, Alliance	$130	RW = Richard Wardle, BNA
$115	MD = Michael Demkowicz, Alliance		
$155	Surv Crw = Survey Crew, Alliance		

Addendum C



MAIN STREET 2014

1 in = 81 ft



Addendum D

Main Street Survey CS - 13

1. Information on the work schedule was provided to you in a timely manner?

	Response Percent	Response Count
Excellent	**43.8%**	**7**
Above Average	**43.8%**	**7**
Average	12.5%	2
Below Average	0.0%	0
Poor	0.0%	0
	Comments:	2
	answered question	**16**
	skipped question	**0**

2. Craig Sanchez responded to your inquiries within 24 hours?

	Response Percent	Response Count
Excellent	**86.7%**	**13**
Above Average	6.7%	1
Average	0.0%	0
Below Average	0.0%	0
Poor	0.0%	0
NA	6.7%	1
Comments:		4
answered question		**15**
skipped question		**1**

3. Access to your place of business was adequate during the renovation?

	Response Percent	Response Count
Excellent	25.0%	4
Above Average	**43.8%**	**7**
Average	18.8%	3
Below Average	0.0%	0
Poor	12.5%	2
Comments:		4
answered question		**16**
skipped question		**0**

4. Miller Paving (Jeff) was professional and responsive?

	Response Percent	Response Count
Excellent	**66.7%**	**10**
Above Average	33.3%	5
Average	0.0%	0
Below Average	0.0%	0
Poor	0.0%	0
Comments:		4
answered question		**15**
skipped question		**1**

5. Did the timing of when we were in front of your business work?

	Response Percent	Response Count
Excellent	31.3%	5
Above Average	**37.5%**	**6**
Average	25.0%	4
Below Average	0.0%	0
Poor	6.3%	1
Comments:		2
answered question		**16**
skipped question		**0**

6. Thank you for your time, please provide any additional comments.

		Response Count
		6
	answered question	**6**
	skipped question	**10**

Q1. Information on the work schedule was provided to you in a timely manner?		
1	Jeff and his team where so considerate, helpful and professional.	Nov 12, 2013 1:25 PM
2	I was kept informed often	Nov 4, 2013 5:39 PM

Q2. Craig Sanchez responded to your inquiries within 24 hours?		
1	Craig was a great liason	Nov 12, 2013 1:25 PM
2	Craig was amazing, very receptive to our inquiries and concerns. He made sure to email and physically come into the store and discuss any questions we had.	Nov 10, 2013 9:01 PM
3	or less!	Nov 4, 2013 5:56 PM
4	I did make one phone call and received my answer the same day.	Nov 4, 2013 5:39 PM

Q3. Access to your place of business was adequate during the renovation?		
1	If we had any issues Jeff was quick to respond, keeping us well informed of access and concerns.	Nov 12, 2013 1:25 PM
2	We were blocked off and out sales rep had ask the construction crew to place a board to allow access into our store.	Nov 11, 2013 9:00 AM
3	It did take a week longer due to unexpected findings under the ground. Better to over estimate than underestimate on time frame.	Nov 4, 2013 6:27 PM
4	I know it was diificult but did not interfere much	Nov 4, 2013 5:39 PM

Q4. Miller Paving (Jeff) was professional and responsive?		
1	Jeff was as exceptional an individual as I have had the opportunity to work with -	Nov 12, 2013 8:20 PM
2	I have seen a lot of construction and going on with this porject and owning 2 stores. Jeff was exceptional in every way!	Nov 12, 2013 1:25 PM
3	If there were a category higher than "excellent," I would check that	Nov 4, 2013 5:56 PM
4	Jeff was great	Nov 4, 2013 5:39 PM

Q5. Did the timing of when we were in front of your business work?

1	The entire management team, Craig, Dave and Jeff, went well-beyond any of my expectations for both the scheduling and efforts to complete the areas in front of my business. Despite difficult conditions each individual invested their time, priorities and personal commitment to do the very best job possible.	Nov 12, 2013 8:20 PM
2	It is never fun to have construction in front of your business and of course it affects biz...but with proper communication and a little understanding it was as perfect as it could be.	Nov 12, 2013 1:25 PM

Q6. Thank you for your time, please provide any additional comments.

1	Not being very sure of the initial project scope and scheduling I was apprehensive as to how the project would proceed. The project individuals (from both the City and the contractor) exhibited the most professional efforts and personal commitments that I have ever encountered in a project. I can't say enough positive - though should their be any need to support Craig, Dave, Jeff's or Mike's involvement in the next phase of this project I will offer whatever time and/or effort is needed to speak, or write, on their behalf. Collectively, I was very impressed…individually I would want any-and-all of these gentlemen on a project team with which I was involved.	Nov 12, 2013 8:20 PM
2	I hope next season is as smooth as this season.	Nov 12, 2013 1:25 PM
3	The work done by Jeff ands Craig was great. Both I am sure learned a great deal during our trials and errors experienced this past summer. I would strongly recommend they continue to work together to move this project forward. As for trying to offer them a better working environment I would also strongly advise that the blocks of businesses close and that building and business owners work together to allow these pros to do their work without having to close down at lunch ...for at least Monday through Wed, so that this important city work can move forward in a more timely manner. When 1 neighbor forces the work crew to quit early it delays the whole process a great deal.	Nov 11, 2013 2:47 PM
4	Craig was fantastic the whole way. I was extremely impressed with, and grateful for, the pro-active approach. The construction crew were fantastic. Great job all around!!	Nov 6, 2013 4:54 PM
5	This project ROCKED!	Nov 4, 2013 5:56 PM
6	the engineers and contractors on this job were exceptional. customer oriented and very kind. communication on the whole project was wonderful thank you so much for the extra effort made. this was a great experience thank you	Nov 4, 2013 5:37 PM

City Council
Staff Report

PARK CITY 1884

FINANCE DEPARTMENT

Subject: **FY 2013 Audit Report**
Authors: **Lori W. Collett, Finance Manager**
Date: **December 12, 2013**
Type of Item: **Administrative**

Summary Recommendations:

City Council should review the Comprehensive Annual Financial Report and formally accept the Audit for the Fiscal Year ended June 30, 2013.

Description:

A. **Topic:** Audit report for the Fiscal Year ended June 30, 2013.

B. **Background: City of Park City Comprehensive Annual Financial Report (CAFR) and Independent Auditor's Report**

State law requires Park City to follow the Uniform Fiscal Procedures Act for Utah Cities, UCA § 10-6-101 et seq., which requires an independent audit of the City's finances annually. These are performed by certified public accountants (Piercy, Bowler, Taylor & Kern). The Council must accept the audit within 180 days of the end of the fiscal year. After acceptance, a copy is filed with the State Auditor and filed with the City Recorder as a public document.

The CAFR includes all funds of the City of Park City (City) and is presented in four sections: Introductory, Financial, Statistical, and Single Audit, Internal Control and Compliance Reports.

The Introductory Section contains a letter of transmittal, a directory of principal officials and an organizational chart of the City. The Financial Section contains management's discussion and analysis (MD&A), the basic financial statements, notes to the financial statements, individual fund statements for which data are not provided separately within the basic financial statements, as well as the independent auditor's report on these financial statements and schedules. The Statistical Section includes selected financial and demographic information, generally presented on a multi-year basis. The Single Audit, Internal Control and Compliance Reports include the independent auditors' reports on internal control and compliance as required by *Government Auditing Standards*, Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and state compliance as required by the *State of Utah Legal Compliance Audit Guide*.

The CAFR is the major document used to communicate the City's financial condition. It is distributed to various bond-rating agencies, investors in City debt and the State Auditor for use in evaluating City finances. The first two basic financial statements, the Statement of Net Position (Page 23-24) and the Statement of Activities (Page 25-26), now present information on a government-wide, full-accrual accounting basis which reflect the overall financial position of the City and its various funds, not just the amounts available for budgetary purposes. Fiscal operations in the government-wide statements are organized into two major activities: governmental and business-type.

Fund information is also presented for major funds individually and nonmajor funds combined in a single column in the basic financial statement (Pages 29 through 41). Because the focus is so different between fund statements and government-wide statements, a reconciliation between the two types of statements is necessary to understand how the numbers differ. Such reconciliations are provided on pages 30 and 32. Comparisons of “budget-to-actual” results for the General Fund are presented on Page 33.

Staff suggests attention be focused on the MD&A (Pages 4 through 21) and the notes to the basic financial statements (Pages 43 through 77). The notes to the basic financial statements in the Financial Section provide required detailed disclosures and a description of the financial statements.

The Statement of Net Position (Page 23-24) may serve as a useful indicator of a government’s financial position. The City had positive net position of $267.6 million at fiscal year end. The largest portion of net position, $200.6 million, represents the net investment in capital assets. Restricted net position of $8.0 million is resources that are subject to external restrictions on how they may be used. The remaining $59.0 million in net position are unrestricted and may be used to meet the City’s ongoing obligations. Again, this is an overall financial position indicator and is not the amount of current resources available for budgetary purposes.

Looking at results on a fund basis (Page 29), the City’s governmental funds reported combined ending fund balance of $39.2 million, an increase of $0.5 million compared to the beginning of year fund balance amount.

Utah State code establishes a 5.0 percent minimum ($1,336,510) and a 25.0 percent maximum ($6,682,549) limit to the amount that may be accumulated as the fund balance in the General Fund. As of June 30, 2013 the unassigned fund balance of the General Fund was $5,515,127 and was $1,167,422 below the 25.0 percent limit. The unassigned fund balance increased by $1,503,502 in fiscal year 2013.

General Obligation Bonds - Audit of Bond Expenditures

Resolution No.16-98, *Resolution to Appoint a Citizens Committee to Advise the City Council on Community Priorities for Open Space Acquisition, Methods to Permanently Preserve Open Space, and to Account for Expenditure of Open Space Bond Proceeds should Voters Approve a General Obligation Bond to Preserve Open Space*, requires the City to annually audit bond expenditures and report the results of such audit to the public.

Single Audit Report

As a recipient of federal and state funds, the City is responsible for ensuring that an adequate internal control structure is in place in order to maintain compliance with applicable laws and regulations related to the purpose of the funds.

As a part of the City's single audit, tests were made to determine the adequacy of the internal control structure, including that portion of the structure related to federal financial assistance programs, as well as to determine that the City complied with all applicable laws and regulations. The results of the City's single audit for fiscal year 2012-2013 indicated no instances of material weaknesses in the internal control structure or violation of applicable laws and regulations.

Comments from the City's Audit Firm of Piercy, Bowler, Taylor & Kern

The auditors identified no major improvement areas or areas involving material weakness in the operations or internal control structure of the City.

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?	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	+ Fiscally and legally sound
	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)
	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)
	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)
	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)
	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)
	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	(Select from List)	(Select from List)	(Select from List)	Very Positive

Comments:
State law requires Park City to follow the Uniform Fiscal Procedures Act for Utah Cities, UCA § 10-6-101 et seq., which requires an independent audit of the City's finances annually.

Department Review: Executive and Legal Departments have reviewed this report.

Alternatives:

A. Approve:
Council could review the Comprehensive Annual Financial Report and formally accept the audit for the Fiscal Year ended June 30, 2013.

B. Deny:
Council could deny the acceptance of the audit.

C. Modify:
Council could modify the acceptance of the audit. The audit must be approved and accepted by Council by December 31, 2013. Failure to approve the audit would make the City non-compliant under Utah State Law.

D. Continue the Item:

Council could continue the acceptance of the audit. The audit must be approved and accepted by Council by December 31, 2013. Failure to approve the audit would make the City non-compliant under Utah State Law.

E. Do Nothing:

Staff does not recommend this alternative. The audit must be approved and accepted by Council by December 31, 2013. Failure to approve the audit would make the City non-compliant under Utah State Law.

Consequences of Not Taking Recommended Action: The audit must be approved and accepted by Council by December 31, 2013. Failure to approve the audit would make Park City Municipal non-compliant under Utah State Law.

Summary Recommendations:

City Council should formally accept the Audit for the Fiscal Year ending June 30, 2013.

City Council
Staff Report

PLANNING DEPARTMENT

Subject: Courchevel Condominiums at Deer Valley Fifth Amended
Authors: Christy J. Alexander, Planner II
Date: December 12, 2013
Type of Item: Administrative – Condominium Record of Survey Amendment
Project Number: PL-13-02098

Summary Recommendations

Staff recommends the City Council hold a public hearing and consider approving the Fifth Amendment to Courchevel Condominiums at Deer Valley record of survey plat amending Unit C301 based on the findings of fact, conclusions of law and conditions of approval as stated in the draft ordinance.

Description

Applicant:	Evergreen Engineering, Greg Wolbach, representative of owner and HOA
Location:	2700 Deer Valley Drive East, Unit C301
Zoning:	Residential Development (RD-MPD) as part of the Deer Valley MPD
Adjacent Land Uses:	Condominium units, Deer Valley resort parking, open space
Reason for Review:	Condominium Record of Survey Amendments require Planning Commission review and City Council approval.

Proposal

The applicant is requesting to amend the existing Courchevel Condominiums at Deer Valley record of survey plat for Unit C301 (Exhibit A). The amendment is a request to convert the existing common area loft space into private area for Unit C301.

Background

The Courchevel Condominiums are located at 2700 Deer Valley Drive East within the Deer Valley community portion of the Deer Valley Resort Master Planned Development (MPD). The Courchevel Condominiums at Deer Valley record of survey plat was initially approved by the City Council on December 27, 1984 and recorded at Summit County on December 31, 1984 (see Exhibit B).

The Courchevel Condominiums at Deer Valley record of survey plat recorded 40 residential condominium units of 759 square feet each with 60 parking spaces in a shared underground garage. There are two (2) access driveways from the garage to Deer Valley Drive East. In November of 1989, an amended record of survey plat was approved and recorded increasing the number of residential condominium units to forty-one (41) (see Exhibit B).

In February of 2012, a second amendment record of survey plat was recorded. This second amendment converted 608 square feet of common attic area above each of Units B301 and B303, 1,216 square feet total, to private area. The only exterior changes during this second amendment were the addition of windows on the south side of Building B (see Exhibit B).

Two of the three approved Courchevel buildings (Buildings B and C) were constructed beginning in 1984 and completed in 1988. Building A was never constructed. The second amendment mentioned in the paragraph above also reflected that Building A was not built and removed it from the record of survey. Currently there are 27 condominium units and 29 parking spaces. Each existing condominium unit contains 759 square feet, except for Units B301 and B303, which contain a total of 1,367 square feet for a grand total of 21,709 square feet and a developed unit equivalent (UE) of 10.86.

In December of 2012, a third amendment record of survey plat was recorded. This third amendment converted 470 square feet of common attic area above Unit B202 to private area for an additional bedroom and bathroom (see Exhibit B).

On January 14, 2013, a fourth amendment record of survey plat was recorded. This fourth amendment converted 608 square feet of common attic area above Unit B304 to private area for an additional bedroom and bathroom. The only exterior change during the fourth amendment was the addition of a matching window on the south side of Building B (see Exhibit B).

In October 2013, Courchevel Homeowners association voted unanimously (with more than 2/3rds of members voting) to approve construction of the loft space and the transfer of 139 square feet of common space to private space for Unit C301.

On October 10, 2013, the City received a complete application for a fifth amendment to the Courchevel Condominiums at Deer Valley record of survey plat (Exhibit A). This current application requests conversion of 139 sf of common loft space in Unit C301 to private area for private loft space. There are no exterior changes proposed.

The property is subject to requirements and restrictions of the Deer Valley Resort 11th Amended and Restated Large Scale MPD. The MPD originally allowed up to 20.5 UEs for the Courchevel parcel, UEs under the master plan were 2,000 per UE. The MPD was amended in 2001 to transfer seven (7) UEs as 14,000 square feet to the Silver Baron condominium project, adjacent to the north, leaving 13.5 UEs for the Courchevel property. At 2,000 square feet per UE, the total allowable residential square footage is 27,000 square feet. The existing residential square footage for the 27 condominium units is 22,787 sf plus 139 sf, as requested by this application, would result in a total of 22,926 sf (11.46 UE) for the project.

The Planning Commission held a public hearing on November 20, 2013 and voted unanimously to forward a positive recommendation to the City Council.

Analysis
The proposed amendment is consistent with the purpose statements of the district in that the use as residential condominiums is unchanged, the additional floor area is proposed within the existing structure minimizing site disturbance, preserving the existing natural open space, and minimizing impacts of development. The additional floor area exists as loft space and there are no exterior changes.

Unit C301 would increase by 139 square feet from 759 square feet to 898 square feet. The total proposed Unit Equivalents for the project would be 11.46. As the current Deer Valley MPD allows 13.5 UE for Courchevel, this increase is allowed under the existing MPD (Exhibit C). The property is subject to the following criteria:

	Permitted through MPD	Proposed
Height	Height allowed in the Deer Valley Master Plan for the Courchevel parcel is 35' from existing grade.	No additional building height is proposed. All proposed construction is within the existing building envelope and roof. Building complies with the 35' height allowance.
Front setback	Twenty feet (20')	No construction is proposed into the existing 20' front setbacks.
Rear setback	Fifteen feet (15')	No construction is proposed into the existing 15' rear setbacks.
Side setbacks	Twelve (12')	No construction is proposed into the existing 12' side setbacks.
Residential Unit Equivalents	Allowed: 13.5 UEs Existing: 11.39 UEs 23 units at 759 square feet, 3 units at 1,367 square feet and 1 unit at 1,229 square feet, for an existing total of 22,787 sf	Proposed increase of 139 square feet totaling 22,926 square feet. (11.46 UE). Unit C301 will be 898 square feet in area with approval of this plat amendment.
Commercial and Office uses Support uses	No commercial or office uses exist	No commercial or office uses are proposed.
Parking	Existing: 31 spaces underground for 27 units, 1 space per unit plus 4 spaces for the 4 enlarged units.	No additional parking is required for the additional 139 square feet added to C301 since the unit will remain under 1,000 square feet total.

In reviewing the density and unit equivalent calculations, staff finds that there are currently 11.39 UEs, 11.46 UE if the Fifth Amendment is approved. The proposed plat amendment would increase the total residential floor area by 139 square feet to 22,926 square feet (11.46 UEs); therefore the request would not exceed the allowed 13.5 UEs (27,000 square feet) for the property.

There are 4,074 square feet (2.04 UE) remaining allocated to this project. An additional parking space would be required for each unit that exceeds 1,000 sf unless a parking reduction is approved by the Planning Commission per LMC Section 15-3- 7 (see explanation of Parking below).

The building does not exceed the allowable 35' building height and there are no non-conforming setback issues. All construction is proposed within the existing building envelope.

Parking

Thirty-one (31) parking spaces exist in the underground parking structure beneath the existing buildings. The current number of units and the size of units pending approval with the recent plat amendment, the Fifth Amendment, require a total of 31 spaces.

Prior to the 1984 LMC one (1) parking space was required for each one bedroom unit. In 1984 the LMC required two (2) spaces per one (1) bedroom apartment not exceeding 1,000 square feet. The current LMC requires two (2) spaces for any units greater than 1,000 square feet and less than 2,500 square feet and allows the existing units to conform to the 1984 Code. Since the proposed change won't increase the unit to greater than 1,000 square feet then less than thirty-one (31) parking spaces will be required and thirty-one (31) spaces will exist within the parking garage.

An additional parking space would be required for any future addition to any unit if the addition created more than 1,000 square feet of floor area, unless a parking exception is approved by the Planning Commission per LMC Section 15-3- 7.

There is undeveloped land on the property available for construction of additional off-street surface parking should it be necessary; however lack of parking for this property has not been an issue in the past and sufficient parking for the proposed addition to Unit C301 can be provided within the existing parking structure. The property is located at the base area for Deer Valley Ski Resort and on the Park City bus route. Given the relatively small unit size, it appears that the single parking space per unit is adequate.

Good Cause

Planning Staff finds that there is good cause for this record of survey amendment to reflect the as-built conditions and allow the owner to utilize the existing common area in Unit C301as private area without increasing the building footprint or parking requirements, consistent with provisions of the Deer Valley MPD. Staff finds that the plat will not cause undo harm to adjacent property owners and all requirements of the Land Management Code for any future development can be met.

Department Review

This project has gone through an interdepartmental review. There were no issues raised by any of the departments regarding this proposal that have not been addressed by the conditions of approval.

Notice

The property was posted and notice was mailed to property owners within 300 feet in accordance with the requirements in the LMC. Legal notice was also published in the

Park Record and on the public notice website in accordance with the requirements of the LMC.

Public Input
Staff has not received public input on this application at the time of this report.

Process
Approval of this application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18. A Building Permit is publicly noticed by posting of the permit.

Alternatives
- The City Council may approve the Fifth Amendment to Courchevel Condominiums at Deer Valley record of survey plat amending Unit C301 as conditioned or amended; or
- The City Council may deny the Fifth Amendment to Courchevel Condominiums at Deer Valley record of survey plat amending Unit C301 and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the Fifth Amendment to Courchevel Condominiums at Deer Valley record of survey plat amending Unit C301 to a date certain and provide direction to the applicant and/or staff to provide additional information necessary to make a decision on this item.

Significant Impacts
There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation
The unit and loft would remain as is and no construction could take place across the existing lot lines or into the common area.

Recommendation
Staff recommends the City Council hold a public hearing and consider approving the Fifth Amendment to Courchevel Condominiums at Deer Valley record of survey plat amending Unit C301, based on the findings of fact, conclusions of law and conditions of approval as stated in the draft ordinance.

Exhibits
Ordinance
Exhibit A – Proposed 5th amended plat
Exhibit B – Existing plats
Exhibit C – Aerial photographs
Exhibit D – Applicant letter

Ordinance No. 13-

AN ORDINANCE APPROVING THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY FIFTH AMENDED, LOCATED AT 2700 DEER VALLEY DRIVE EAST, PARK CITY, UTAH.

WHEREAS, the owner of the property known as the Courchevel Condominiums, located within the Deer Valley Community of the Deer Valley Resort Eleventh Amended and Restated Large Scale Master Planned Development (MPD) has petitioned the City Council for approval of a request for an amendment to the record of survey plat to convert the common loft space in Unit C301 to private area; and

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

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

WHEREAS, the Planning Commission held a public hearing on November 20, 2013, to receive input on the amended record of survey plat;

WHEREAS, the Planning Commission, on November 20, 2013, forwarded a positive recommendation to the City Council; and,

WHEREAS, on December 12, 2013, the City Council held a public hearing on the amended record of survey plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Courchevel Condominiums at Deer Valley Fifth Amended record of survey plat to reflect as-built conditions and allow the owner to utilize the loft space in Unit C301 as private area without increasing the building footprint or parking requirements, consistent with provisions of the Deer Valley MPD, as amended (11^{th} Amended MPD).

WHEREAS, Staff finds that the plat will not cause undo harm to adjacent property owners and all requirements of the Land Management Code for any future development can be met.

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 Fifth Amended Courchevel Condominiums record of survey plat, as shown in Exhibit A, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 2700 Deer Valley Drive East.
2. The Courchevel Condominium at Deer Valley record of survey was approved by the City Council on December 27, 1984 and recorded at Summit County on December 31, 1984.

3. The Courchevel Condominiums at Deer Valley record of survey plat recorded 40 residential condominium units of 759 square feet each with 60 parking spaces in a shared underground garage.
4. There are two (2) access driveways from the garage to Deer Valley Drive East.
5. In November of 1989, an amended record of survey plat was approved and recorded increasing the number of residential condominium units to forty-one (41).
6. In February of 2012, a second amendment record of survey plat was recorded. This second amendment converted 608 square feet of common attic area above each of Units B301 and B303, 1,216 square feet total, to private area.
7. Two of the three approved Courchevel buildings (Buildings B and C) were constructed beginning in 1984 and completed in 1988. Building A was never constructed.
8. The second amendment reflected that Building A was not built and removed it from the record of survey.
9. In December of 2012, a third amendment record of survey plat was recorded. This third amendment converted 470 square feet of common attic area above Units B304 to private area.
10. In January of 2013, a fourth amendment record of survey plat was recorded. This fourth amendment converted 608 square feet of common attic area above Unit B202 to private area.
11. Currently there are 27 condominium units and 31 underground parking spaces.
12. Each existing condominium unit contains 759 square feet, except for Units B301, B303, and B304, which contain a total of 1,367 square feet and Unit B202 contains 1,229 square feet. Unit C301 if approved will contain 898 square feet.
13. The property is subject to requirements and restrictions of the Deer Valley Resort 11th Amended and Restated Large Scale MPD.
14. The MPD originally allowed up to 20.5 UEs for the Courchevel parcel.
15. The MPD was amended in 2001 to transfer seven (7) UEs as 14,000 square feet to the Silver Baron condominium project, adjacent to the north, leaving 13.5 UEs for the Courchevel property.
16. At 2,000 square feet per UE, the total allowable residential square footage is 27,000 square feet. The existing residential square footage for the 27 condominium units is 22,926 square feet, including the pending 139 for Unit C301 subject to approval of the Fifth Amendment.
17. On October 10, 2013 the City received a completed application for a Fifth Amendment to the Courchevel Condominiums at Deer Valley record of survey requesting conversion of 139 square feet of common loft space in Unit C301 to private area.
18. Unit C301 is located on the second floor of Building C.
19. In October 2013, Courchevel Condominium owner's association voted unanimously (with more than 2/3rds of members voting) to approve construction of the loft space and the transfer of 139 square feet of common space to private space for Unit C301.
20. There are no exterior changes proposed.
21. The proposed amendment is consistent with the purpose statements of the district.
22. Unit C301 would increase by 139 square feet from 759 square feet to 898 square feet and the total floor area would be 22,926 square feet.
23. The total proposed UE for the project, including the pending Fifth Amendment, would be 11.46 UE.

24. The current Deer Valley MPD allows 13.5 UE for Courchevel Condominiums. If this amendment is approved and recorded there will be 4,074 square feet (2.04 UE) of floor area remaining for future conversion of common area to private area. An additional parking space would be required for each unit that exceeds 1,000 square feet, unless a parking exception is approved by the Planning Commission per LMC Section 15-3-7.
25. The building does not exceed the allowable 35' building height and there are no non-conforming setback issues.
26. All construction is proposed within the existing building envelope.
27. The current LMC requires two (2) spaces for each of the amended units greater than 1,000 square feet and less than 2,500 square feet. The proposed Fifth Amendment complies with this requirement.
28. The current LMC would require one and half (1.5) spaces for each unit greater than 650 square feet and less than 1,000 square feet. The existing development would be short 13 parking spaces if developed under the current Land Management Code (LMC).
29. Thirty-one (31) parking spaces will be required and thirty-one (31) spaces will exist with approval of the Fifth Amendment.
30. The property is located at the base area for Deer Valley Ski Resort and on the Park City bus route.
31. The expanded unit would comply with the current parking code.

Conclusions of Law:
1. There is good cause for this amendment to the record of survey.
2. The amended record of survey plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. The amended record of survey plat is consistent with the 11th Amended and Restated Deer Valley Master Planned Development.
4. Neither the public nor any person will be materially injured by the proposed record of survey amendment.
5. Approval of the record of survey amendment, subject to the conditions of approval, will not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:
1. The City Attorney and City Engineer will review and approve the final form and content of the amended record of survey plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the record of survey.
2. The applicant will record the amended record of survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year’s time, this approval for the record of survey 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. All conditions of approval of the Deer Valley Resort 11th Amended and Restated Large Scale MPD and the amended Courchevel Condominiums at Deer Valley record of survey plats shall continue to apply.

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

PASSED AND ADOPTED this __ day of __________, 2013.

PARK CITY MUNICIPAL CORPORATION

____
Dana Williams, MAYOR

ATTEST:

____
Marci Heil, City Recorder

APPROVED AS TO FORM:

____
Mark Harrington, City Attorney

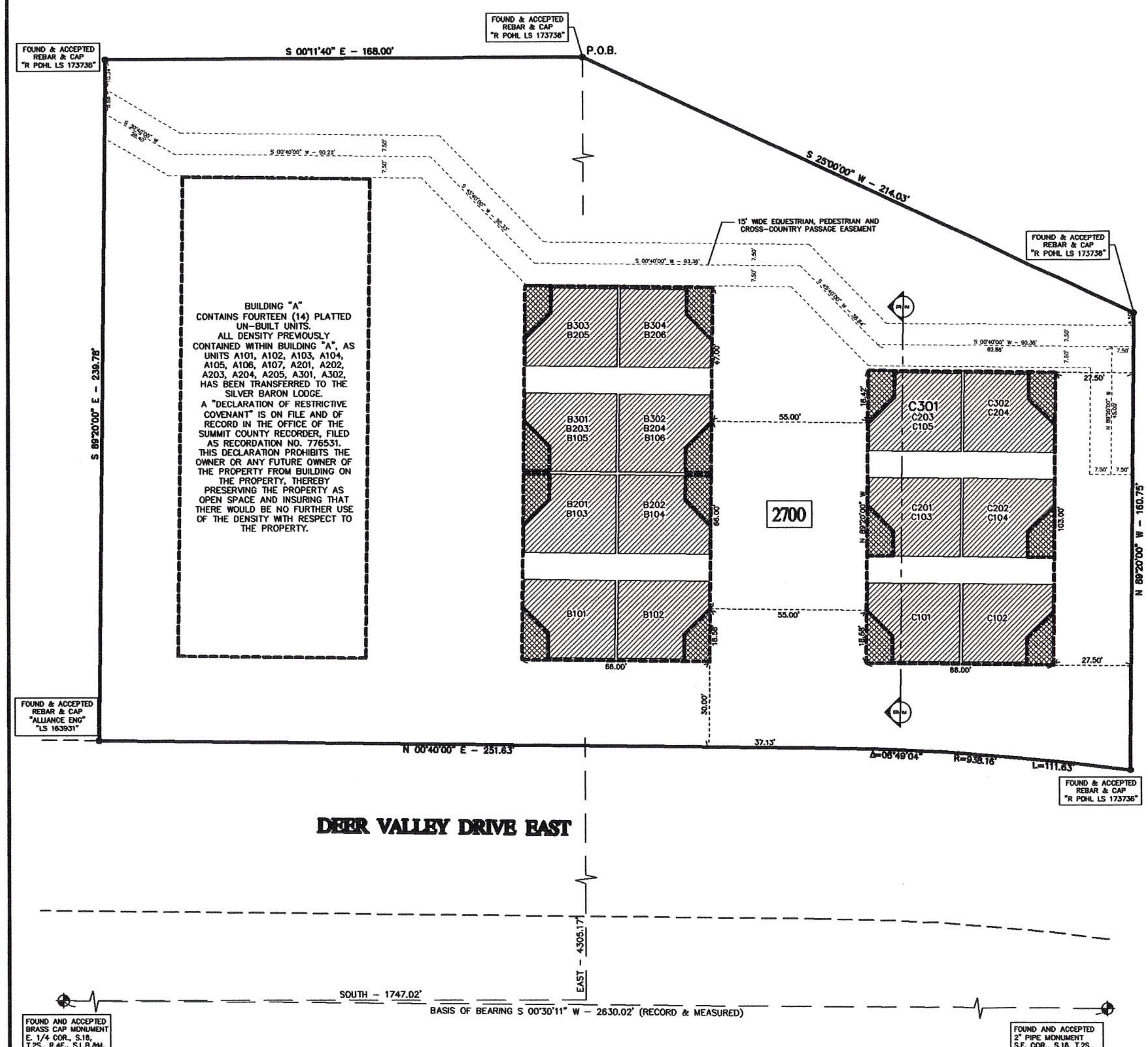
EXHIBIT A

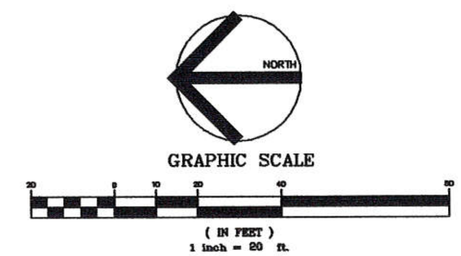
CONDOMINIUM PLAT

COURCHEVEL CONDOMINIUMS AT DEER VALLEY FIFTH AMENDED

— A UTAH CONDOMINIUM PROJECT —

A PARCEL OF LAND LOCATED WITHIN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH





SURVEYORS CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREON DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW AND AS SPECIFIED IN SECTION 57-8-13 OF CHAPTER 8, CONDOMINIUM OWNERSHIP ACT. UTAH CODE TITLE 57. REAL ESTATE.

STATE OF UTAH — GREGORY R. WOLBACH — NO. 187788 — PROFESSIONAL LAND SURVEYOR

GREGORY R. WOLBACH ______________ DATE:

LEGAL DESCRIPTION

COURCHEVEL CONDOMINIUMS AT DEER VALLEY, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, NO. 229039, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS SOUTH 1747.2 FEET AND EAST 4305.17 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 25°00'00" WEST 214.03 FEET; THENCE NORTH 89°20'00" WEST 160.75 FEET TO A POINT ON A 938.16 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT BEARS NORTH 82°30'58" WEST, OF WHICH THE CENTRAL ANGLE IS 06°49'04"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 111.83 FEET; THENCE NORTH 00°40'00" EAST 251.63 FEET; THENCE SOUTH 89°20'00" EAST 239.78 FEET; THENCE SOUTH 00°11'40" EAST 168.00 FEET TO THE POINT OF BEGINNING;
CONTAINING 1.8228 ACRES, MORE OR LESS.

NOTES

1. THIS PLAT REPRESENTS AN AMENDMENT OF UNIT C301, "COURCHEVEL CONDOMINIUMS AT DEER VALLEY", ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, RECORDATION NUMBER 229039. THIS AMENDMENT CONVERTS EXISTING LOFT SPACE, ORIGINALLY SHOWN AND PLATTED AS COMMON AREA, INTO PRIVATE AREA FOR UNIT C301. THE EXISTING LOFT SPACE IS ON LEVEL 5, AS NOTED AND SHOWN HEREON. ALSO, EXISTING VAULTED CEILINGS WITHIN UNIT C301, NOT PREVIOUSLY SHOWN ON ORIGINAL PLAT, ARE HEREBY CONVERTED TO PRIVATE AREA/SPACE FOR SAID UNIT C301.
2. ADDITIONAL UNITS ARE SHOWN HEREON FOR REFFERENCE ONLY. FOR INFORMATION ON ANY UNIT OTHER THAN UNIT C301, PLEASE SEE "COURCHEVEL CONDOMINIUMS AT DEER VALLEY", RECORDATION NUMBER 229039 AND "COURCHEVEL CONDOMINIUMS AT DEER VALLEY, AMENDED SHEET 2 OF 3", RECORDATION NUMBER 315605 AND "COURCHEVEL CONDOMINIUMS AT DEER VALLEY, SECOND AMENDED", RECORDATION NUMBER 939912 AND "COURCHEVEL CONDOMINIUMS AT DEER VALLEY THIRD AMENDMENT", RECORDATION NUMBER 959842 AND AND "COURCHEVEL CONDOMINIUMS AT DEER VALLEY FOURTH AMENDED", RECORDATION NUMBER 961550, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
3. COVENANTS, CONDITIONS, RESTRICTIONS, REQUIREMENTS, EASEMENTS, OR ITEMS PREVIOUSLY ASSOCIATED WITH THE PROPERTY DESCRIBED HEREON REMAIN IN EFFECT. ALL REQUIREMENTS SET FORTH TO THIS AMENDMENT ARE IN ADDITION TO PREVIOUSLY ASSOCIATED ITEMS.
4. THE DEER VALLEY MASTER PLAN CONTINUES TO APPLY AS WELL AS ANY CONDITIONS ON THE COURCHEVEL CONDOMINIUM PLAT.
5. THE UNITS OF THIS CONDOMINIUM ARE SERVED BY A COMMON PRIVATE LATERAL WASTEWATER LINE. THE "COURCHEVEL CONDOMINIUMS AT DEER VALLEY OWNERS ASSOCIATION" SHALL BE RESPONSIBLE FOR OWNERSHIP, OPERATION AND MAINTENANCE OF ALL COMMON PRIVATE LATERAL WASTEWATER LINES.
6. RESIDENTIAL FIRE SPRINKLERS ARE REQUIRED FOR ANY EXPANSION.
7. THIS PLAT AMENDMENT IS SUBJECT TO ORDINANCE ______.

AREA TABULATIONS

UNIT C301:

PRIVATE AREA:	898 SF
LIMITED COMMON AREA:	125 SF

HATCHING LEGEND

COMMON AREA
LIMITED COMMON AREA
PRIVATE AREA

2700 STREET ADDRESS

OWNERS DEDICATION AND CONSENT TO RECORD - H.O.A.

KNOW ALL MEN BY THESE PRESENT THAT COURCHEVEL CONDOMINIUM OWNERS ASSOCIATION (THE "ASSOCIATION"), THE AUTHORIZED REPRESENTATIVE OF ALL OF THE UNIT OWNERS HOLDING AT LEAST A TWO-THIRDS OWNERSHIP INTEREST IN THE COMMON AREA AND FACILITIES OF THE PROJECT PURSUANT TO THE PROVISIONS OF SECTION 27 OF THE DECLARATION OF CONDOMINIUM OF THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY, CERTIFIES THAT IT HAS CAUSED THIS SURVEY TO BE MADE AND THIS RECORD OF SURVEY TO BE PREPARED. THE ASSOCIATION, ON BEHALF OF ALL OF THE UNIT OWNERS, DOES HEREBY CONSENT TO THE RECORDATION OF THE PLAT.

COURCHEVEL CONDOMINIUM OWNERS ASSOCIATION
A UTAH NON-PROFIT CORPORATION

BY: ______________________________.
(name of document signer), (Title or Office)

ACKNOWLEDGMENT

STATE OF ______________) ______________________, PRESIDENT
COUNTY OF ______________) COURCHEVEL CONDOMINIUM OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION

ON THE ______________ DAY OF ______________________, 2013, PERSONALLY APPEARED BEFORE ME ______________________ (name of document signer), WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (or proven on the basis of satisfactory evidence) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE ______________ (Title or Office) OF COURCHEVEL CONDOMINIUM OWNERS ASSOCIATION. (Name of Corporation) AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID *CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID ______________________ (name of document signer) ACKNOWLEDGED TO ME THAT SAID *CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC ______________________.
MY COMMISSION EXPIRES: ______________________.
RESIDING IN ______________________.
COUNTY, STATE

* Signing in a Representative Capacity: An authorized officer, agent, partner, trustee, member or other representative may sign on behalf of their representative business, be it a corporation, partnership, trust, limited liability company or other entity providing they have been given authority to sign in their representative capacity.
The notary must require the signer to present satisfactory documentary evidence and administer an oath or affirmation.

OWNERS DEDICATION AND CONSENT TO RECORD - UNIT C301

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE UNITS, COMMON AND LIMITED COMMON AREAS CONTAINED WITHIN THE HEREON DESCRIBED TRACT OF LAND, TO BE HEREAFTER KNOWN AS "COURCHEVEL CONDOMINIUMS AT DEER VALLEY FIFTH AMENDED", CERTIFY THAT WE HAVE CAUSED THIS SURVEY TO BE MADE AND THIS CONDOMINIUM PLAT TO BE PREPARED. WE DO HEREBY CONSENT TO THE RECORDATION OF THIS CONDOMINIUM AND CERTIFY THAT THE UNITS ARE AS SHOWN ON THIS AMENDED CONDOMINIUM PLAT.

BY: ______________________________.
DAVID P. HANNAY

BY: ______________________________.
JANE C. JOHANSON

ACKNOWLEDGMENT

STATE OF ______________) DAVID P. HANNAY
COUNTY OF ______________)

ON THE ______________ DAY OF ______________________, 2013, PERSONALLY APPEARED BEFORE ME DAVID P. HANNAY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND DULY ACKNOWLEDGED TO ME THAT HE AUTHORIZES THE FOREGOING INSTRUMENT.

NOTARY PUBLIC ______________________.
MY COMMISSION EXPIRES: ______________________.
RESIDING IN ______________________.
COUNTY, STATE

ACKNOWLEDGMENT

STATE OF ______________) JANE C. JOHANSON
COUNTY OF ______________)

ON THE ______________ DAY OF ______________________, 2013, PERSONALLY APPEARED BEFORE ME JANE C. JOHANSON, WHO BEING BY ME DULY SWORN, DID SAY THAT SHE IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND DULY ACKNOWLEDGED TO ME THAT SHE AUTHORIZES THE FOREGOING INSTRUMENT.

NOTARY PUBLIC ______________________.
MY COMMISSION EXPIRES: ______________________.
RESIDING IN ______________________.
COUNTY, STATE

SHEET 1 OF 2
PLOT DATE: AUGUST 1, 2013
DRAWING: CCAmend-C301.DWG

Evergreen Engineering, Inc.
Civil Engineering * Land Surveying * Land Planning
1870 Bonanza Drive * Suite 104
P.O. Box 2861 * Park City * Utah * 84060
Phone: 435.649.4667 * Fax: 435.649.9219
E-mail: office@evergreen-eng.com

CITY ENGINEER
THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS ______ DAY OF ______________ A.D. 2013.
CITY ENGINEER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ______________ DAY OF ______________ AD 2013.
BY: ______________
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

CITY PLANNING COMMISSION
APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS ______________ DAY OF ______________ A.D. 2013.
CHAIRMAN

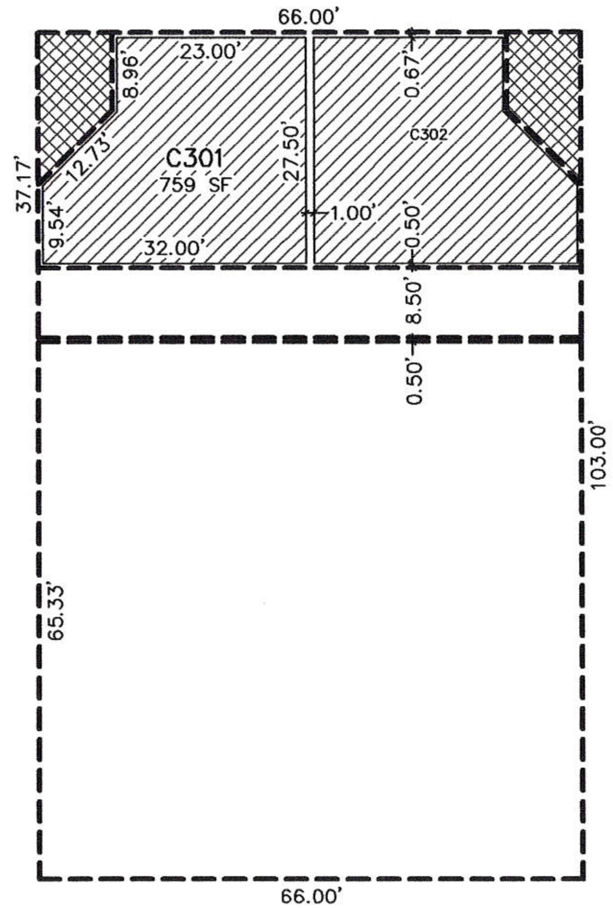
APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS ______________ DAY OF ______________ A.D. 2013.
CITY ATTORNEY

COUNCIL APPROVAL & ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ______________ DAY OF ______________ A.D. 2013
MAYOR

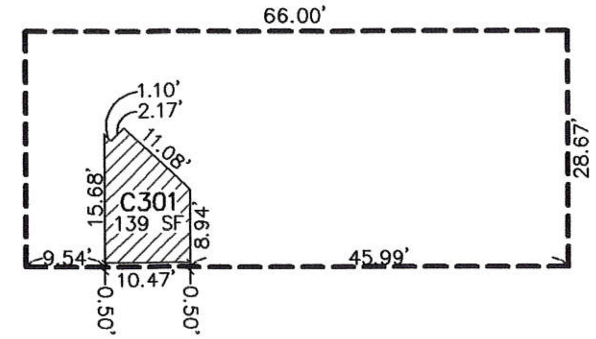
CERTIFICATE OF ATTEST
I CERTIFIY THIS WAS APPROVED BY PARK CITY COUNCIL THIS ______________ DAY OF ______________ A.D. 2013
CITY RECORDER

RECORDED
N°. ______________.
STATE OF ______________.
COUNTY OF ______________.
RECORDED AND FILED AT THE REQUEST OF:
COUNTY RECORDER

OCT 10 2013



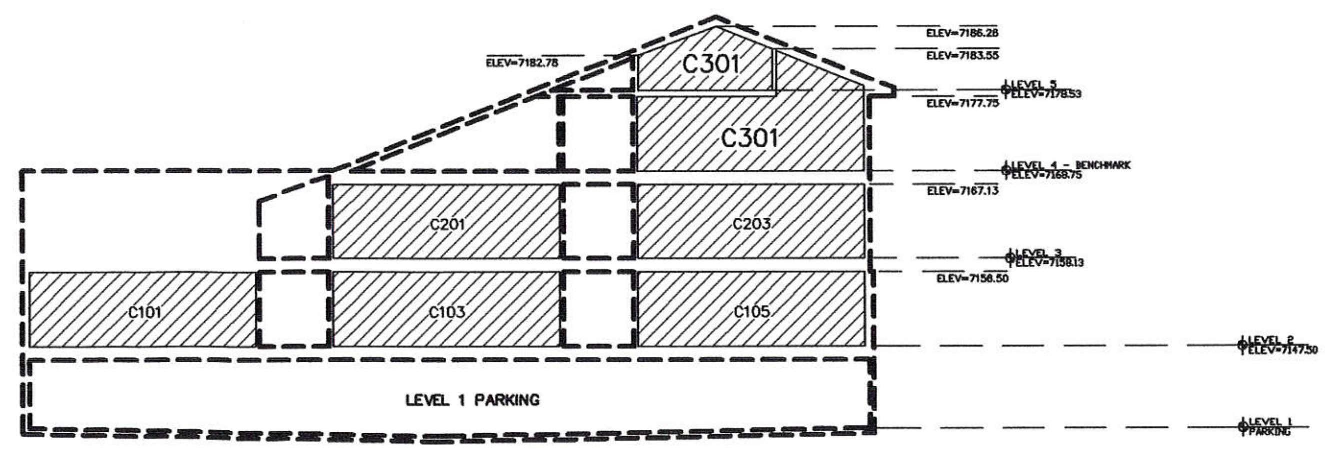
FLOOR PLAN - LEVEL 4
UNIT C301



FLOOR PLAN - LEVEL 5
UNIT C301

HATCHING LEGEND

- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA



(B) SECTION - BLDG. B

PLOT DATE: AUGUST 1, 2013

RECORDED
NO._____
DATE_____
STATE OF_____
CITY OF_____
RECORDED AT THE REQUEST OF_____
FEES_____ CITY RECORDER

Evergreen Engineering, Inc.
Civil Engineering * Land Surveying * Land Planning

REVISIONS
DATE | BY | COMMENTS

© 2013 Evergreen Engineering, Inc.

STATE OF UTAH
GREGORY R. WOLBACH
NO. 187788
PROFESSIONAL LAND SURVEYOR

SURVEYED BY: GRW
DRAWN BY: GRW
CHECKED BY: ADM/GRW

COURCHEVEL CONDOMINIUMS AT DEER VALLEY FIFTH AMENDED

JOB NO. 1226
DWG: CCAMEND-C301
FOR: GRAVITY CONSTRUCTION

SHEET 2 OF 2

OCT 10 2013

EXHIBIT B

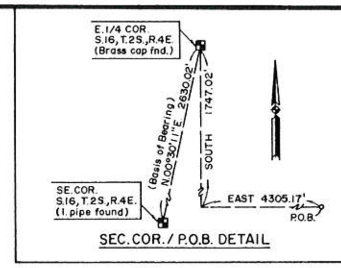
SURVEYOR'S CERTIFICATE

I, James G. West, a Registered Land Surveyor holding License No. 3082 as prescribed under the laws of the State of Utah, do hereby certify that at the request of the owner identified hereon, I have prepared this Record of Survey Map, consisting of three pages. I further certify that the information shown hereon, to the best of my knowledge and belief, is accurate and complies with the provisions of Section 57-8-13 (1) of the Utah Code Annotated, as amended to date.

Dated this 11th day of July, 1984

James G. West

James G. West, R.L.S. No. 3082 - Utah



COURCHEVEL CONDOMINIUMS

Beginning at a point which is South 1747.02 feet and East 4305.17 feet from the east quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 25° 00' 00" West 214.03 feet; thence North 89° 20' 00" West 160.75 feet to a point on a 938.16 foot radius curve to the left, the radius point bears North 82° 30' 56" West, of which the central angle is 06° 49' 04"; thence northerly along the arc of said curve 111.63 feet; thence North 00° 40' 00" East 251.63 feet; thence South 89° 20' 00" East 239.78 feet; thence South 00° 11' 40" East 168.00 feet to the point of beginning; containing 1.8226 acres, more or less.

OWNER'S CERTIFICATE AND CONSENT TO RECORD

KNOW ALL MEN THESE PRESENTS, that the undersigned declarant, Howe Development Utah, Inc., a Utah corporation, being the owner of the land described and shown hereon, having caused this Record of Survey Map to be prepared, does hereby consent to the recordation of the same hereafter to be known as Courchevel Condominiums at Deer Valley. Declarant hereby submits the property shown and described hereon, including the tract of land, buildings and other improvements constructed hereon or hereafter to be constructed, together with all appurtenances thereto, to the provisions of the Utah Condominium Ownership Act, as a condominium project and subject to the Declaration of Condominium recorded concurrently herewith. Owner hereby dedicates all easements as shown, and further certifies that buildings shown on this plat, but which are not yet under construction, will, when completed, be substantially as shown on this plat.

Executed this 12th day of July, 1984

Howe Development Utah, Inc., a Utah corporation

By: Ric G P. Hwe

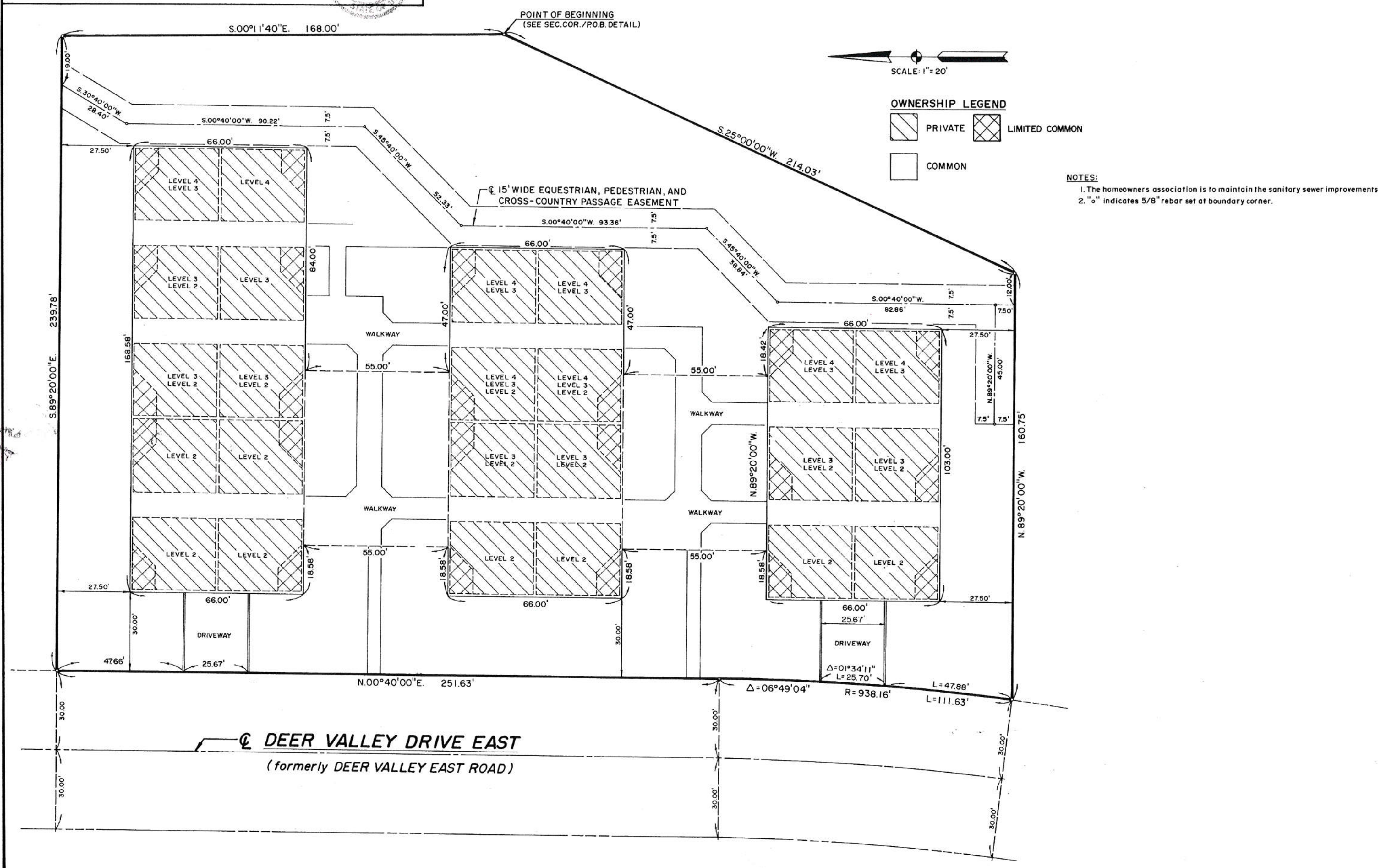
ACKNOWLEDGEMENT

STATE OF UTAH)
) ss.
COUNTY OF Summit)

On this 12 day of July, 1984, personally appeared before me Richard P. Howe who being by me duly sworn, did say that he is the President of Howe Development Utah, Inc., a Utah corporation, and the signer of the foregoing Owner's Declaration and Consent to Record, and that said instrument was signed in behalf of said corporation, and he acknowledged to me that said corporation executed the same.

Notary Public: Marilyn Burrell
Residing at: Park City, Utah
My Commission: 4-16-88

NOTARY PUBLIC MARILYN BURRELL STATE OF UTAH



COURCHEVEL CONDOMINIUMS
AT DEER VALLEY

LOCATED IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN IN PARK CITY, SUMMIT COUNTY, UTAH.

SHEET 1 OF 3

original plat

CITY COUNCIL APPROVAL

PRESENTED TO THE PARK CITY COUNCIL THIS 27th DAY OF December A.D. 1984, AT WHICH TIME THIS RECORD OF SURVEY MAP WAS APPROVED

William Stoleman
MAYOR PRO TEMPORE

ATTEST: CITY RECORDER

CITY ENGINEER

APPROVED AND ACCEPTED BY THE PARK CITY ENGINEERING DEPARTMENT ON THIS 18TH DAY OF DECEMBER A.D. 1984.

Eric W. DeHaan, P.E.
CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS 26th DAY OF ~~DECEMBER~~ A.D. 1984.

CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 31 DAY OF December A.D. 1984.

Asst-CITY ATTORNEY

RECORDED

№ 229039 recorded: 12-31-84 at: 4:35

STATE OF UTAH.
COUNTY OF SUMMIT.
RECORDED AND FILED AT THE REQUEST OF:
Summit County Title

65.00
FEES

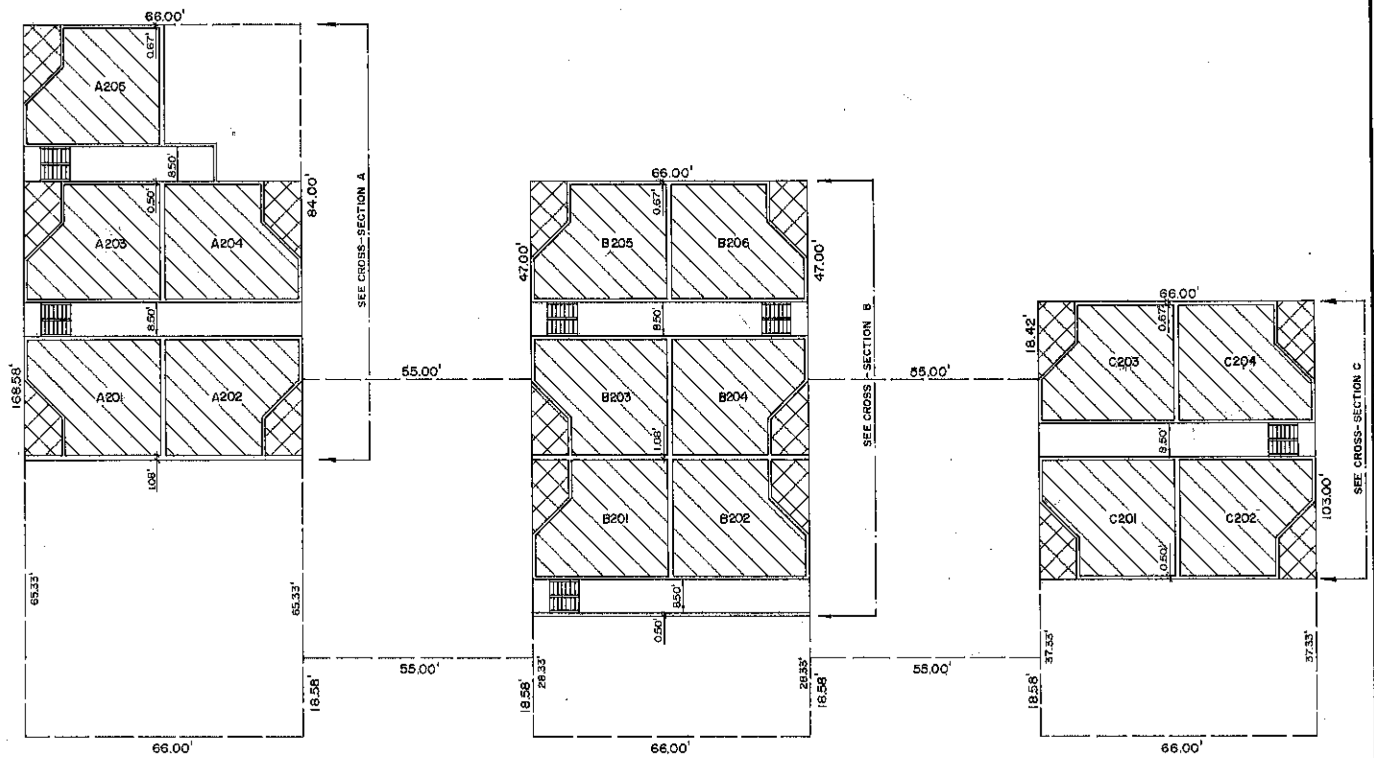
Alan Spriggs
COUNTY RECORDER

J.J.Johnson & Associates

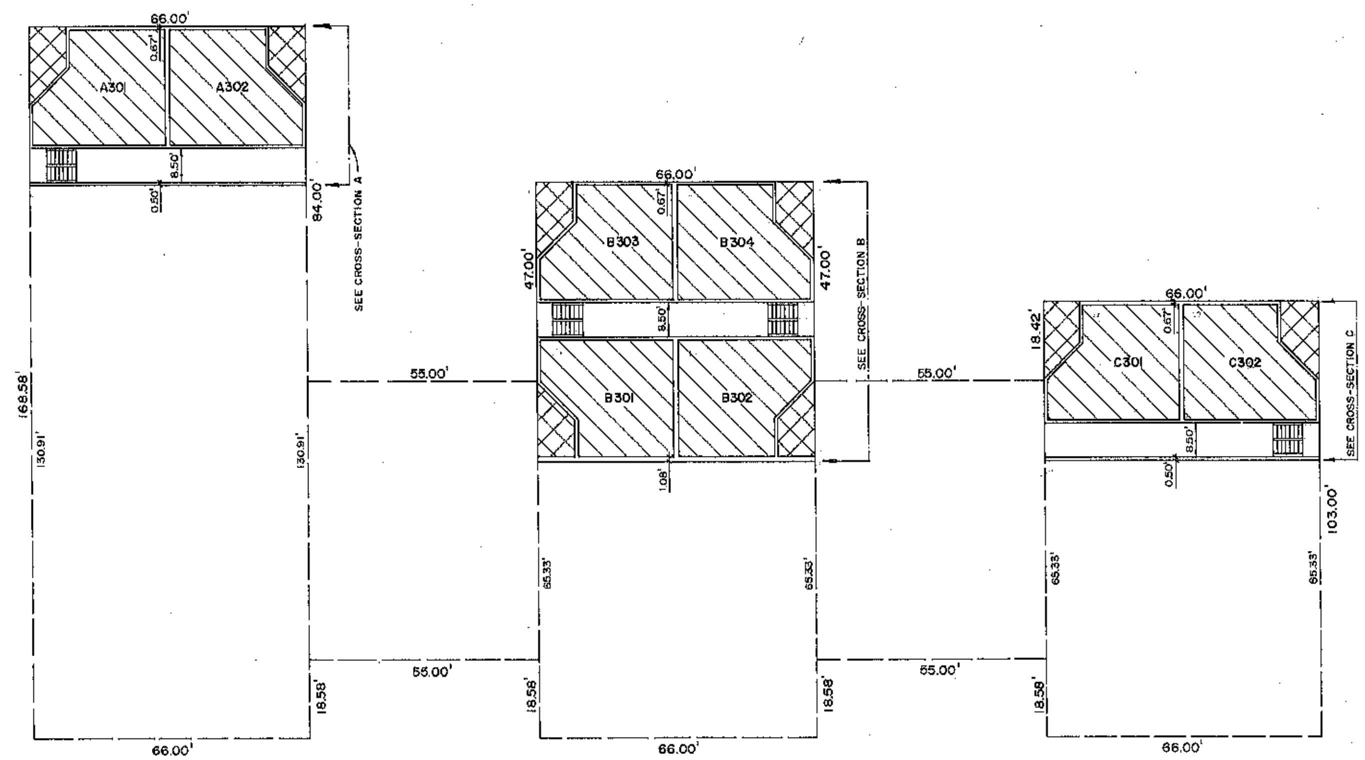
Park Meadows Plaza,
Highway 248
Park City, Utah 84060

(801) 649-9811

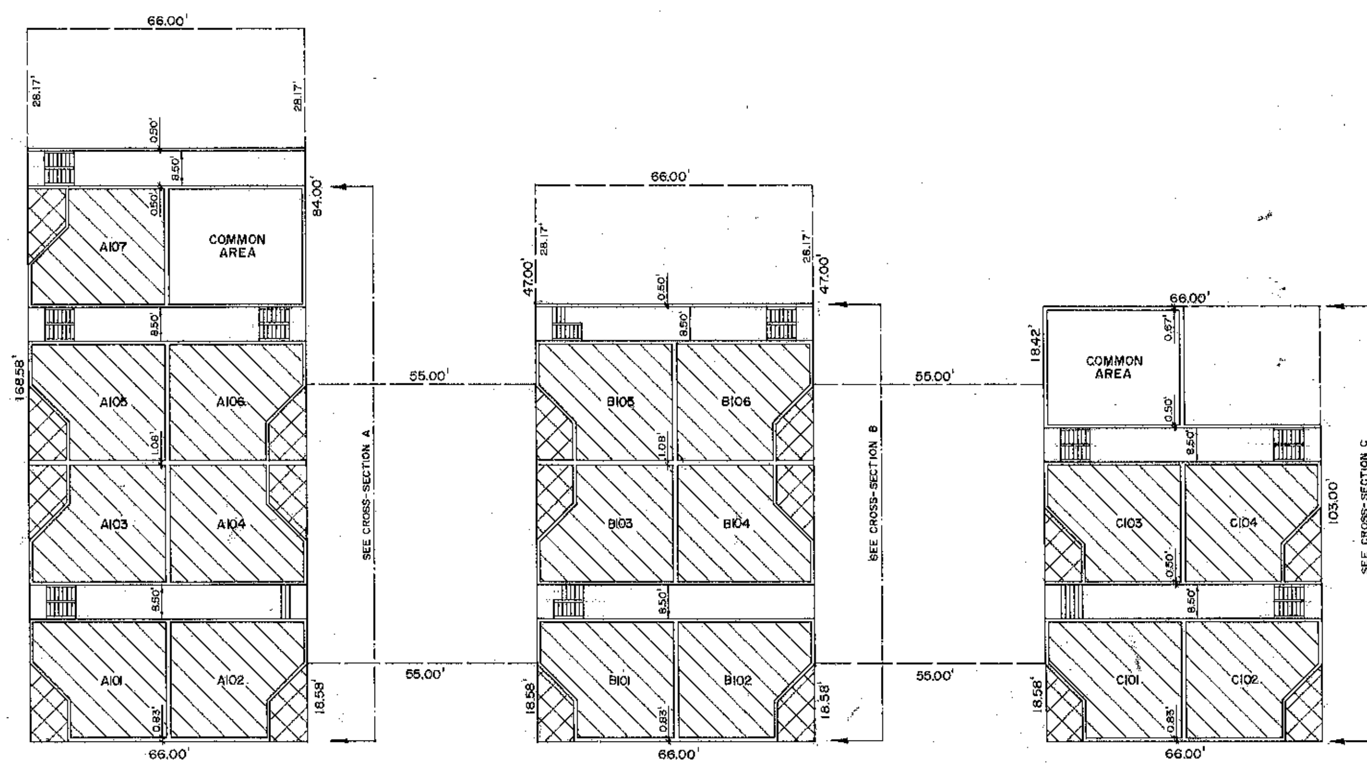
JOB No. I-402-84



LEVEL 3 FLOOR PLAN SCALE: 1" = 20'



LEVEL 4 FLOOR PLAN SCALE: 1" = 20'



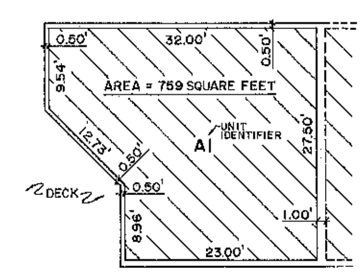
LEVEL 2 FLOOR PLAN SCALE: 1" = 20'

PRIVATE

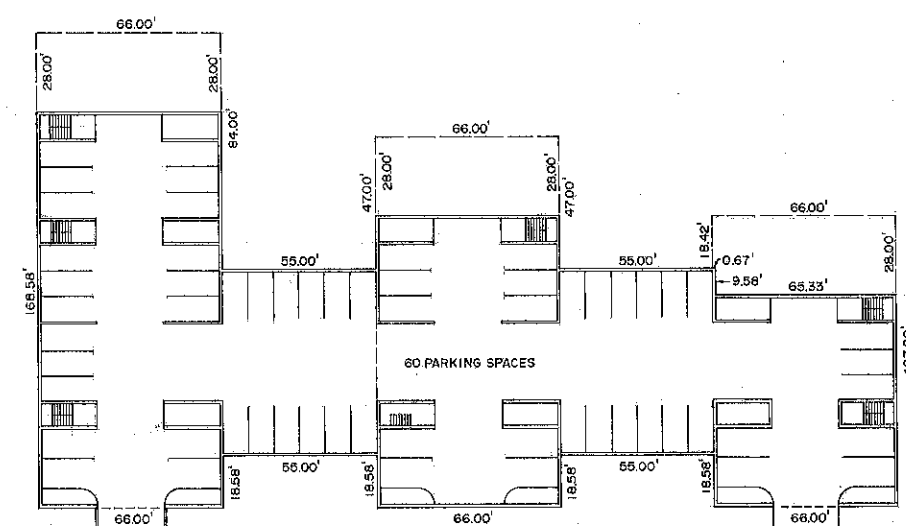
COMMON

LIMITED COMMON

OWNERSHIP LEGEND



TYPICAL UNIT DETAIL

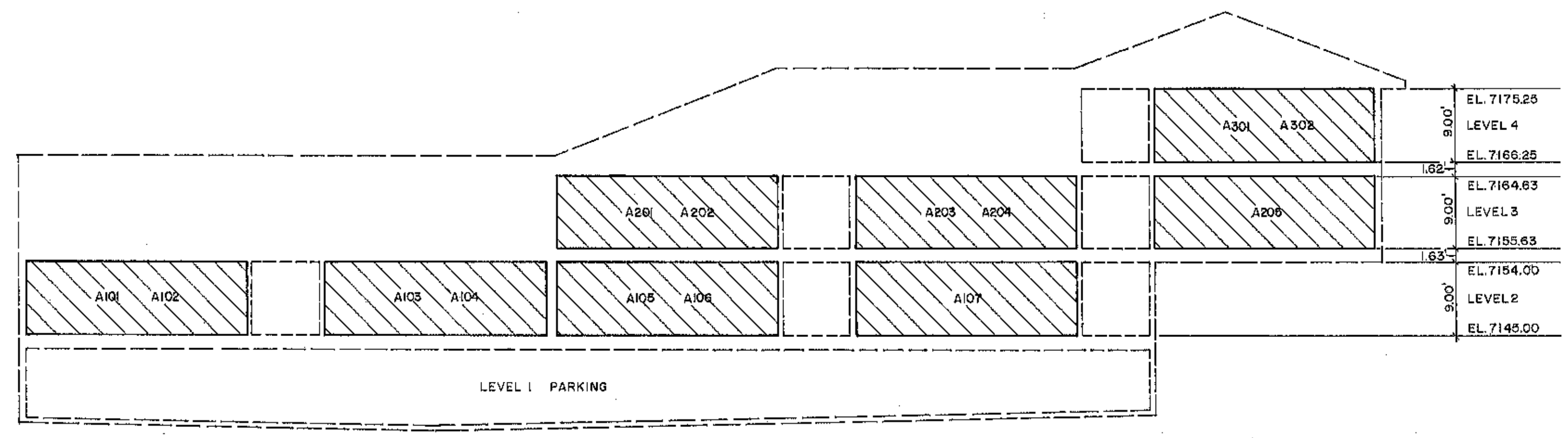


LEVEL 1 PARKING SCALE: 1" = 30'

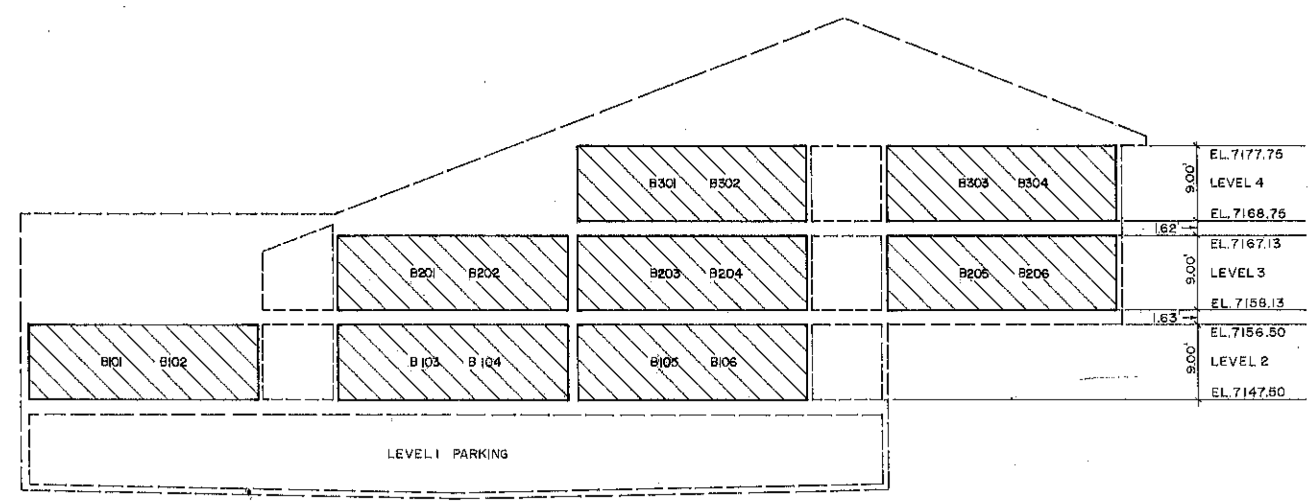
COURCHEVEL CONDOMINIUMS
SHEET 2 OF 3

RECORDED
No 229039
at: 4:35
STATE OF UTAH
COUNTY OF SUMMIT
RECORDED AND FILED AT THE REQUEST OF:
Summit County Title
15.00
FEES
COUNTY RECORDER

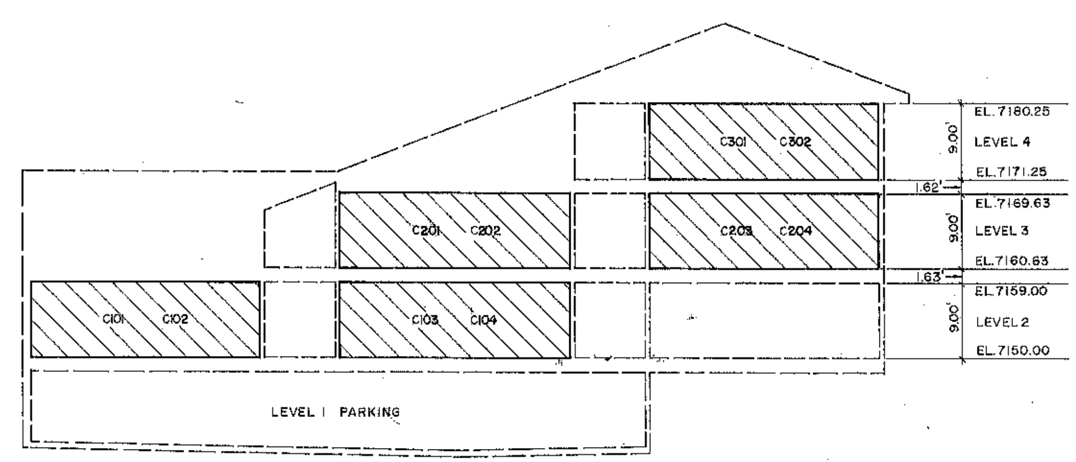
J.J.Johnson & Associates
Park Meadows Plaza,
Highway 248
Park City, Utah 84060
(801) 649-9811
JOB No. 1-402-84



CROSS-SECTION A SCALE 1" = 10'



CROSS-SECTION B SCALE 1" = 10'



CROSS-SECTION C SCALE 1" = 10'

OWNERSHIP LEGEND

PRIVATE

COMMON

BENCH MARK
TOP OF BRASS CAP IN MONUMENT BOX LOCATED AT THE INTERSECTION OF DEER VALLEY DRIVE EAST AND DOE PASS ROAD. ELEVATION: 7145.42.

ODD NUMBERED UNITS – NORTH
EVEN NUMBERED UNITS – SOUTH

COURCHEVEL CONDOMINIUMS
SHEET 3 OF 3

RECORDED
Nº 229039 recorded 12-31-84 at 4:35
STATE OF UTAH
COUNTY OF SUMMIT
RECORDED AND FILED AT THE REQUEST OF:
Summit County Title
65.00
FEES
Alan Spriggs
COUNTY RECORDER

J.J.Johnson & Associates
Park Meadows Plaza,
Highway 248
Park City, Utah 84060
(801) 649-9811
JOB No.1-402-84

COURCHEVEL CONDOMINIUMS

Beginning at a point which is South 1747.02 feet and East 4305.17 feet from the east quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 25° 00'00" West 214.03 feet; thence North 89° 20' 00" West 160.75 feet to a point on a 938.16 foot radius curve to the left, the radius point bears North 82° 30' 56" West, of which the central angle is 06° 49' 04"; thence northerly along the arc of said curve 111.63 feet; thence North 00° 40' 00" East 251.63 feet; thence South 89° 20' 00" East 239.78 feet; thence South 00° 11' 40" East 168.00 feet to the point of beginning; containing 1.8226 acres, more or less.

SURVEYOR'S CERTIFICATE

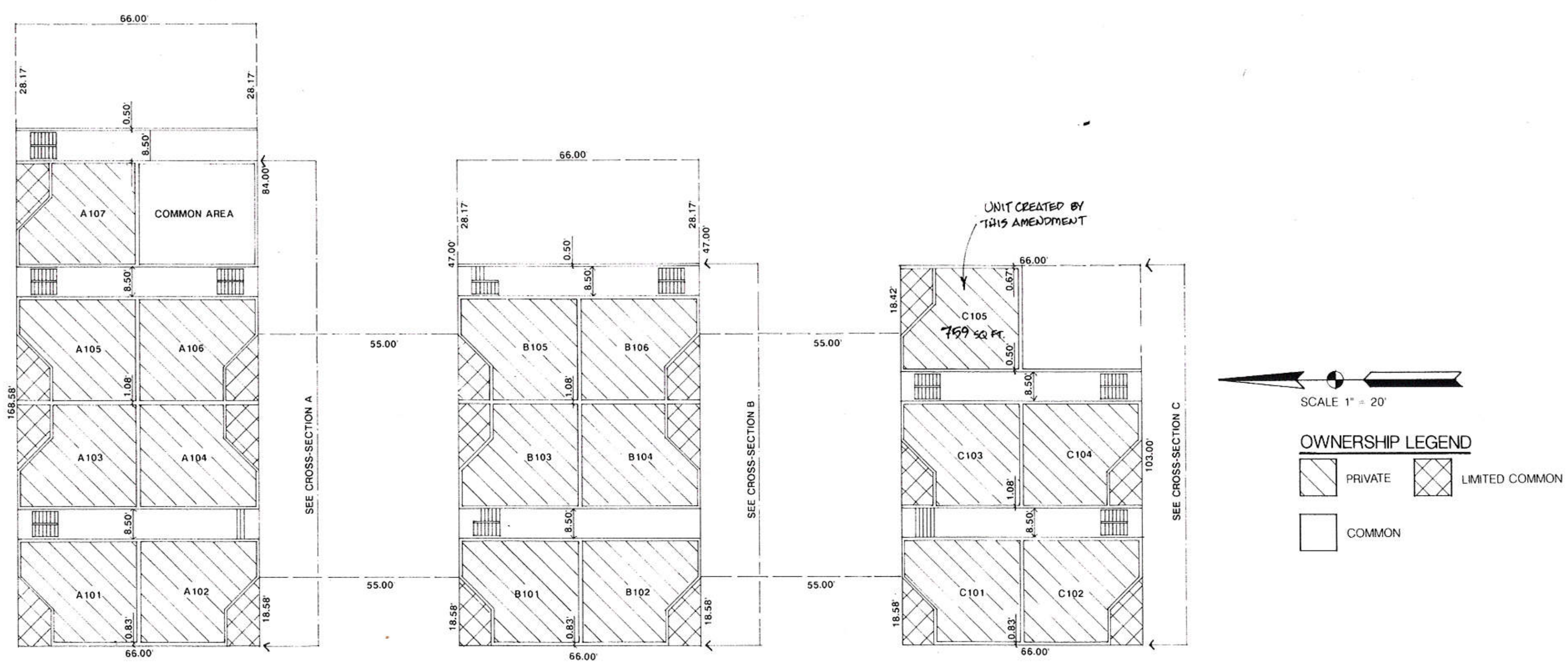
I, Rick S. Dunford, a Registered Land Surveyor holding License No. 5861 as prescribed under the laws of the State of Utah, do hereby certify that at the request of the owner's identified hereon, I have prepared the amended Record of Survey Map, Consisting of this one page amending the existing Courchevel Condominiums at Deer Valley Sheet No. 2 of 3 as recorded in the office of the Summit County Recorder on 12/31/84, instrument No. 229039. I further certify that the information shown hereon, to the best of my knowledge and belief, is accurate and complies with the provisions of section 57-8-13 (1) of the Utah Code Annotated, as amended to date.

Dated this 12TH day of OCTOBER, 1989

Rick S. Dunford
Rick S. Dunford, R.L.S. No. 5861 - Utah

REGISTERED LAND SURVEYOR
RICK S. DUNFORD
License Number 5861
STATE OF UTAH

NOTE: THE CERTIFICATIONS FOR THIS PLAT ARE CONTAINED ON SEPERATE PAGES LOCATED IN FILE CABINET # 1 CONDOMINIUMS



LEVEL 2 FLOOR PLAN SCALE: 1" = 20'

We the undersigned do hereby consent to the recordation of the first amendment to record of survey map Courchevel Condominiums.

By
Deer Valley Resort Company
By Royal Street of Utah, a General Partner
Robert W. Wells
Vice President

COURCHEVEL CONDOMINIUMS

AT DEER VALLEY

AMENDED SHEET 2 OF 3

1ST AMENDED

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF PARK CITY CITY COUNCIL THIS 5th DAY OF OCTOBER A.D. 1989 AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.

MAYOR
Anita L. Sheldon
CITY RECORDER

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884

CITY ENGINEER

APPROVED AND ACCEPTED BY THE PARK CITY CITY ENGINEERING DEPARTMENT ON THIS 11TH DAY OF OCTOBER A.D. 1989

Eric W. DeHaan, P.E.
CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE 6th CITY PLANNING COMMISSION ON THIS DAY OF October A.D. 1989

Ronald R. Whaley
CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 6th DAY OF October A.D. 1989

CITY ATTORNEY

RECORDED

No. 315605
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF: Western States Title
11-9-89
11:25 a.m.
$46.50
Alan Spriggs
COUNTY RECORDER

JACK JOHNSON COMPANY

Land Planning Architecture Civil Engineering

1910 Prospector Ave.,Suite 200 Park City, Utah 84060

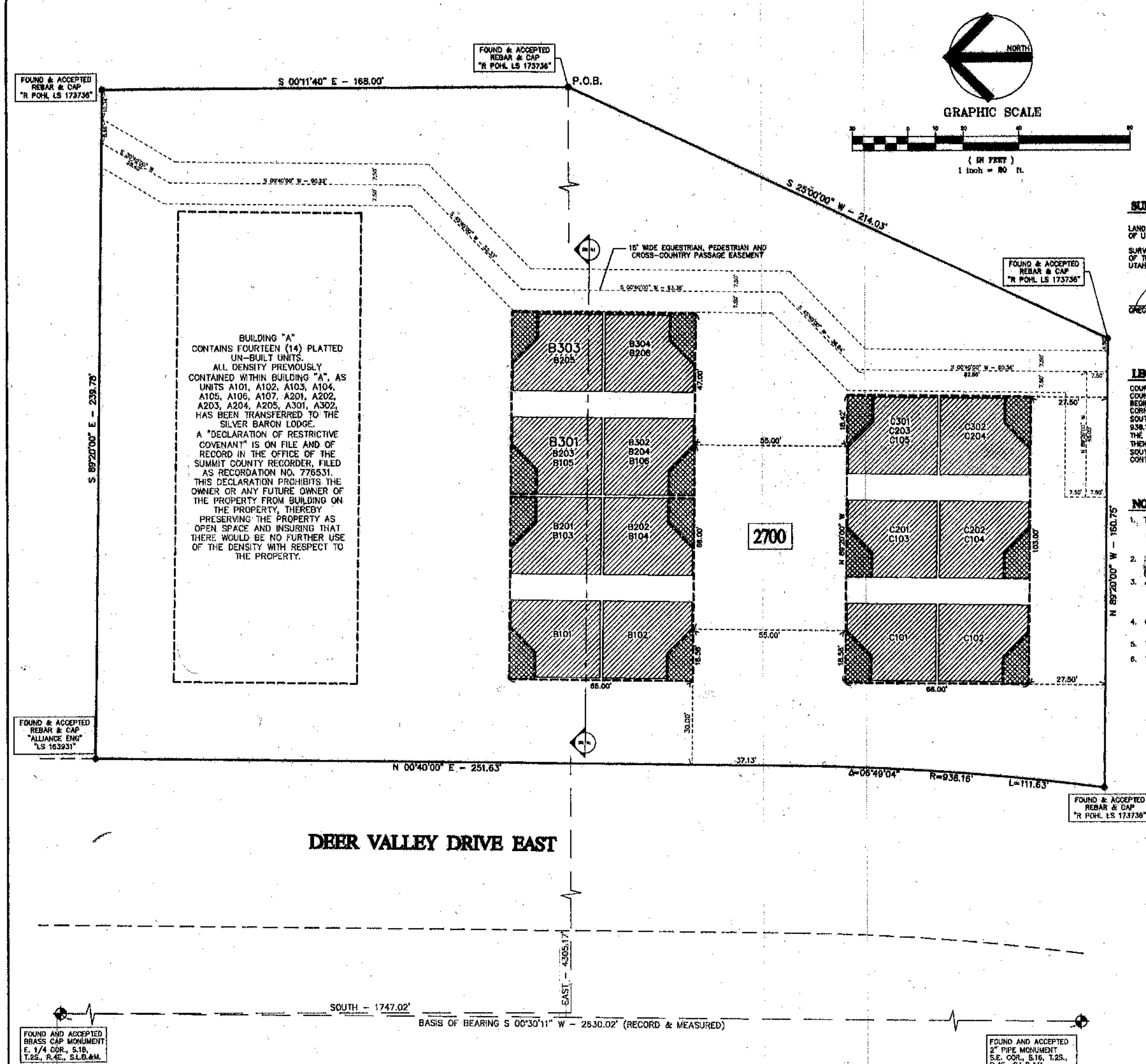
801-645-9000 FAX 801-649-1620

CONDOMINIUM PLAT

COURCHEVEL CONDOMINIUMS AT DEER VALLEY SECOND AMENDED

– A UTAH CONDOMINIUM PROJECT –

A PARCEL OF LAND LOCATED WITHIN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 167788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREON DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW AND AS SPECIFIED IN SECTION 57-8-13 OF CHAPTER 8, CONDOMINIUM OWNERSHIP ACT, UTAH CODE TITLE 57, REAL ESTATE.

STATE OF UTAH — 7-21-11 — GREGORY R. WOLBACH — NO. 167788 — PROFESSIONAL LAND SURVEYOR

GREGORY R. WOLBACH — DATE: JULY 21, 2011

LEGAL DESCRIPTION

COURCHEVEL CONDOMINIUMS AT DEER VALLEY, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, NO. 229039, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS SOUTH 1747.2 FEET AND EAST 4305.17 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 25°00'00" WEST 214.03 FEET; THENCE NORTH 89°20'00" WEST 160.75 FEET TO A POINT ON A 938.16 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT BEARS NORTH 82°30'56" WEST, OF WHICH THE CENTRAL ANGLE IS 06°49'04"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 111.63 FEET; THENCE NORTH 00°40'00" EAST 251.63 FEET; THENCE SOUTH 89°20'00" EAST 239.78 FEET; THENCE SOUTH 00°11'40" EAST 168.00 FEET TO THE POINT OF BEGINNING;
CONTAINING 1.8226 ACRES, MORE OR LESS.

NOTES

1. THIS PLAT REPRESENTS AN AMENDMENT OF UNIT B301 AND UNIT B303, "COURCHEVEL CONDOMINIUMS AT DEER VALLEY", ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, RECORDATION NUMBER 229039. THIS AMENDMENT CONVERTS EXISTING COMMON AREA ATTIC SPACE INTO PRIVATE AREA FOR UNIT B301 AND UNIT B303. THE ATTIC SPACE IS ON LEVEL 5, AS NOTED AND SHOWN HEREON.
2. Note Removed.
3. ADDITIONAL UNITS ARE SHOWN HEREON FOR REFFERENCE ONLY. FOR INFORMATION ON ANY UNIT OTHER THAN UNIT B301 AND UNIT B303, PLEASE SEE "COURCHEVEL CONDOMINIUMS AT DEER VALLEY", RECORDATION NUMBER 229039 AND "COURCHEVEL CONDOMINIUMS AT DEER VALLEY, AMENDED SHEET 2 OF 3", RECORDATION NUMBER 315605, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
4. COVENANTS, CONDITIONS, RESTRICTIONS, REQUIREMENTS, EASEMENTS, OR ITEMS PREVIOUSLY ASSOCIATED WITH THE PROPERTY DESCRIBED HEREON REMAIN IN EFFECT. ALL REQUIREMENTS SET FORTH TO THIS AMENDMENT ARE IN ADDITION TO PREVIOUSLY ASSOCIATED ITEMS.
5. THE DEER VALLEY MASTER PLAN CONTINUES TO APPLY AS WELL AS ANY CONDITIONS ON THE COURCHEVEL CONDOMINIUM PLAT.
6. THE UNITS OF THIS CONDOMINIUM ARE SERVED BY A COMMON PRIVATE LATERAL WASTEWATER LINE. THE "COURCHEVEL CONDOMINIUMS AT DEER VALLEY OWNERS ASSOCIATION" SHALL BE RESPONSIBLE FOR OWNERSHIP, OPERATION AND MAINTENANCE OF ALL COMMON PRIVATE LATERAL WASTEWATER LINES.

AREA TABULATIONS

UNIT B301:	
PRIVATE AREA:	1,367 SF
LIMITED COMMON AREA:	119 SF
UNIT B303:	
PRIVATE AREA:	1,367 SF
LIMITED COMMON AREA:	125 SF

HATCHING LEGEND

- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA

2700 STREET ADDRESS

OWNERS DEDICATION AND CONSENT TO RECORD – H.O.A.

KNOW ALL MEN BY THESE PRESENT THAT COURCHEVEL CONDOMINIUM OWNERS ASSOCIATION (THE "ASSOCIATION"), THE AUTHORIZED REPRESENTATIVE OF ALL OF THE UNIT OWNERS HOLDING AT LEAST A TWO-THIRDS OWNERSHIP INTEREST IN THE COMMON AREA AND FACILITIES OF THE PROJECT PURSUANT TO THE PROVISIONS OF SECTION 27 OF THE DECLARATION OF CONDOMINIUM OF THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY, CERTIFIES THAT IT HAS CAUSED THIS SURVEY TO BE MADE AAND THIS RECORD OF SURVEY TO BE PREPARED. THE ASSOCIATION, ON BEHALF OF ALL OF THE UNIT OWNERS, DOES HEREBY CONSENT TO THE RECORDATION OF THE PLAT.

COURCHEVEL CONDOMINIUM OWNERS ASSOCIATION
A UTAH NON-PROFIT CORPORATION

BY: SCOTT POWELL, PRESIDENT

ACKNOWLEDGMENT

STATE OF California) SCOTT POWELL, PRESIDENT
COUNTY OF Sacramento) COURCHEVEL CONDOMINIUM OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION

ON THE 16th DAY OF August, 2011, PERSONALLY APPEARED BEFORE ME SCOTT POWELL, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT OF COURCHEVEL CONDOMINIUM OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION, AND DULY ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO SIGN THE FOREGOING INSTRUMENT ON BEHALF OF THE CORPORATION AND FURTHER ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC Sonia Muñoz
MY COMMISSION EXPIRES: March 19, 2015
RESIDING IN Sacramento, CA
COUNTY, STATE

SONIA MUNOZ — Commission # 1926800 — Notary Public - California — Sacramento County — My Comm. Expires Mar 19, 2015

OWNERS DEDICATION AND CONSENT TO RECORD – UNIT B301

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE UNITS, COMMON AND LIMITED COMMON AREAS CONTAINED WITHIN THE HEREON DESCRIBED TRACT OF LAND, TO BE HEREAFTER KNOWN AS "COURCHEVEL CONDOMINIUMS AT DEER VALLEY SECOND AMENDED", CERTIFY THAT WE HAVE CAUSED THIS SURVEY TO BE MADE AND THIS CONDOMINIUM PLAT TO BE PREPARED. WE DO HEREBY CONSENT TO THE RECORDATION OF THIS CONDOMINIUM AND CERTIFY THAT THE UNITS ARE AS SHOWN ON THIS AMENDED CONDOMINIUM PLAT.

BY: RICHARD ALLAYE CHAN, JR. as co-trustee of the ALLAYE CHAN TRUST under that certain Declaration of Trust dated JULY 23, 2009

BY: Antoinette Elizabeth Allaye-Chan
ANTOINETTE ELIZABETH ALLAYE-CHAN as co-trustee of the ALLAYE CHAN TRUST under that certain Declaration of Trust dated JULY 23, 2009

ACKNOWLEDGMENT

STATE OF California) RICHARD ALLAYE CHAN, JR. and ANTOINETTE ELIZABETH ALLAYE-CHAN,
COUNTY OF Sacramento) as co-trustees or their successor(s) of the ALLAYE CHAN TRUST under that certain Declaration of Trust dated July 23, 2009

ON THE 16th DAY OF August, 2011, PERSONALLY APPEARED BEFORE ME RICHARD ALLAYE CHAN, JR. and ANTOINETTE ELIZABETH-ALLAYE CHAN, as co-trustees or their successor(s) of the ALLAYE CHAN TRUST under that certain Declaration of Trust dated JULY 23, 2009, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY, AS CO-TRUSTEES, REPRESENT THE "ALLAYE CHAN TRUST", AS OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND DULY ACKNOWLEDGED TO ME THAT THEY, AS CO-TRUSTEES, AUTHORIZE THE FOREGOING INSTRUMENT.

NOTARY PUBLIC Sonia Muñoz
MY COMMISSION EXPIRES: March 19, 2015
RESIDING IN Sacramento, CA
COUNTY, STATE

SONIA MUNOZ — Commission # 1926800 — Notary Public - California — Sacramento County — My Comm. Expires Mar 19, 2015

OWNERS DEDICATION AND CONSENT TO RECORD – UNIT B303

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE UNITS, COMMON AND LIMITED COMMON AREAS CONTAINED WITHIN THE HEREON DESCRIBED TRACT OF LAND, TO BE HEREAFTER KNOWN AS "COURCHEVEL CONDOMINIUMS AT DEER VALLEY SECOND AMENDED", CERTIFY THAT WE HAVE CAUSED THIS SURVEY TO BE MADE AND THIS CONDOMINIUM PLAT TO BE PREPARED. WE DO HEREBY CONSENT TO THE RECORDATION OF THIS CONDOMINIUM AND CERTIFY THAT THE UNITS ARE AS SHOWN ON THIS AMENDED CONDOMINIUM PLAT.

BY: SCOTT POWELL, A Married Person

ACKNOWLEDGMENT

STATE OF California) SCOTT POWELL, A Married Person
COUNTY OF Sacramento)

ON THE 16th DAY OF August, 2011, PERSONALLY APPEARED BEFORE ME SCOTT POWELL, A married Person, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND DULY ACKNOWLEDGED TO ME THAT HE AUTHORIZES THE FOREGOING INSTRUMENT.

NOTARY PUBLIC Sonia Muñoz
MY COMMISSION EXPIRES: March 19, 2015
RESIDING IN Sacramento, CA
COUNTY, STATE

SONIA MUNOZ — Commission # 1926800 — Notary Public - California — Sacramento County — My Comm. Expires Mar 19, 2015

SHEET 1 OF 2
PLOT DATE: JULY 21, 2011
DRAWING: CCAmend-ROS.DWG

Evergreen Engineering, Inc.
Civil Engineering • Land Surveying • Land Planning
1670 Bonanza Drive • Suite 104
P.O. Box 2861 • Park City • Utah • 84060
Phone: 435.649.4667 • Fax: 435.649.9219
E-mail: office@evergreen-eng.com

CITY ENGINEER
THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS 10TH DAY OF OCTOBER A.D. 2011.
CITY ENGINEER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 24th DAY OF August AD 2011.
BY: SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

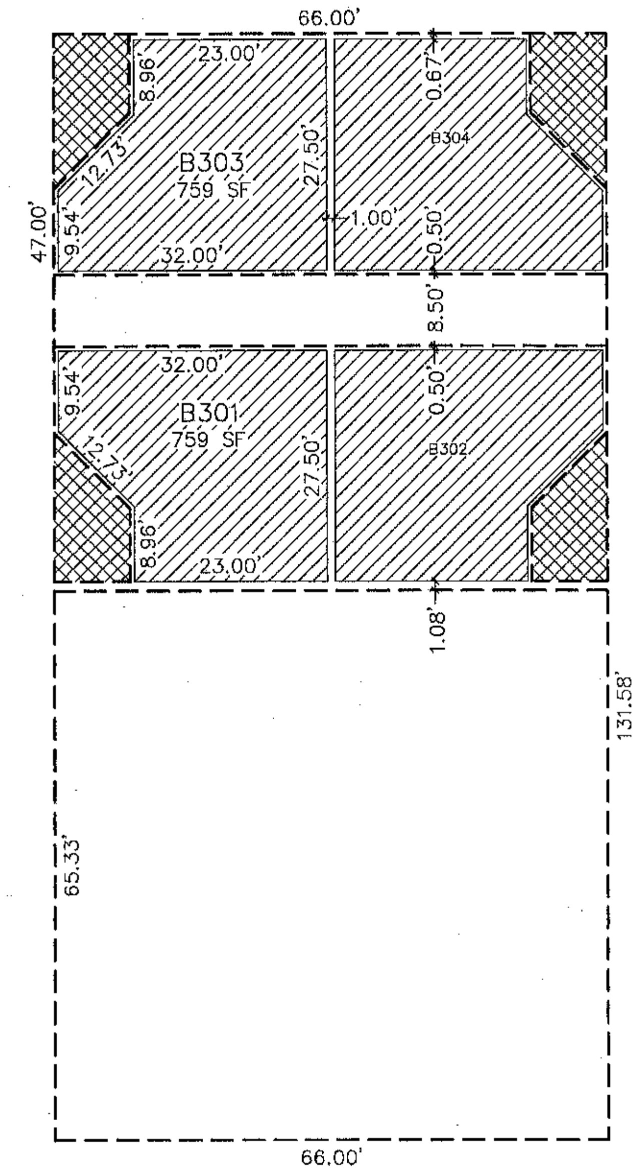
CITY PLANNING COMMISSION
APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS 13th DAY OF OCTOBER A.D. 2010.
CHAIRMAN

APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS 1st DAY OF February A.D. 2012.
CITY ATTORNEY

COUNCIL APPROVAL & ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 4th DAY OF NOVEMBER A.D. 2010
Dana Williams
MAYOR

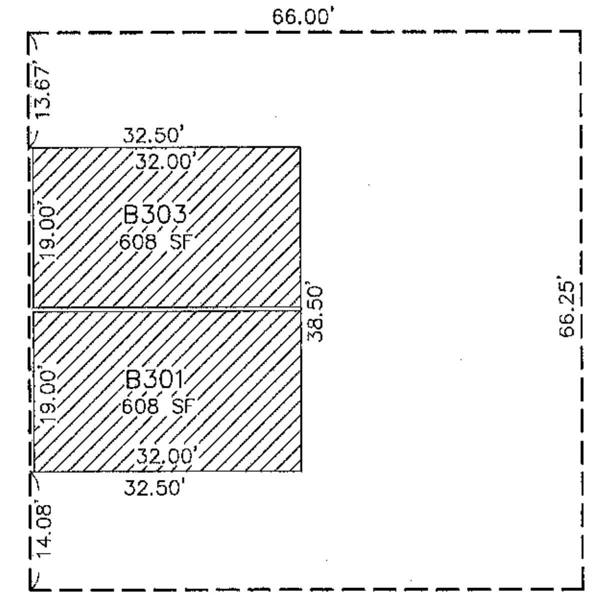
CERTIFICATE OF ATTEST
I CERTIFIY THIS WAS APPROVED BY PARK CITY COUNCIL THIS 4th DAY OF NOVEMBER A.D. 2010
CITY RECORDER

RECORDED
No. 939912 . Date 2/22/2012
STATE OF Utah . Time 1:49 PM
COUNTY OF Summit .
RECORDED AND FILED AT THE REQUEST OF: Park City Title Company
$62.00 C. Willoughby-deputy
COUNTY RECORDER



FLOOR PLAN - LEVEL 4
UNIT B301 / UNIT B303

0 5' 10' 20'

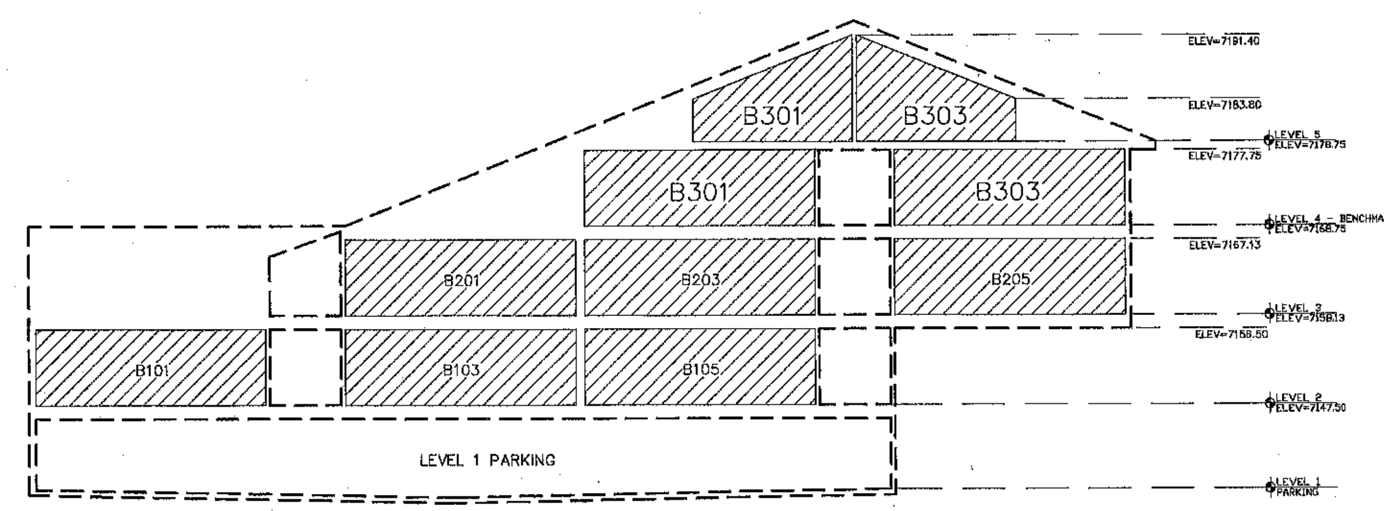


FLOOR PLAN - LEVEL 5
UNIT B301 / UNIT B303

0 5' 10' 20'

HATCHING LEGEND

- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA



(B) SECTION - BLDG. B

0 5' 10' 20'

PLOT DATE: JULY 31, 2011

NO. 939912 RECORDED Date 2/22/2012
DATE Time 1:48 PM
STATE OF Utah
CITY OF
RECORDED AT THE REQUEST OF Park City Title Company
$102.00 C Willoughby - deputy
FEES CITY RECORDER

Evergreen Engineering, Inc.

Civil Engineering • Land Surveying • Land Planning

REVISIONS: DATE | BY | COMMENTS

© 2010 Evergreen Engineering, Inc.

STATE OF UTAH PROFESSIONAL LAND SURVEYOR GREGORY R. WOLBACH NO. 187788 2-21-11

SURVEYED BY: GRW
DRAWN BY: GRW
CHECKED BY: ADM/GRW

COURCHEVEL CONDOMINIUMS AT DEER VALLEY SECOND AMENDED

FOR: RICHARD CHAN & SCOTT POWELL
DWG: CCAMEND-ROS
JOB NO. 1011

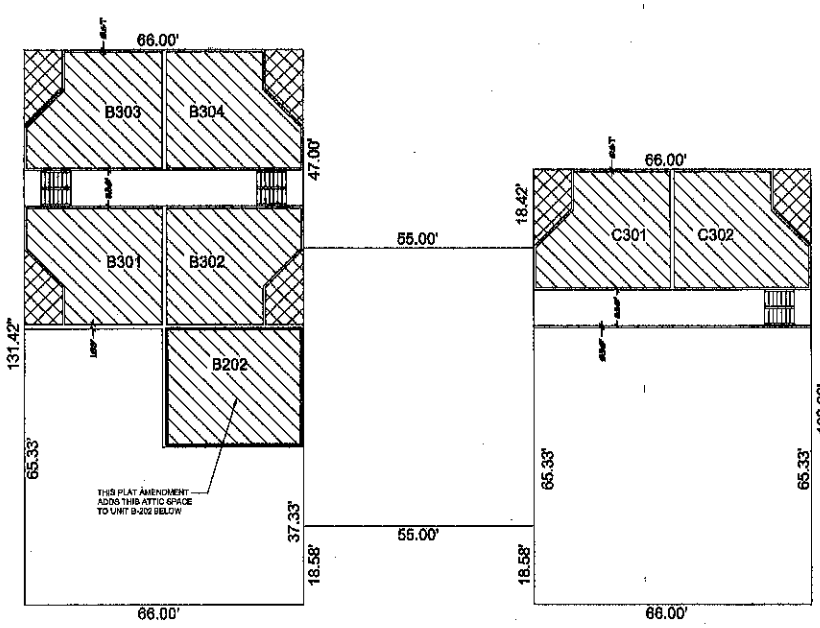
SHEET 2 OF 2

CONDOMINIUM PLAT

COURCHEVEL CONDOMINIUMS AT DEER VALLEY THIRD AMENDMENT

-A UTAH CONDOMINIUM PROJECT-

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH



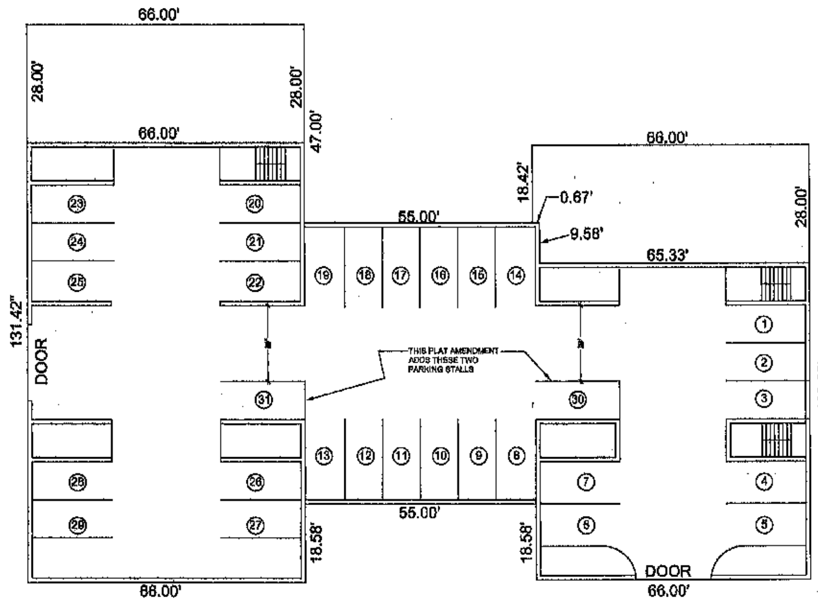
LEVEL 4 FLOOR PLAN
SCALE: 1" = 20'

OWNERSHIP LEGEND

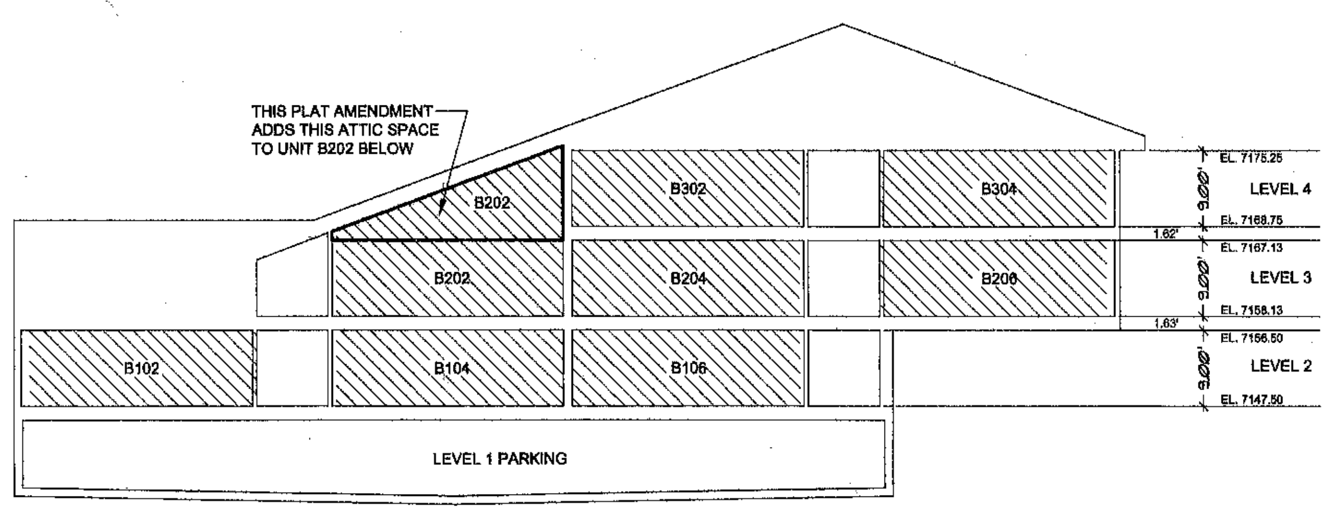
- PRIVATE
- LIMITED COMMON
- COMMON

TABULATIONS

UNIT B-202
PRIVATE AREA = 759 SQ.FT. ON LEVEL 3
PRIVATE AREA = 603 SQ.FT. ON LEVEL 4
LIMITED COMMON AREA = 124 SQ.FT.



LEVEL 1 PARKING
SCALE: 1" = 20'



CROSS-SECTION 'B' - SOUTH
SCALE: 1" = 10'

PLAT NOTES

1. THIS PLAT REPRESENTS AN AMENDMENT OF UNIT B-202 AT COURCHEVEL CONDOMINIUMS AT DEER VALLEY ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER (RECORDATION NUMBER 229039.) THIS AMENDMENT CONVERTS EXISTING COMMON AREA ATTIC SPACE INTO PRIVATE AREA FOR UNIT B-202. THE ATTIC SPACE IS LOCATED ON LEVEL 4 AS NOTED AND SHOWN HEREON.
2. ADDITIONAL UNITS ARE SHOWN HEREON FOR REFERENCE ONLY, AND ARE NOT CHANGED WITH THIS DOCUMENT. FOR INFORMATION ON ANY UNIT OTHER THAN B-202, REFER TO "COURCHEVEL CONDOMINIUMS AT DEER VALLEY" WITH RECORDATION NO. 229039, AND "COURCHEVEL CONDOMINIUMS AT DEER VALLEY, AMENDED" WITH RECORDATION NO. 315005, AND "COURCHEVEL CONDOMINIUMS AT DEER VALLEY SECOND AMENDED" WITH RECORDATION NO. 939912, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
3. COVENANTS, CONDITIONS, RESTRICTIONS, REQUIREMENTS, EASEMENTS, OR ITEMS PREVIOUSLY ASSOCIATED WITH THE PROPERTY DESCRIBED HEREON REMAIN IN EFFECT. ALL REQUIREMENTS SET FORTH TO THIS AMENDMENT ARE IN ADDITION TO PREVIOUSLY ASSOCIATED ITEMS.
4. ALL CONDITIONS OF APPROVAL OF THE DEER VALLEY RESORT 10TH AMENDED AND RESTATED LARGE SCALE MPD AND THE SECOND AMENDED COURCHEVEL CONDOMINIUMS AT DEER VALLEY SHALL CONTINUE TO APPLY.
5. THIS CONDOMINIUM PROJECT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN ORDINANCE 12-19.
6. THE UNITS OF THIS CONDOMINIUM ARE SERVED BY A COMMON PRIVATE LATERAL WASTEWATER LINE. THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR OWNERSHIP, OPERATION, AND MAINTENANCE OF ALL COMMON PRIVATE LATERAL WASTEWATER LINES.

LEGAL DESCRIPTION OF COURCHEVEL CONDOMINIUMS AT DEER VALLEY

THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AS ENTRY 229039, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS SOUTH 1747.2 FEET AND EAST 4305.17 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 25°00'00" WEST 214.03 FEET; THENCE NORTH 89°20'00" WEST 160.75 FEET TO A POINT ON A 938.16 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS LINE BEARS NORTH 82°30'56" WEST, OF WHICH THE CENTRAL ANGLE IS 06°49'04"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 111.63 FEET; THENCE NORTH 00°40'00" EAST 251.63 FEET; THENCE SOUTH 89°20'00" EAST 239.78 FEET; THENCE SOUTH 00D11'40" EAST 168.00 TO THE POINT OF BEGINNING.
CONTAINING 1.6226 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE 145796 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE AMENDED SAID CONDO UNIT B202 AS SHOWN HEREON. I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAT AMENDMENT IS A CORRECT REPRESENTATION OF THE PROPERTY SURVEYED, AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW AND AS SPECIFIED IN SECTION 57-8-13 OF CHAPTER 8 OF THE CONDOMINIUM OWNERSHIP ACT, UTAH CODE TITLE 57.

BING CHRISTENSEN
PROFESSIONAL LAND SURVEYOR

9-11-12
DATE

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR No. 145796 BING CHRISTENSEN 9-11-12 State of Utah

OWNER'S CONSENT TO RECORD - H.O.A.

KNOW ALL MEN BY THESE PRESENT THAT COURCHEVEL CONDOMINIUM OWNERS ASSOCIATION (THE ASSOCIATION), THE AUTHORIZED REPRESENTATIVE OF ALL OF THE UNIT OWNERS HOLDING AT LEAST A TWO-THIRDS OWNERSHIP INTEREST IN THE COMMON AREA AND FACILITIES OF THE PROJECT PURSUANT TO THE PROVISIONS OF SECTION 27 OF THE DECLARATION OF CONDOMINIUM OF THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY, CERTIFIES THAT IT HAS APPROVED THIS PLAT AMENDMENT TO BE PREPARED, AND ON BEHALF OF ALL OF THE UNIT OWNERS DOES HEREBY CONSENT TO THE RECORDATION OF THE PLAT.

COURCHEVEL CONDOMINIUM OWNERS ASSOCIATION,
A UTAH NON-PROFIT CORPORATION

BY: ______
SCOTT POWELL, PRESIDENT

ACKNOWLEDGEMENT

STATE OF ~~UTAH~~ California
COUNTY OF ~~SUMMIT~~ Sacramento

ON THIS 6th DAY OF November, 2012, PERSONALLY APPEARED BEFORE ME SCOTT POWELL, WHO BEING DULY SWORN, DID SAY THAT HE IS PRESIDENT OF COURCHEVEL CONDOMINIUM OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION, AND DULY ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO SIGN THE FOREGOING INSTRUMENT ON BEHALF OF THE CORPORATION, AND FURTHER ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

CHANG HAAN
Comm. # 1960068
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Comm. Exp. Dec. 7, 2015

OWNER'S CONSENT TO RECORD - UNIT B202

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF UNIT B-202 AT COURCHEVEL CONDOMINIUMS AT DEER VALLEY, CERTIFY THAT I CAUSED THIS PLAT AMENDMENT TO BE PREPARED, AND DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

BY: Roberta Ann Slusar
ROBERTA ANN SLUSAR

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF ~~SUMMIT~~ WASATCH

ON THIS 21 DAY OF SEPTEMBER, 2012, PERSONALLY APPEARED BEFORE ME ROBERTA ANN SLUSAR, WHO BEING DULY SWORN, DID SAY THAT SHE IS THE OWNER OF UNIT B-202 AT COURCHEVEL CONDOMINIUMS AT DEER VALLEY, AND DULY ACKNOWLEDGED TO ME THAT SHE SIGNED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC LANNETTE CWILSON A NOTARY PUBLIC COMMISSIONED IN UTAH.
COMMISSION #601059 EXP: 04-29-2014

Summit Engineering Group Inc.
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

PROJECT NO.: L12-021
DRAWN BY: MPJ
REVIEWED BY: BC
APPROVED BY: BC
DATE: SEPT 10, 2012

PARK CITY PLANNING COMMISSION
APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION THIS 13th DAY OF JUNE, 2012.
CHAIR

PARK CITY ENGINEER
THIS PLAT IS IN CONFORMANCE WITH THE INFORMATION IN FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPT. ON THIS 30th DAY OF ______ 2012.
CITY ENGINEER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 12 DAY OF Sept, 2012.
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

PARK CITY ATTORNEY
APPROVED AS TO FORM ON THIS 18th DAY OF December, 2012.
CITY ATTORNEY

CITY COUNCIL APPROVAL
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL ON THIS 28th DAY OF JUNE, 2012.
MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THAT THIS PLAT AMENDMENT WAS APPROVED BY THE PARK CITY COUNCIL ON THE 28 DAY OF JUNE, 2012.
CITY RECORDER

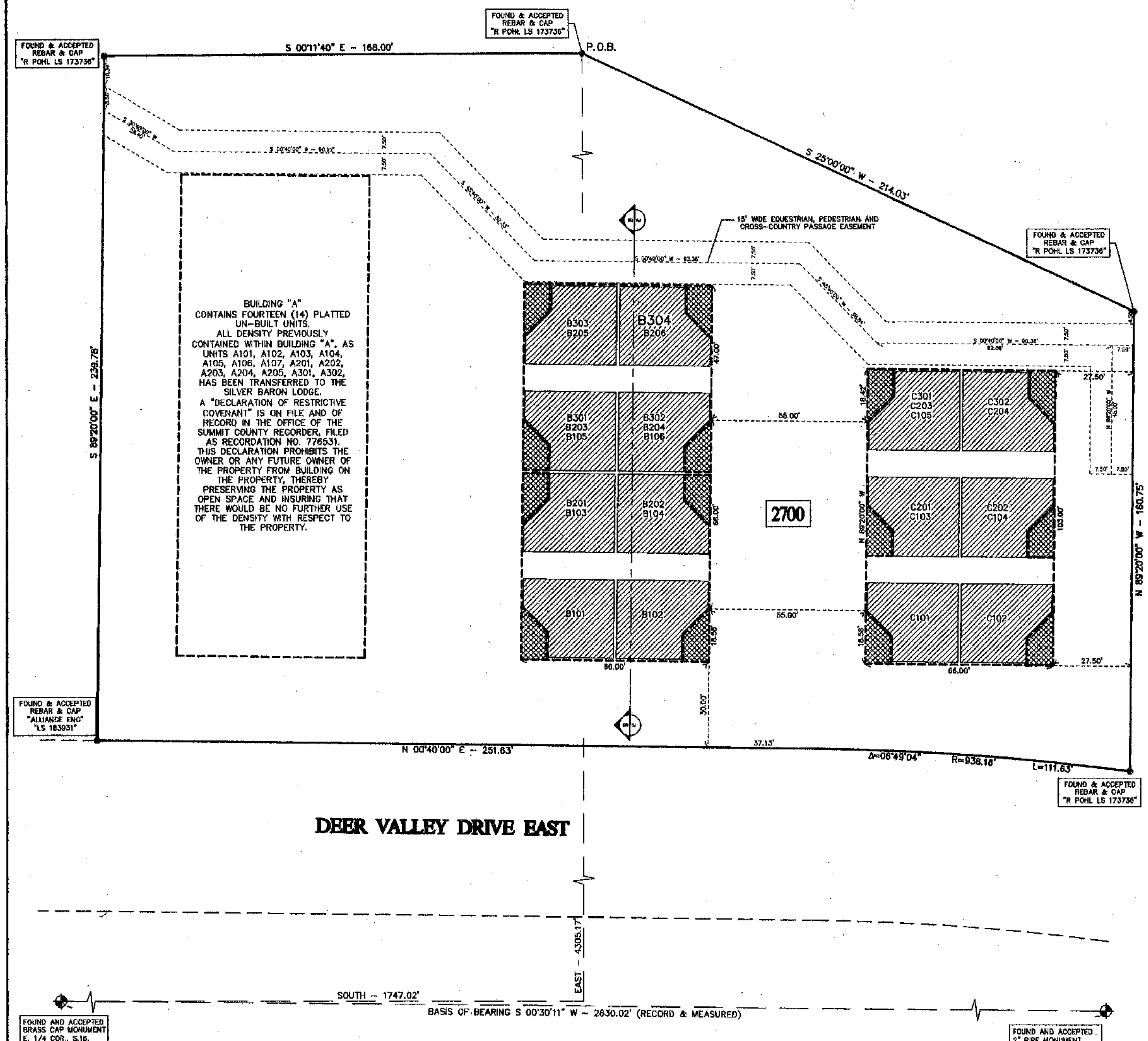
Fee $31.00 **RECORDER**
ENTRY NO. 959842, BOOK —, PAGE —
STATE OF UTAH, COUNTY OF SUMMIT 3:42 pm
DATE: 12/21/12 RECORDED AT THE REQUEST OF ParkcityTitle
C Willoughby - deputy
SUMMIT COUNTY RECORDER

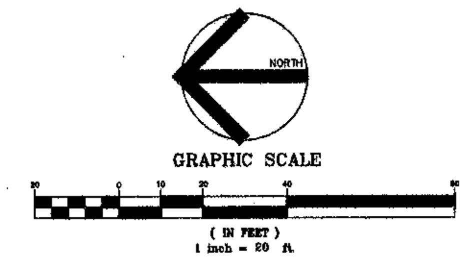
CONDOMINIUM PLAT

COURCHEVEL CONDOMINIUMS AT DEER VALLEY FOURTH AMENDED

— A UTAH CONDOMINIUM PROJECT —

A PARCEL OF LAND LOCATED WITHIN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH





SURVEYOR'S CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREON DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW AND AS SPECIFIED IN SECTION 57-8-13 OF CHAPTER 8, CONDOMINIUM OWNERSHIP ACT. UTAH CODE TITLE 57. REAL ESTATE.

GREGORY R. WOLBACH — November 20, 2012 — DATE:

STATE OF UTAH PROFESSIONAL LAND SURVEYOR 11.20.12 GREGORY R. WOLBACH NO. 187788 G.R.W.

LEGAL DESCRIPTION

COURCHEVEL CONDOMINIUMS AT DEER VALLEY, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, NO. 229039, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS SOUTH 1747.2 FEET AND EAST 4305.17 FEET FROM THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 25°00'00" WEST 214.03 FEET; THENCE NORTH 89°20'00" WEST 160.75 FEET TO A POINT ON A 938.16 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT BEARS NORTH 82°30'56" WEST, OF WHICH THE CENTRAL ANGLE IS 06°49'04"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 111.63 FEET; THENCE NORTH 00°40'00" EAST 251.63 FEET; THENCE SOUTH 89°20'00" EAST 239.78 FEET; THENCE SOUTH 00°11'40" EAST 188.00 FEET TO THE POINT OF BEGINNING;
CONTAINING 1.8226 ACRES, MORE OR LESS.

NOTES

1. THIS PLAT REPRESENTS AN AMENDMENT OF UNIT B304, "COURCHEVEL CONDOMINIUMS AT DEER VALLEY", ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, RECORDATION NUMBER 229039. THIS AMENDMENT CONVERTS EXISTING COMMON AREA ATTIC SPACE INTO PRIVATE AREA FOR UNIT B304. THE ATTIC SPACE IS ON LEVEL 5, AS NOTED AND SHOWN HEREON.
2. ADDITIONAL UNITS ARE SHOWN HEREON FOR REFFERENCE ONLY. FOR INFORMATION ON ANY UNIT OTHER THAN UNIT B304, PLEASE SEE "COURCHEVEL CONDOMINIUMS AT DEER VALLEY", RECORDATION NUMBER 229039 AND "COURCHEVEL CONDOMINIUMS AT DEER VALLEY, AMENDED SHEET 2 OF 3", RECORDATION NUMBER 315605, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
3. COVENANTS, CONDITIONS, RESTRICTIONS, REQUIREMENTS, EASEMENTS, OR ITEMS PREVIOUSLY ASSOCIATED WITH THE PROPERTY DESCRIBED HEREON REMAIN IN EFFECT. ALL REQUIREMENTS SET FORTH TO THIS AMENDMENT ARE IN ADDITION TO PREVIOUSLY ASSOCIATED ITEMS.
4. THE DEER VALLEY MASTER PLAN CONTINUES TO APPLY AS WELL AS ANY CONDITIONS ON THE COURCHEVEL CONDOMINIUM PLAT.
5. THE UNITS OF THIS CONDOMINIUM ARE SERVED BY A COMMON PRIVATE LATERAL WASTEWATER LINE. THE "COURCHEVEL CONDOMINIUMS AT DEER VALLEY OWNERS ASSOCIATION" SHALL BE RESPONSIBLE FOR OWNERSHIP, OPERATION AND MAINTENANCE OF ALL COMMON PRIVATE LATERAL WASTEWATER LINES.
6. RESIDENTIAL FIRE SPRINKLERS ARE REQUIRED FOR ANY EXPANSION.
7. THIS PLAT AMENDMENT IS SUBJECT TO ORDINANCE 12-20.

AREA TABULATIONS

UNIT B304:	
PRIVATE AREA:	1,387 SF
LIMITED COMMON AREA:	125 SF

HATCHING LEGEND

- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA

2700 STREET ADDRESS

OWNERS DEDICATION AND CONSENT TO RECORD - HOA

KNOW ALL MEN BY THESE PRESENT THAT COURCHEVEL CONDOMINIUM OWNERS ASSOCIATION (THE "ASSOCIATION"), THE AUTHORIZED REPRESENTATIVE OF ALL OF THE UNIT OWNERS HOLDING AT LEAST A TWO-THIRDS OWNERSHIP INTEREST IN THE COMMON AREA AND FACILITIES OF THE PROJECT PURSUANT TO THE PROVISIONS OF SECTION 27 OF THE DECLARATION OF CONDOMINIUM OF THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY, CERTIFIES THAT IT HAS CAUSED THIS SURVEY TO BE MADE AND THIS RECORD OF SURVEY TO BE PREPARED. THE ASSOCIATION, ON BEHALF OF ALL OF THE UNIT OWNERS, DOES HEREBY CONSENT TO THE RECORDATION OF THE PLAT.

COURCHEVEL CONDOMINIUM OWNERS ASSOCIATION
A UTAH NON-PROFIT CORPORATION

BY: President
(name of document signer) (Title or Office)
Scott Powell, President

ACKNOWLEDGMENT

STATE OF California) Scott Powell, PRESIDENT
COUNTY OF Sacramento) COURCHEVEL CONDOMINIUM OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION

ON THE 17th DAY OF December, 2012, PERSONALLY APPEARED BEFORE ME Scott Powell (name of document signer), WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (or proven on the basis of satisfactory evidence) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/~~SHE~~ IS THE President (Title or Office) OF COURCHEVEL CONDOMINIUM OWNERS ASSOCIATION (Name of Corporation) AND THAT SAID DOCUMENT WAS SIGNED BY HIM/~~HER~~ IN BEHALF OF SAID *CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID Condo Plat (name of document signer) Scott Powell ACKNOWLEDGED TO ME THAT SAID *CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-07-2015
RESIDING IN Sacramento COUNTY, CA. STATE

CHANG HAAN Comm. # 1960066 NOTARY PUBLIC-CALIFORNIA SACRAMENTO COUNTY My Comm. Exp. Dec. 7, 2015

* Signing in a Representative Capacity: An authorized officer, agent, partner, trustee, member or other representative may sign on behalf of their representative business, be it a corporation, partnership, trust, limited liability company or other entity providing they have been given authority to sign in their representative capacity.
The notary must require the signer to present satisfactory documentary evidence and administer an oath or affirmation.

OWNERS DEDICATION AND CONSENT TO RECORD - UNIT B304

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE UNITS, COMMON AND LIMITED COMMON AREAS CONTAINED WITHIN THE HEREON DESCRIBED TRACT OF LAND, TO BE HEREAFTER KNOWN AS "COURCHEVEL CONDOMINIUMS AT DEER VALLEY FOURTH AMENDED", CERTIFY THAT WE HAVE CAUSED THIS SURVEY TO BE MADE AND THIS CONDOMINIUM PLAT TO BE PREPARED. WE DO HEREBY CONSENT TO THE RECORDATION OF THIS CONDOMINIUM AND CERTIFY THAT THE UNITS ARE AS SHOWN ON THIS AMENDED CONDOMINIUM PLAT.

BY: ______ (name of document signer), Director (Title or Office), THE ARGO SUPERFUND
TANYA ELIZABETH FELTON

ACKNOWLEDGMENT

STATE OF Utah) Tanya Elizabeth Felton (name of document signer) Director (Title or Office)
COUNTY OF Summit) ARGO SUPERFUND,

ON THE 21st DAY OF November, 2012, PERSONALLY APPEARED BEFORE ME Tanya Elizabeth Felton (name of document signer), WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (or proven on the basis of satisfactory evidence) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE Director (Title or Office) OF ARGO SUPERFUND (Name of Corporation or business) AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID ARGO SUPERFUND, BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID Tanya Elizabeth Felton (name of document signer) ACKNOWLEDGED TO ME THAT SAID ARGO SUPERFUND EXECUTED THE SAME.

NOTARY PUBLIC Stefanie Bowen
MY COMMISSION EXPIRES: 7-8-2015
RESIDING IN Summit County COUNTY, Utah STATE

STEFANIE BOWEN NOTARY PUBLIC • STATE OF UTAH

* Signing in a Representative Capacity: An authorized officer, agent, partner, trustee, member or other representative may sign on behalf of their representative business, be it a corporation, partnership, trust, limited liability company or other entity providing they have been given authority to sign in their representative capacity.
The notary must require the signer to present satisfactory documentary evidence and administer an oath or affirmation.

SHEET 1 OF 2
PLOT DATE: NOVEMBER 7, 2012
DRAWING: CCAmend-B304.DWG

Evergreen Engineering, Inc.
Civil Engineering * Land Surveying * Land Planning
1670 Bonanza Drive * Suite 104
P.O. Box 2861 * Park City * Utah * 84060
Phone: 435.649.4657 * Fax: 435.649.9219
E-mail: office@evergreen-eng.com

CITY ENGINEER

THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS 4th DAY OF January A.D. 2013

CITY ENGINEER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 3rd DAY OF December AD 2012.

BY: SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS 27 DAY OF June A.D. 2012.

CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 9th DAY OF January A.D. 2013

CITY ATTORNEY

COUNCIL APPROVAL & ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 12th DAY OF July A.D. 2012

MAYOR

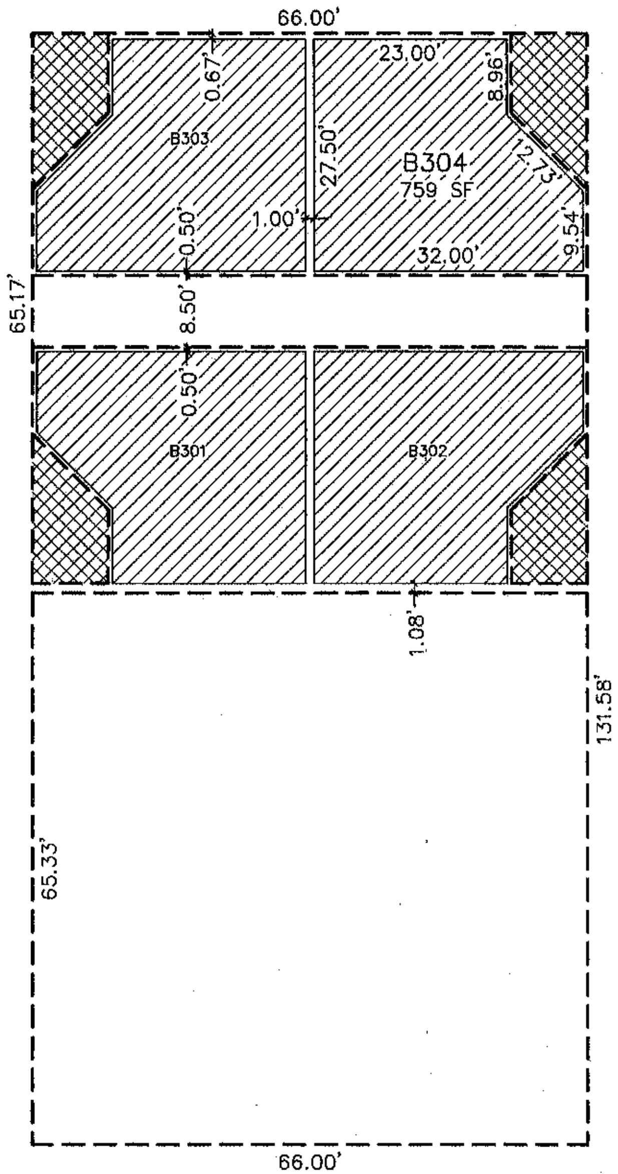
CERTIFICATE OF ATTEST

I CERTIFY THIS WAS APPROVED BY PARK CITY COUNCIL THIS 12 DAY OF July A.D. 2012

CITY RECORDER

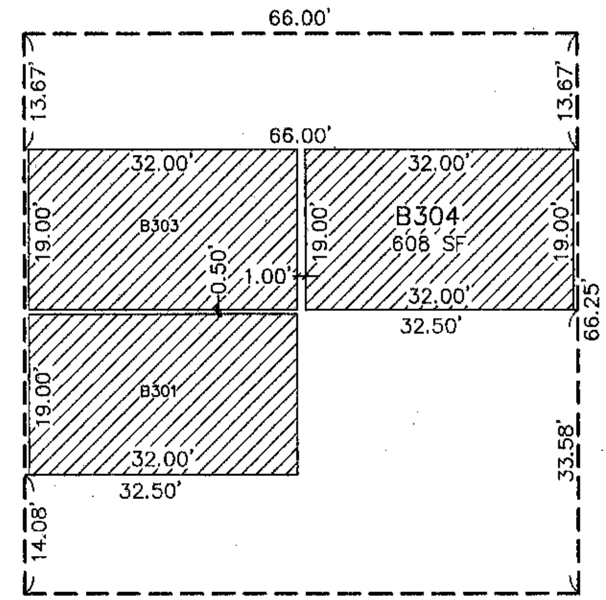
RECORDED

N°. 961550 01/14/13
STATE OF Utah 11:27 a.m.
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF: Park City Title Company
$61.00 deputy COUNTY RECORDER



FLOOR PLAN - LEVEL 4
UNIT B304

0 5' 10' 20'

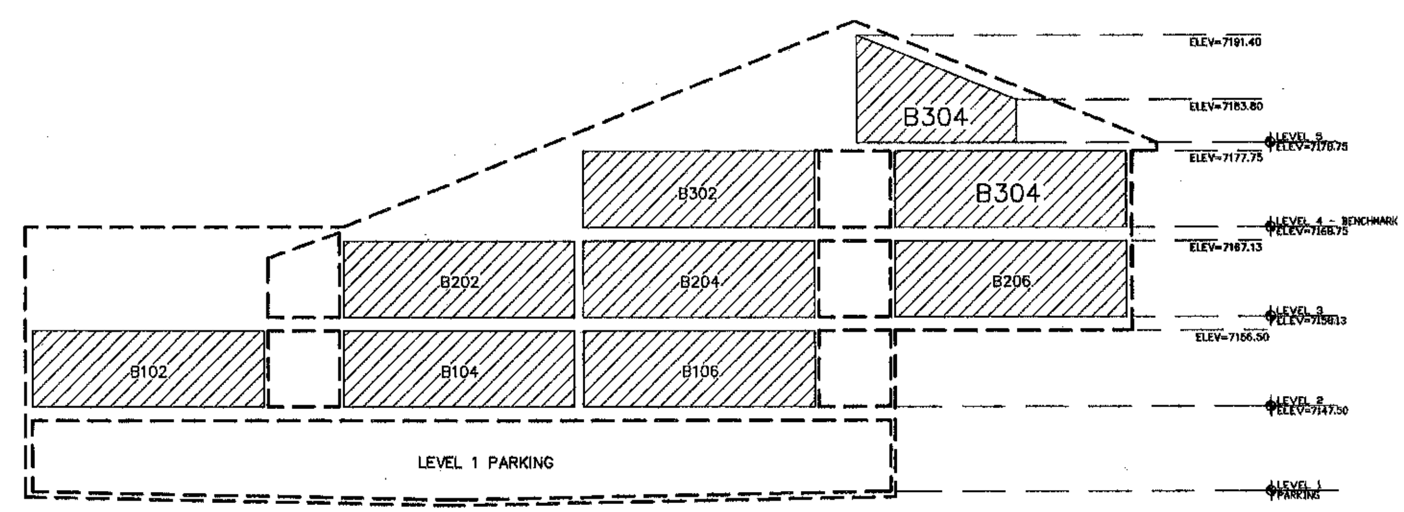


FLOOR PLAN - LEVEL 5
UNIT B304

0 5' 10' 20'

HATCHING LEGEND

- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA



(B) SECTION - BLDG. B

0 5' 10' 20'

PLOT DATE: NOVEMBER 7, 2012

NO. 961550 RECORDED
DATE 01/14/13 11:21a.m.
STATE OF Utah
CITY OF
RECORDED AT THE REQUEST OF Park City Title Company
$61.00
FEES
CITY RECORDER

Evergreen Engineering, Inc.

Civil Engineering • Land Surveying • Land Planning

REVISIONS: DATE | BY | COMMENTS

© 2012 Evergreen Engineering, Inc.

STATE OF UTAH PROFESSIONAL LAND SURVEYOR GREGORY R. WOLBACH NO. 187788 11-20-12

SURVEYED BY: GRW
DRAWN BY: GRW
CHECKED BY: ADM/GRW

COURCHEVEL CONDOMINIUMS AT DEER VALLEY FOURTH AMENDED

JOB NO. 1127
DWG: CCAMEND-B304
FOR: GRAVITY CONSTRUCTION

SHEET 2 OF 2

EXHIBIT C

Courchevel Condominiums Vicinity Map

located in Lower Deer Valley

Google earth feet 200 meters 80

Evergreen Engineering, Inc.
Civil Engineering - Land Surveying - Land Planning
1670 Bonanza Drive, Suite 104
P.O. Box 2861
Park City * Utah * 84060
Phone: 435.649.4667 * Fax: 435.649.9219 * Email: office@evergreen-eng.com

August 12, 2013

Park City Municipal Corporation
Planning & Zoning Department
445 Marsac Avenue – PO Box 1480
Park City, Utah 84060
435-615-5060

RE: Proposed "Courchevel Condominiums at Deer Valley Fifth Amended"

The purpose of this Amended Condominium plat is to convert an existing loft space in Unit C301, currently defined as Common Area to Private Area loft space for the unit. The existing loft space in this Unit appears to have been part of the original construction. Previously, the 2nd, 3rd & 4th Amendments have converted Common Area attic space above four Units into Private Area space for those four Units. The associated Limited Common Area for this unit remains unchanged by this amendment. Unit C301 is located on Level 4 as shown on the existing "Courchevel Condominiums at Deer Valley" Plats of Record. The converted or additional Private Area is located on Level 5 as shown on the on the proposed "Courchevel Condominiums at Deer Valley Fifth Amended".

Existing Development Information:
Courchevel Condominiums at Deer Valley; Record No. 229039 (12-31-1984)
Courchevel Condominiums at Deer Valley Amended Sheet 2 of 3; Record No. 315605 (11-9-1989)
Courchevel Condominiums at Deer Valley Second Amended; Record No. 939912 (2-22-2012)
Courchevel Condominiums at Deer Valley Third Amendment; Record No. 959842 (12-21-2012)
Courchevel Condominiums at Deer Valley Fourth Amended; Record No. 961550 (1-14-2013)
* 27 Existing Residential Condominium Units
* 1.8226 acre parcel of land
* 32 parking spaces (31 Common Area Garage and 1 Surface Driveway Space)
August 12, 2009 "Deer Valley Resort Tenth Amended and Restated Large Scale Master Planned Development Permit, Exhibit 1 – Development Parcels" Includes Courchevel Multi-Family
- Maximum Permitted Density (Units) = 13.5 (2,000sf/UE) = 27,000sf
- Maximum Developed Density (Units) = 27 (1,000sf/UE) = 27,000sf
  * Existing Developed (23 Units x 759sf) + (4 Units x 1,367sf) = 22,925sf total
    - Available Remaining Permitted square feet for project = 4,075sf (27,000sf – 21,709sf)
    - Amended Unit C301 at 898sf : added 139sf
  * Post Plat Amendment: Remaining Permitted square feet for project = 3,936sf

Private Area (Unit) Comparison (Existing – Proposed):

Unit C301	*	Existing Private Area	*	Proposed Private Area	*	Change/ Difference
		759 SF	*	898 SF	*	+ 139 SF

City Council Staff Report

Subject: Public Right-of-Way Vacation; Section of Woodside Avenue
Author: Matthew Cassel, P.E., City Engineer
Department: Engineering
Date: December 12, 2013
Type of Item: Legislative

Summary Recommendation:
Staff recommends Council open the public hearing, take any public comments, and consider approval of the proposed ordinance vacating the section of Woodside Avenue adjacent to Lots 1 through 6, Block 7 of Snyders Addition.

Topic/Description:
This vacation request comes as Park City is in the process of subdividing the property known as the Carl Winter's School located at 1255 Park Avenue. The City wishes to vacate the portion of Woodside Avenue adjacent to Lot 1 to 6, Block 7 of the Snyders Addition in order to create a one (1) lot subdivision so the historic building can be renovated.

Background:
A petition was received from Park City Municipal Corporation on September 2, 2013 to vacate this section of Woodside Avenue.

The section of Woodside Avenue immediately north of the proposed vacation request and adjacent to Lots 7 to 22, Block 7 of the Snyders Addition was vacated on March 9, 1940 and is now zoned as ROS. It is not exactly known why the section of Woodside Avenue adjacent to Lots 1 through 6, Block 7 of the Snyders Addition was not vacated in 1940 but it could be surmised that because there existed two homes on the east side of this section (as shown on the 1929 Sanborn Maps) that these homes were not removed until after 1940 so this section of Woodside Avenue was still in use.

Analysis:
The City wishes to vacate this section of Woodside Avenue to create a one lot subdivision, proceed with an amendment to the 1992 MPD and renovate the historic building. All contiguous property to the platted right-of-way is currently owned by Park City and is used as a plaza space for the Carl Winter's School building. The proposed section of Woodside Avenue to be vacated would remain in its current use as an entry plaza to the Carl Winter's School building.

State Code requires that the Council, upon a petition for a right of way vacation, hold a public hearing and determined whether:

(1) Good cause exists for the vacation; and
(2) Neither the public interest nor any person will be materially injured by the vacation.

Resolution No. 08-98 adopts a policy statement that provides guidance for City Council to vacate public right-of-ways upon findings of: (1) good cause for the proposed vacation; and (2) that neither the public nor any person will be materially injured by the proposed vacation. This resolution provides a set of criteria to be used to evaluate a proposal to determine whether a “net tangible benefit” has been demonstrated by the petitioner. The criteria include (1) No increase in density, (2) Neighborhood compatibility, (3) Consideration, and (4) Utility of existing right-of-way.

1. No Increase in Density
   The property will be used similarly to its current use. There is no building addition proposed on this section of property. Density will not be increased.

2. Neighborhood Compatibility
   There are seventeen (17) criteria to be used to analyze the property use to determine its compatibility with surrounding structures. The seventeen (17) criteria are listed below;

   a. Size and location of the site
      - The 7,500 square foot property is immediately east of the Carl Winter’s building and is currently used as an entry plaza/garden for the building.

   b) Traffic impacts including capacity of the existing streets in the area
      - The property use will be nearly identical to current use and thus will not create a traffic impact.

   c) Utility capacity
      - Utility use will not change due to this vacation.

   d) Emergency vehicle access
      - Vacation of this ROW will not alter emergency vehicle access.

   e) Location and amount of off-street parking
      - Off-street parking will not be affected by this vacation.

   f) Internal circulation
      - Vacation of this ROW will not affect internal circulation.

   g) Fencing, screening, and landscaping to separate the use from adjoining uses
      - Fencing, screening and landscaping will be provided to augment the design of the renovated Carl Winter’s building.

   h) Building mass, bulk, and site plan
      - The ROW will continue to be used as parking and entry plaza for the Carl Winter’s building. A structure is not proposed to be erected on this property. This criterion does not apply.

   i) Usable open space
      - Vacation of this ROW will not alter the proposed open space for the project.

   j) Signs and lighting
      - Vacation of this ROW will not impact the signs and lighting as proposed for the Carl Winter’s building renovation, which will go through a Historic District Design Review (HDDR) and sign permit review.

k) Physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural detailing
   - A structure will not be erected on this property. This criterion does not apply.

l) Provision of snow storage, and mitigation of noise, vibration, odors, steam, or other mechanical factors that might affect people and property off site
   - The vacation of this ROW will not change the handling of snow storage, noise, vibration, etc. on this property.

m) Control of delivery and service vehicles loading and unloading zones, and screening of trash pick-up areas
   - Delivery a service vehicle load and unloading for the Carl Winter's building will not be affected by this vacation.

n) Expected ownership and management of the project as primary residences, condominiums, time interval ownership, nightly rental, or commercial tenancies.
   - A structure will not be erected on this property. This criterion does not apply.

o) Proposed uses in an historic district must comply with the Historic District Architectural Guidelines provided in a supplement to the LMC
   - A structure will not be erected on this property. Additionally, this property is not located in the Historic District. This criterion does not apply.

p) All proposed uses in the zones outside an historic district must comply with the General Architectural Guidelines in LMC Chapter 9
   - A structure will not be erected on this property. This criterion does not apply.

q) The Sensitive Area Overlay Zone Regulations
   - The vacation of this ROW and continued use of this land as an entry plaza does not increase the impacts to the Sensitive Land Overlay zone.

3. Consideration
   Because this section of Woodside Avenue is being changed from a public right-of-way to City property, there is no consideration for the transaction.

4. Utility of Existing Right-of-Way
   This section of Woodside Avenue Right-of-Way has not been used as a street or utility corridor since at least 1961 (verified with aerial photography from the 1961 Storm Water Master Plan).

   Neither the 1984 nor the 2011 Transportation Master Plans indicated that this section of Woodside Avenue's status is an un-built Right-of-Way.

   Current improvements within this section of right-of-way include a plaza area with gardens. Utility service lines pass through this section of ROW providing service to the Carl Winter's School but no main utility lines exist in this section of the Woodside Avenue Right-of-Way.

Notice:
The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also put in the Park Record.

Department Review:
This report has been reviewed by City Manager, Sustainability, Planning, Budget and Legal. All issues have been resolved.

Alternatives:

A. Approve the Request:
This is the staff's recommendation.

B. Deny the Request:
If Council denies the request, the property would remain as the Woodside Avenue Right-of-Way

C. Continue the Item:
If the Council needs more information, this item can be continued.

D. Do Nothing:
Doing nothing would leave this section of Woodside Avenue as public right-of-way.

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?		+ Abundant preserved and publicly-accessible open space	+ Preserved and celebrated history; protected National Historic District + Community gathering spaces and places	
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Neutral	Positive	Positive	Neutral
Comments:				

There are no significant fiscal or environmental impacts from this vacation.

Consequences of not taking the recommended action:
The public right-of-way would remain as Woodside Avenue.

Recommendation:
Staff recommends Council open the public hearing, take any public comments and consider approval of the proposed ordinance vacating the section of Woodside Avenue adjacent to Lots 1 through 6, Block 7 of Snyders Addition.

Exhibit A – Ordinance No. 13-XX
Map of Platted ROW
Petition to Vacate Woodside Avenue

When recorded please return to:
Park City Municipal Corporation
Attn: City Engineer
PO Box 1480
Park City UT 84060

Ordinance No. 13-XX

AN ORDINANCE APPROVING THE VACATION OF A SECTION OF THE PLATTED WOODSIDE AVENUE ADJACENT TO LOTS 1 TO 6, BLOCK 7 OF SNYDERS ADDITION, PARK CITY, UTAH

WHEREAS, the owner of the property known as Park City Municipal Corporation has petitioned the City Council for approval of a revision to Block 7 of Snyders Addition; and

WHEREAS, Park City Municipal Corporation has petitioned the City Council for a vacation of 7,500 square feet of platted Woodside Avenue adjacent to Lots 1 through 6, Block 7 of Snyders Addition; and

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

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

WHEREAS, the requirements of State Code 10-9a-609.5 Vacating a Street, Right-of-Way, or Easement were followed; and

WHEREAS, the guideline provided in Resolution 08-98 was followed in analyzing the request for vacation; and

WHEREAS, on December 12, 2013 the City Council held a public hearing to receive input on the proposed vacation; and

WHEREAS, the City Council voted on December 12, 2013 to amend portions of Block 7 of the Snyders Addition; and

WHEREAS, it is the best interest of Park City, Utah to approve the vacation.

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

<u>SECTION 1. FINDINGS.</u> The following findings are hereby adopted.

1. 7,500 square feet (0.172 acres) portion of right-of-way is located adjacent to Lots 1 through 6, Block 7 of Snyders Addition.
2. The lots immediately adjacent to the vacated section of Woodside Avenue are Park City Municipal Corporation owned property.
3. The right-of-way is currently being used as an entry plaza for the library.
4. The section of Woodside Avenue immediately north and adjacent to lots 7 through 22, Block 7 of Snyders Addition was vacated on March 9, 1940.
5. Resolution 08-98 sets forth review criteria for the vacation of City right-of-ways.
6. Resolution 08-98 requires the applicant to demonstrate that there is no density

increase; the project is compatible with the neighborhood; the City is compensated for the vacated right-of-way; and the utility of the existing ROW.

a. No Increase in Density - The property will be used similarly to its current use. There is no building addition proposed on this section of property so density will not be increased.
b. Neighborhood Compatibility – The proposal was analyzed according to the seventeen (17) criteria provided in Resolution 08-98 and was determined that the application complies with these criteria for neighborhood compatibility.
c. Consideration - With this section of Woodside Avenue being changed from a public right-of-way to City property, there is no consideration for the transaction.
d. Utility of Existing Right-of-Way - This section of Woodside Avenue Right-of-Way has not been used as a street or utility corridor since at least 1961). Neither the 1984 or the 2011 Transportation Master Plans indicated that this section of Woodside Avenue's status is useable but un-built Right-of-Way. Current improvements within this section of right-of-way include a plaza area with gardens. Utility service lines pass through this section of ROW providing service to the Carl Winter's School but no main utility lines exist in this section of the Woodside Avenue Right-of-Way. Therefore, this section of ROW is not considered to be of significant utility to the City.

SECTION 2. CONCLUSIONS OF LAW. The following Conclusions of Law are hereby adopted.

1. The vacation request is consistent with the City's standards for vacation of public right-of-way as set forth in Resolution 08-98
2. No increase in density will result from the right-of-way vacation.
3. The proposed project is compatible with the neighborhood.
4. Neither the public interest nor any person will be materially injured by the vacation.
5. Good cause exists for the vacation.

SECTION 3. VACATION APPROVAL. The vacation is approved as shown on Exhibit A.

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

PASSED AND ADOPTED this 12th day of December, 2013.

PARK CITY MUNICIPAL CORPORATION

____

Dana Williams, MAYOR

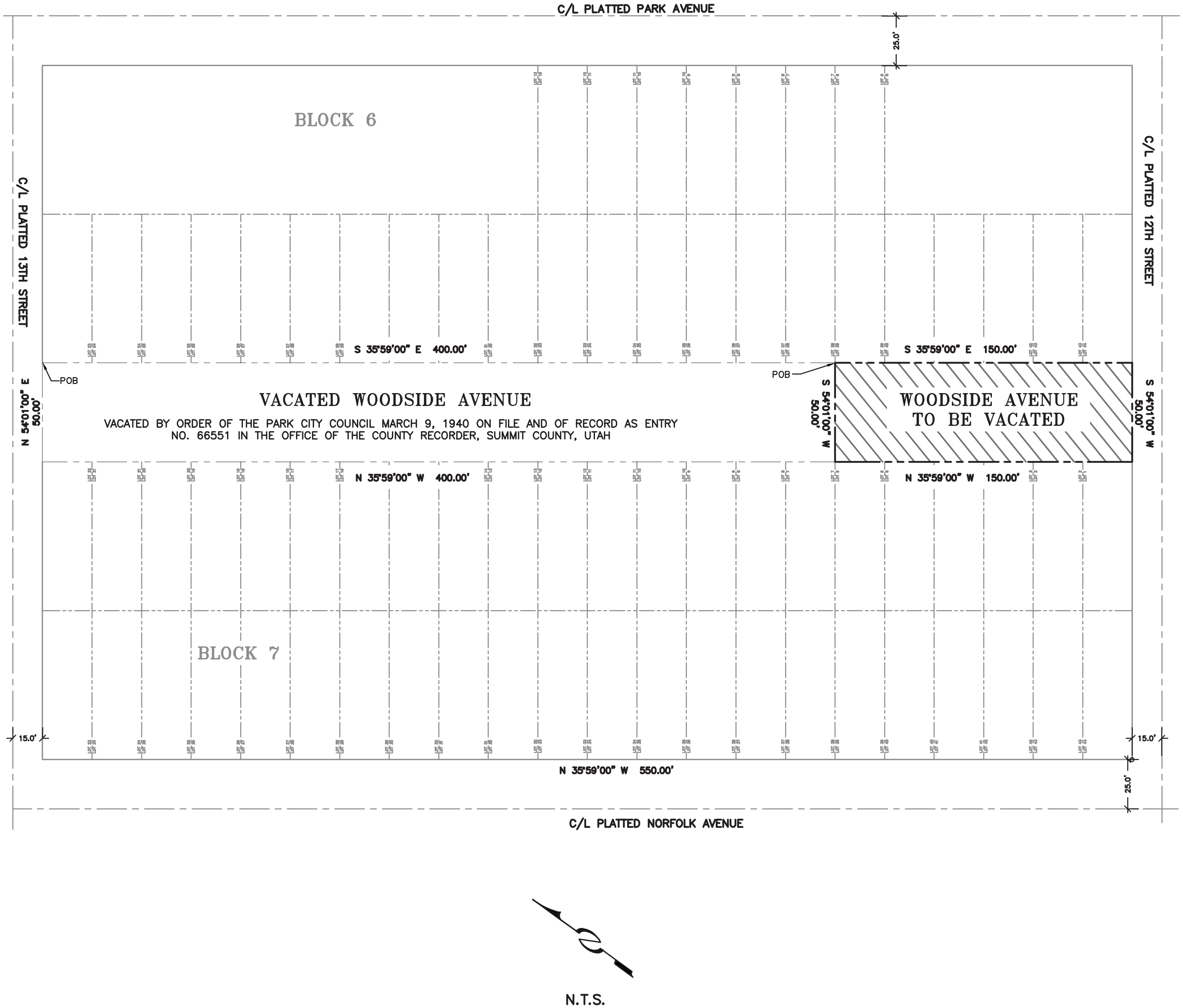
ATTEST:

____

Marci Heil, CITY RECORDER

APPROVED AS TO FORM:

Mark D. Harrington, CITY ATTORNEY



WOODSIDE AVENUE VACATED BY ORDER OF THE PARK CITY COUNCIL MARCH 9, 1940, ENTRY NO. 66551 LEGAL DESCRIPTION:

It is hereby ordered: that the plat of Snyder's Addition to Park City, Utah on file in the office of the County Recorder in the city of Coalville, County of Summit, State of Utah be and the same is hereby amended, altered and vacated as follows:

All that portion of said plat of said Snyder's Addition Addition to Park City, Utah known and designated and dedicated on said plat as Woodside Avenue, lying between and intersecting Blocks 6 and 7, in said Snyder's Addition and described as:

Beginning at the Northwest corner of Lot 23, in said Block 6 as shown on the plat of Snyder's Addition to Park City, Summit County, State of Utah as recorded in the office of the County Recorder in Coalville, Utah and running thence Southeasterly along the West end lines of Lots 23 and 38, inclusive, 400 feet to the Northwest Corner of Lot 39 in said Block 6, Snyder's Addition to Park City; thence Southwesterly 50 feet to the Northeast Comer of Lot 6, in Block 7, Snyder's Addition Park City; thence Northwesterly along the East end lines of Lots 7 to 22 inclusive in said Block 7 400 feet to the Northwest Corner of Lot 22, in said Block 7; thence Northeasterly 50 feet to the to the place of beginning.

Contains 0.459 acres more or less

WOODSIDE AVENUE TO BE VACATED LEGAL DESCRIPTION:

A portion of Woodside Avenue, being more particularly described as follows:

Beginning at the Northwest corner of Lot 39, Block 6, Snyder's Addition to the Park City Survey on file and of record in the office of the Recorder, Summit County, Utah; thence along the Westerly line of said Block 6 South 35°59'00" East 150 feet, to the Southwest comer of Lot 44, Block 6 of said Snyder's Addition to the Park City Survey; thence South 54°01'00" West 50 feet to the Northeast comer of Lot 1, Block 7 of said Snyder's Addition to the Park City Survey; thence North 35°59'00" West 150 feet along the Easterly line of said Block 7, to the Northeast corner of Lot 6, of said Snyder's Addition; thence North 54°01'00" East 50 feet to the to the Point of Beginning.

Contains 0.172 acres more or less

FOR:

PARK CITY MUNICIPAL CORP

EXHIBIT A WOODSIDE AVENUE ROW VACATION

DATE: OCTOBER 14, 2013
DRAWN BY: RJMC
JOB NO.: 08-13-03

ALTA ENGINEERING INC.
CIVIL ENGINEERING • LAND PLANNING
SURVEYING • PROJECT MANAGEMENT
PO BOX 2864 PARK CITY, UTAH 84060 435-649-8191

Petition to Vacate Woodside Avenue
9-2-2013

The City is in the process to subdivide the property known as the Carl Winter's School at 1255 Park Avenue. In 1940 the City Council vacated the majority of the platted Woodside Avenue between 12th Street (Nelson Street) and 13th Street (Calhoun Street) between block 6 & 7 of the Snyder's Addition to the Park City Survey plat. The City wishes to vacate this portion of Woodside Avenue to create a one lot subdivision, proceed with an amendment to the 1992 MPD, and renovate the historic building. All contiguous property to the platted right of way is currently owned by the City and is used as either parking for the Carl Winter's School building, plaza and undeveloped park space. The vacated Woodside Avenue will remain in its current use as parking, plaza and park/open space. The City therefore requests that the City Council vacate platted Woodside Avenue as described in Exhibit A.

Lower Park Avenue Redevelopment Authority Staff Report

Subject:	**Purchase Agreement for 14,624 square feet of property from Marya Ltd. and Skyler Ltd. Including specifically, all of lots 10, 11, 12, and portions of lots 9, 33, 34, 35, 36 of Block 19 of the Snyder's Addition to the Park City Survey.**
Author:	**Jonathan Weidenhamer**
Department:	**Sustainability**
Date:	**December 12, 2013**
Type of Item:	**Administrative**

Summary Recommendations:
Direct staff to enter into a Real Estate Purchase Agreement, for $2,250,000 for 14,624 square feet from Marya and Sklyer Ltd. Including specifically all of lots 10, 11, 12, and portions of lots 9, 33, 34, 35, 36 of Block 19 of the Snyder's Addition to the Park City Survey from Marya and Skyler Ltd. (Knudson) in a form approved by the City Attorney.

Topic/Description:
Property acquisition of land owned by the Knudson Family which is contiguous to Redevelopment Authority (RDA) owned land at 1361 Woodside Avenue (aka senior center).

Background:
RDA's were created in the late 1950's by the federal government to facilitate economic development and affordable housing. In August/September 2009 a local design charette was held to forward affordable/attainable housing concepts in the Lower Parek Avenue (LPA) RDA. There have been subsequent studies/concept plans developed from that time. Design Workshop/PlanWorks high level concept plans and project list reviewed by Council in January 2010, and more specifically the PlanWorks Implementation Plan for the LPA RDA adopted in January 2011.

A brief overview of the history and content of the recent LPA master planning is attached as Exhibit A. It includes a summary of the Master Plan, the specific findings and recommendations of the specific Neighborhood and Community Redevelopment Plan, and an overview of the 5 joint meetings with the Planning Commission on Redevelopment including specific discussion on the LPA neighborhood.

The property being considered for purchase sits adjacent to the west of the senior center. On November 14, 2014 the city purchased .19 acres to the south of the senior center from Elliott Work Group.Staff strongly believes that it is important to master plan this property with contiguous land owned by the City as a whole to create a compatible overall design for the area and ensure an ease of access to the east of the City's senior center and former Elliott property. The ability to incorporate additional adjacent property provides opportunities for greater design flexibility and compatibility as well as opportunities to effectuate Council's housing priorities and social equity goals.

Additionally, purchase of this piece of land will allow for connectivity on public property all the way from the Miner's Hospital and City Park to the base of Park City Mountain Resort.

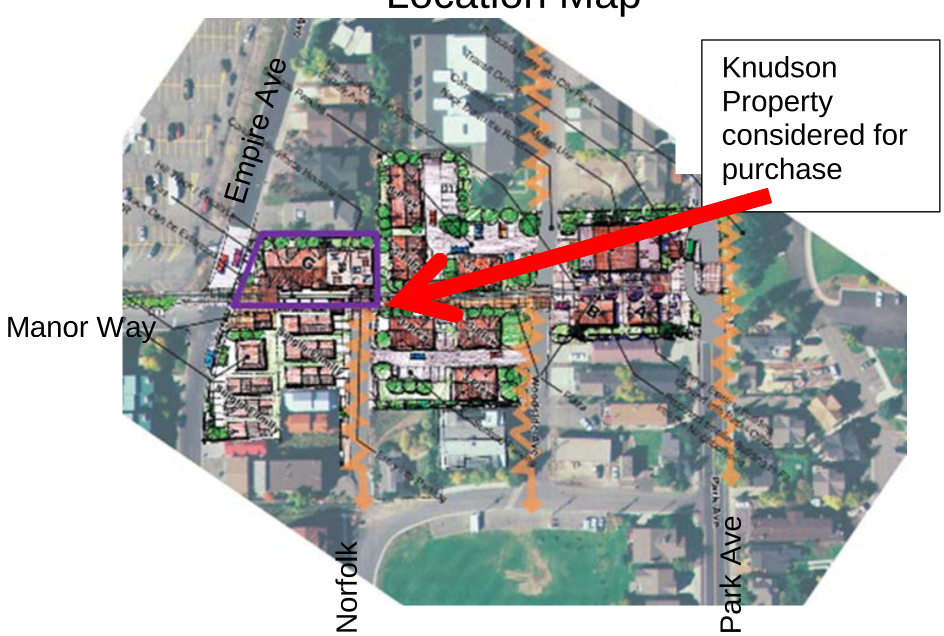
Analysis:
Staff is prepared to move forward with the implementation of the LPA Master Plan based on the integrated, proactive approach articulated through the joint Council/ Commission meetings in Summer of 2011, as well as in previous Council annual visioning discussions and formalized during the library renovation work session on November 8, 2012.

At this time there are a series of in progress and pending capital projects to kick-off the neighborhood redevelopment plan implementation. We believe these visible projects, supported in varying ways by Park City Municipal/RDA will spur further private reinvestment in the area:

1. Library Renovation & 3rd Floor Community Space(in progress);
2. **Woodside Avenue Housing;**
3. Senior & Community Center (pending additional public process);
4. PCMR parking lot redevelopment.

The City's concept plan for this specific property includes as many as 16 units. However, one of the priorities in acquiring the property comes in neighborhood connectivy that is allowed, specfically the east-west connection connection that is afforded between the parking lots and resort base at PCMR and public property at the senior center, old fire station and ultimately City Park. The concept plan envisions a mechanical people mover to assist this pedestrian connection.

Location Map



General Terms

1. The Park City RDA(or the “Buyer”) is buying the above-described property for $2.250,000 from Skyler, Ltd. and Marya, Ltd. (collectively the “Seller”), dated September 16, 2013.

2. The terms of the new agreement will be the same as those of the Real Estate Purchase Contract—Land (the “Contract”) dated September 16, 2013, specifically:

    a. Regarding paragraph 5 of the Contract, neither Buyer nor Seller is represented by any sales agents and there shall be no commissions paid by either party at closing.

    b. Regarding Paragraph 7 and its reference to Paragraph 25(b) of the Contract, Seller shall provide no “seller disclosures.” The Property is sold “AS IS—WHERE IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY WARRANTY EXPRESS OR IMPLIED.”

    c. Regarding Paragraph 8 and its reference to the Contract being conditioned on Buyer’s approval of the access easement and environmental agreement, tests, and evaluations of the Property, the Buyer shall not have a right to cancel for any of those reasons.

    d. Regarding paragraph 8 and its reference to Paragraph 24(c) of the Contract, the Buyer’s “Evaluations & Inspections Deadline” the purchase shall not be conditioned on inspections and evaluations.

    e. Regarding Paragraph 10.1 of the Contract, Sellers shall convey the Property by standard “Special Warranty Deed.”

    f. Regarding payment of the Purchase Price. Sellers (or either one of them) may elect to have the purchase price paid in one lump sum at closing, or elect to have Buyer pay the Purchase Price by paying one-fourth of the Purchase Price at closing and executing a promissory note secured by a deed of trust payable in three to four equal installments. No interest will accrue on the money held in escrow during the defined payment period. It may be necessary to enter into separate agreements with the two Sellers.

g. The deed for the Property shall contain restrictive covenants that restrict activities on the Property to those currently allowed by applicable codes. The RDA will also agree to prohibit the construction of a public thoroughfare in the Property; the RDA intends to contruct some type of people mover within the Property and vehicle use will be limited to that related to the use of the Property.

Department Review:
Budget, Finance, Legal Departments and the City Manager reviewed this report.

Alternatives:

A. Approve:
This is staff's recommendation;

B. Deny:
Denial would terminate negotiations for the present time. The Sellers may look to other potential buyers.

C. Modify:
Direct staff to modify the "general terms" described above.

D. Continue the Item: This would almost certainly have the same effect as denying.

E. Do Nothing: This is not a practical option. Staff recommends denying over doing nothing.

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	(+/-) (Select Desired Outcome)	+ Residents live and work locally	+ Fiscally and legally sound
	+ Safe community that is walkable and bike-able	(+/-) (Select Desired Outcome)	+ Preserved and celebrated history; protected National Historic District	(+/-) (Select Desired Outcome)
	+ Multi-seasonal destination for recreational opportunities	(+/-) (Select Desired Outcome)	+ Physically and socially connected neighborhoods	(+/-) (Select Desired Outcome)
	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)
	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)
	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)
	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Neutral	Neutral	Very Positive	Positive

Comments: The RDA is a tool that can be used to create affordable housing and spur new growth. The purchase of this land will allow the City to provide more of one of those two, but not both. Moving forward, as we implement a project in this location, Council will be asked to balance community housing and other neighborhood goals with facilitating new growth and redevelopment. Different development and financial options will be created for them to consider.

Funding Source:
The Lower Park Avenue RDA budgete currently has over $10 M in cash in reserves and includes over $2M for land purchases.

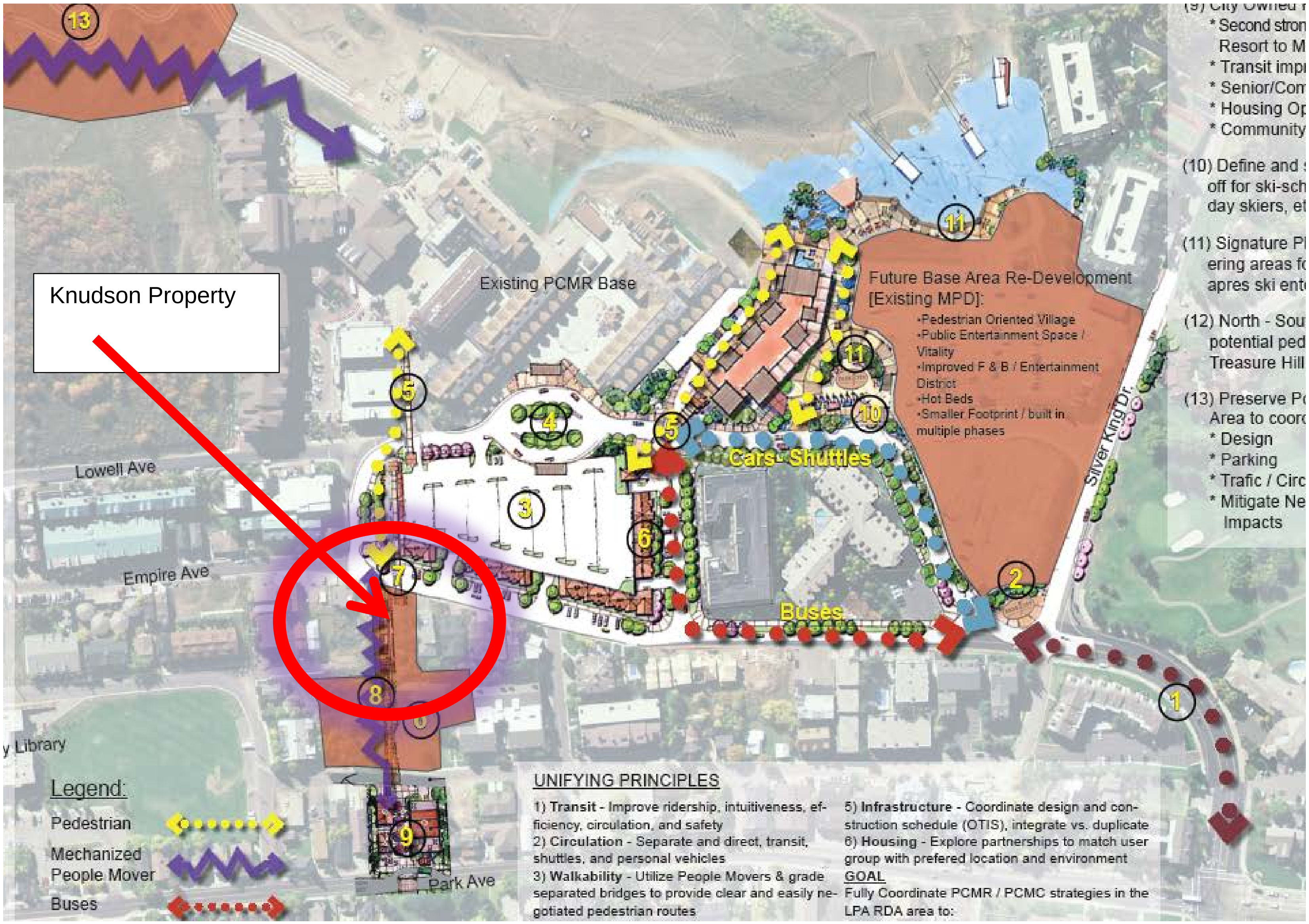
The LPA RDA is the funding source for these projects. The LPA RDA is now generating approximately $1.2M annually. There is currently $10 M in uncommitted funds available in the LPA RDA. The RDA will amass an estimated additional $3 M more through 2015, and with the extension now through 2030 as much as an additional $30M or more, depending on growth and tax base through 2030, when it is scheduled to expire. The master plan identifies a placeholder number of $10-$15 M for the projects described in this report and includes over $2m for land acquisition.

Consequences of not taking the recommended action:
The RDA would begin implementation of its master plan without this property. Additonal housing and neighborhood connectivity would be lost.

Recommendation:
Direct staff to enter into a Real Estate Purchase Agreement, for $2,250,000 for 14,624 square feet from Marya and Sklyer Ltd. Including specifically all of lots 10, 11, 12, and portions of lots 9, 33, 34, 35, 36 of Block 19 of the Snyder's Addition to the Park City Survey from Marya and Skyler Ltd. (Knudson) in a form approved by the City Attorney.

Exhibits
1 – LPA Neighborhood
2 – Non-legal exhibit of approximate property boundary
A – Relevant Background & Master RDA Plan for City-owned property

Exhibit 1 – LPA Master Plan



Exhbit 2 – Non-legal exhibit of approximate property boundary: Portions of:

- **SA-202-A-1(3)**
- **SA-201 (2)**
- **SA-200 (1); aka**

14,624 square feet, including specifically all of lots 10, 11, 12, and portions of lots 9, 33, 34, 35, 36 of Block 19 of the Snyder's Addition to the Park City Survey

Exhibit A

Summary

The RDA provides an opportunity to take a proactive role in striving for a truly vital, active and sustainable community – as opposed to a more traditional regulatory or reactive role. In January 2011 Council adopted a phased master plan for the Lower Park Avenue RDA neighborhood and community areas. The master plan promotes preservation of historic character and fabric, diversity in housing types, and economic vitality in destination tourism. It is a proactive plan that incorporates community, economic and environmental goals as the area redevelops.

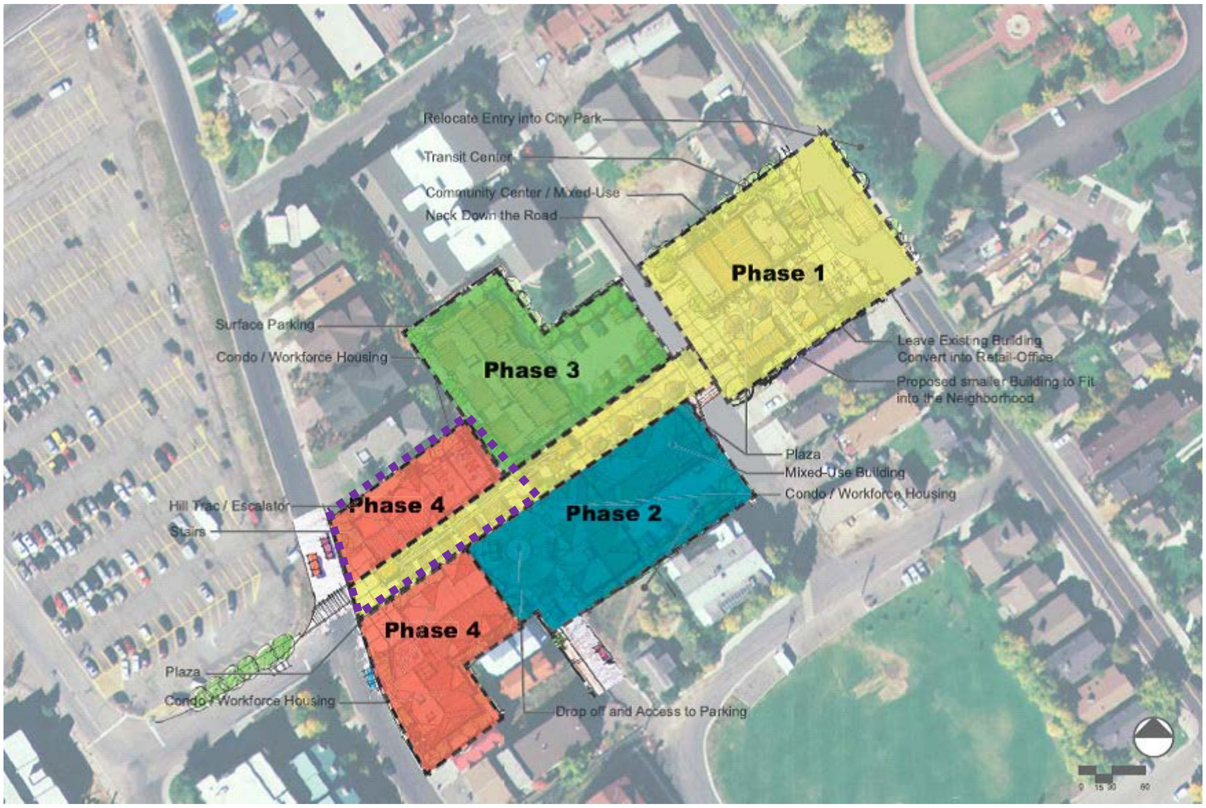
This master plan was based several studies and reports.

- In 2009 staff commissioned a project plan with Design Workshop in preparation for an extension of the RDA. This report included an overall project list for the LPA RDA divided into three project areas: 1) Parking Lot Redevelopment at PCMR, 2) Transportation, Traffic, Circulation and Walkability, and 3) Community and Neighborhood Redevelopment and Improvement. During the January 2010 workshop on this plan, additional direction was given to prepare an implementation strategy for City –owned property in the RDA within the following framework and goals:

    - Maintain all existing green/open spaces
    - Maintain and don't overpower remaining historic fabric, scale, character and authenticity
    - Explore housing alternatives
    - Explore an east-west corridor
    - Explore community/senior center opportunities
    - All projects should have sustainability and green goals.

- The second phase of planning done by PlanWorks (Michael Barille) and was a further articulation of the Community and Neighborhood recommendations of the 2009 study and focused on major pieces of City owned property in and around the Park Avenue fire station and senior center. It also articulated the values expressed by the community in Visioning. These projects were reviewed in a work session meeting on January 27, 2011 and included:

- a physical connection from City Park to PCMR, a senior/community center,
- restoration of two historic homes,
- introduction of a diverse housing mix,
- possible funds for a library renovation, and
- further abatement of historic structures in this district.



The redevelopment goals and master plan for Lower Park Avenue were re- affirmed in the 2011 market analysis prepared by Design Workshop and throughout the joint Council/Planning Commission meetings and survey in summer 2011.

Regarding Lower Park, the findings of the market analysis presented at the first joint meeting stated that the "*Lower Park Avenue District, including the areas around PCMR, has a tremendous opportunity to redevelop and shape its identity in the Park City marketplace over the next several years. The various property owners should look for opportunities to support both the day skier and destination visitor markets in this part of Park City and should work with PCMR to define development concepts that serve its day skier market while creating a destination district that includes a range of places to eat, shop and have fun that appeal to locals and the greatest variety of tourists possible."*

These findings were echoed in the survey of City Council/Planning Commissioners who described the highest and best use for this area as mixed use, recreation and focused on visitors. The design and planning challenge is how to transform an area whose current state is described as lacking identity, underutilized and rundown, outdated and aging and by extension limited in its contributions to achieving community goals.

LOWER PARK AVENUE SURVEY FINDINGS

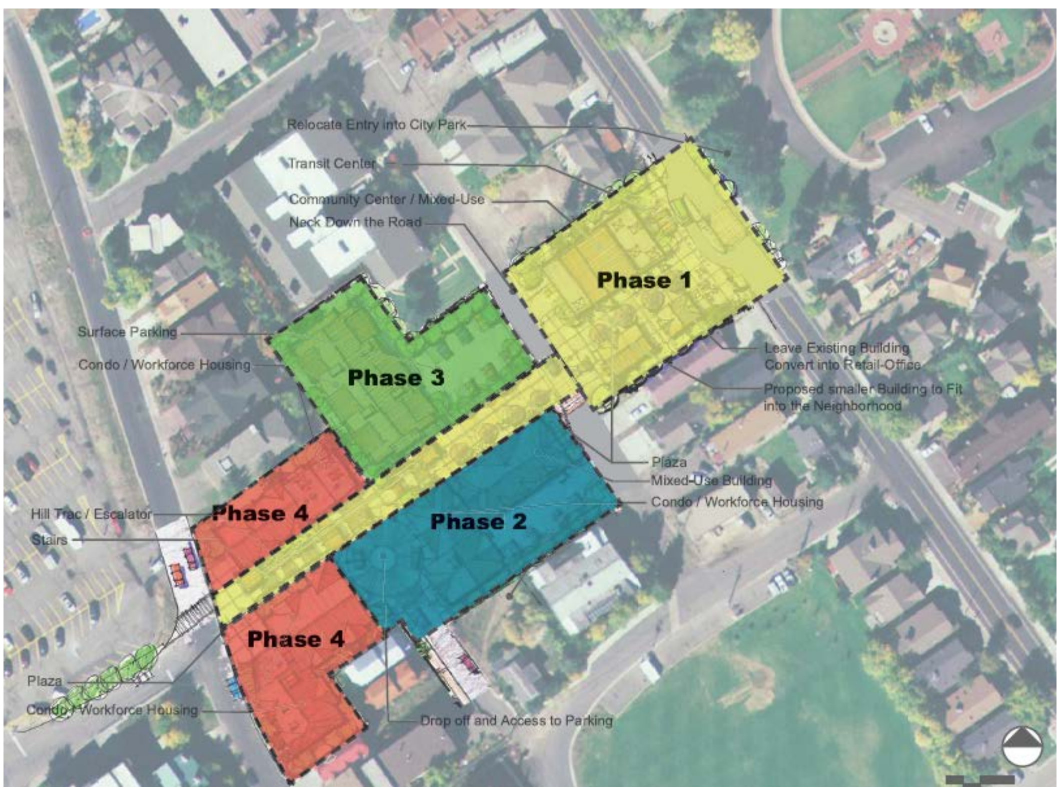
Question 3: Taking a Portfolio Approach, rank the CORE VALUES in order of importance to the redevelopment/development of LOWER PARK AVENUE/PCMR.	
Most Important	Sense of Community
Second Most Important	Historic Character
Third Most Important	Small Town
Fourth Most Important	Natural Setting
Question 4: Taking a Portfolio Approach, rank the LEVERS in order of importance to the redevelopment/development of LOWER PARK AVENUE/PCMR.	
Most Important	Equity
Second Most Important	Quality of Life
Second Most Important	Economy
Fourth Most Important	Environment

Current Character	Future Character
Lacking Identity	Diverse
Uninviting	Affordable
Underutilized/ Room to grow	Inviting
Rundown/Outdated	Strong Identity
Diverse	Family Friendly

Current Function	Future Function
Resort Oriented	Interactive Open Space/Parks
Recreation	Resort Oriented
Residential	Recreation
Interactive Open Space	Mixed use
Seasonal	Residential
Tourist Attraction	

City Owned Land Implementation Strategy
PlanWorks Design (Michael Barille) completed an implementation strategy for City-owned property. The Strategy was accepted by City Council on January 27, 2011 (Exhibit A). The Plan includes a list of project options and two alternate scenarios, one with smaller scaled concepts, and a second with more aggressive development alternatives. The work also includes high level financial models and a supporting narrative describing not only the planning effort, but some of the policy balance and levers officials will have to consider moving forward in their role of the LPA RDA. For example a portion of the narrative focuses on cost benefit versus return on investment related to using the LPA RDA as a means to financially subsidize specific community center or housing (senior and/or workforce) goals.

A phasing plan was proposed with the strategy document, with the initial phases focusing on land mainly owned by Park City (Fire Station, senior center). Outcomes are to include civic uses and an east-west connection of neighborhoods; and middle and latter phases contemplating partnership with and acquisition of private property to effectuate a blend of senior, market rate, affordable and perhaps seasonal housing goals.



Lower Park Avenue Implementation Plan for City Owned Property
PlanWorks Design

General Principles:

- Create a framework for ongoing development or redevelopment of City owned and adjacent properties to occur in a cohesive and walkable pattern
- Create a plan that through design and suggested land uses; strengthens the physical and economic connection between the Resort and Historic Main Street without disrupting the circulation or enjoyment of existing uses in the surrounding neighborhood blocks
- Create public spaces and synergistic uses that could be a neighborhood scale amenity and focal point; not a burden
- Suggest a range of scale and scope of development that is compatible with the surrounding blocks in the Lower Park Avenue neighborhood
- Identify appropriate areas for senior activities, a diversity of housing opportunities, clear and functional pedestrian connections and let all other uses support these primary goals
- Incorporate innovative transit solutions where staff deems that this will be effective in providing a level of service that will strengthen the Resort to Main Street connection while decreasing individual vehicle trips (Lower Main Circulator bus, electric train / trolley, Hill Trac / people movers, all warrant discussion and investigation)
- Identify potential partners or opportunities to attract private sector investment in the implementation plan area where this supports policy objectives and has the potential to lower the cost burden associated with achieving those objectives
- Create a financial model to examine the "real world" implications of the land use patterns and policy objectives reflected in the Implementation Plan options provided

Phasing and Design Philosophy

Phase I

Phase I – is intended to give a physical example of the primary goals of the re-development plan: establishing the importance of Historic preservation, Civic use, preservation of the key east / west pedestrian corridor, and proving finished appearance and smooth interface with transit on Park Avenue.

Buildings A & B represent re-use of historic buildings in their current or reconstructed locations without changes to the buildings scale or design. Neighborhood scale commercial or residential uses are suggested for these buildings.

Building C represents a new structure on the site of the existing Park Avenue Fire Station Building owned by PCMC. The design for this structure should be welcoming and the scale and architecture consistent with traditional forms in the neighborhood but with an allowance for more contemporary materials and glazing to open the building to the pedestrian corridor. The uses suggested for this building include a new home for the Community Senior Center, class room / studio space for all age activities that could be programmed by the Senior Center, or a variety of other public or non-profit organizations integral to Park City and the Old Town community. Exhibit space could also be provided on the ground floor and residential uses could be appropriate on the second level of the building. The building is intended to be the Civic Hub for the re-development area and complimentary to other civic uses in the neighborhood such as the Library Center and accompanying open space. It should set the example for both the vibrancy and intensity of use that is appropriate in the Lower Park Avenue portion of the redevelopment area.

East / West Corridor – It is also recommended that PCMC acquire all or some portion of the main east / west pedestrian corridor that will provide the physical link between the Resort, Park Avenue, and Historic Main. This corridor should be acquired and protected with specified setbacks and design guidelines specific to the redevelopment area regardless of whether any further pedestrian improvements or development of the site is initiated. It is recommended that Phase I include identification and assignment of funds to make pedestrian improvements that will address the grade change inherent in the site and make clear from the outset the functionality of the Resort to Park Avenue to Historic Main Street connection

Phase II

Phase II – The parcels in this phase would preserve the remaining circulation and access points necessary to establish the intended development pattern; on that steps with the grade and emphasizes the pedestrian while preserving efficient points of access for vehicles that will minimize the effects of traffic for residents both within the planned area and the surrounding neighborhood. The suggested access point off of 13^{th} Street terminating in a courtyard turnaround would also preserve the ability to utilize underground parking solutions on multiple parcels in the plan should the final design and density warrant below grade parking. The vertical development in this phase would provide the first of several opportunities to provide for residential uses with market rate and employee / attainable housing options worthy of consideration.

Option 1, showing Buildings D & E represents a higher density option for stacked flat units utilizing underground parking that could provide more units and possibly more return to the City or end developer. The foot prints for these buildings would be slightly larger than those designed on the same parcel in Option 2 and more consistent with recent condominium development in the lower half of the neighborhood.

Option 2, depicts a lower density option utilizing triplex buildings with foot prints more consistent with traditional historic residences elsewhere in the neighborhood.

Phases III and IV

This phase has been designed for flexibility both in size and overall density. The size will largely depend on the City's appetite for either acquiring additional land or partnering with neighboring land owners to create an incentive for privately held properties to develop according to the City's preferred design standards and use patterns. The primary use associated with vertical development in these phases will be residential with limited opportunities for neighborhood scale commercial services or a food and beverage establishment.

Option 1 again depicts a higher density scenario where stacked flats over primarily underground parking would be utilized to maximize the number of units available within the height and space restrictions. These additional units could either provide for more employee housing opportunities or be utilized for market rate condominiums to improve the return on the land and minimize the expenditure of RDA or other municipal funds. The additional land required for this option could be purchased or brought into plan and guidelines through partnering / development agreements with the private sector.

Option 2 demonstrates and lower density development pattern that is likely to occur if less land is acquired by the City, less infrastructure subsidized by the RDA and private development interests control more of the land in the Implementation Plan area.

Financial Modeling

A financial model of the Implementation Plan has been prepared to provide a snapshot of potential costs and revenues that could be associated with the plan under the various scenarios. Development hard and soft costs have been modeled including but not limited to the following: construction costs, permitting fees, green building and public arts line items, sales commissions, land acquisition costs, and design fees. The financial model also provides inputs for financing scenarios, land sales, unit sales, commercial lease revenues, and residential rents to be projected over a ten year period. Typical indicators utilized by private sector developers such as Investor Rate of Return (IRR) and Return on Investment (ROI) are also provided.

The financial model was prepared based upon current economic indicators, industry specific cost information, and with input from staff on the development assumptions to be modeled for initial discussion. It should be noted that the financial summary presented with the plan is neither a true private sector developer model nor a model that exactly reflects the municipal role as facilitator and potential distributor of the land assets. Instead the current model is a blend of the two approaches to facilitate policy discussion about what role the Council believes the City should play in re-development of this portion of the Lower Park Avenue RDA Area. Staff will be provided with the ability to change various inputs and assumptions in the model. Based on City

Council input, the model can be updated with staff to more accurately reflect the intended policy direction and the associated costs and benefits associated with that direction.
There are a few essential policy considerations that dramatically influence the costs and revenues associated with the options that have been studied from a land use and planning perspective. Staff will be hoping to garner Council input and direction in the following areas:

Ratio of Employee / Affordable Housing to Market Rate Residential: The costs associated with development of Employee / Affordable Housing is only marginally different than for creating Market Rate housing. However the revenues generated by Employee / Affordable rents are significantly less than from Market Rate sales especially modeled over a ten year horizon. Staff will be looking for direction on how big an emphasis to place on the creation of Employee / Affordable Housing in redevelopment of this area. Employee / Affordable Housing can be created in a number of ways. It can be developed by the City and subsidized either with RDA funds, Affordable Housing funds, or a combination. Restricted Affordable units can also be required through development agreements with the private sector participants who choose to participate in the plan. However the private sector will likely be able to bear a smaller ratio of affordable to market rate units if they are to remain profitable and be enticed to contribute private sector investment in the implementation plan area. The policy direction on how much Employee / Affordable Housing to pursue and through which means will greatly influence the overall costs, revenues, and profitability predicted by the financial model for any of the development scenarios that have been studied. For purposes of the financial summary provided staff advised:

- 80% of all residential units in the plan are assumed to be restricted affordable rental units with rents affordable to those at 40% of the area median income (AMI).
- The remaining 20% of residential units were modeled as for sale units with pricing affordable to those earning 80%-120% of the area median income.
- 100% of the residential units in the plan are modeled to provide for some niche of employee or affordable housing. This creates a financial model with the lowest return on investment.

Disposal of property or other Public / Private Sector partnership scenarios: One of the single biggest chips held by the City that will influence the costs and revenues associated with the modeled redevelopment is the use of City owned land. The ability to utilize publically owned land to support policy goals, generate revenues or entice private sector development partners is a well established and important tool in creating the intended pattern of redevelopment in RDA areas. The City's choices with respect to disposal of real property include the following range of options or some combination thereof:

- Sell parcels of land to private or non-profit developers to generate revenues that will replenish funds spent on public projects within the RDA
- Gift parcels of land to incentivize or require certain land use or policy objectives
- Provide land at a discounted value to incentivize or require land use or policy objectives
- Make land available to receive density from elsewhere in furtherance of policy objectives or development goals

Each of these options creates a different level of legal exposure and investment of staff time which should be vetted with senior management. Staff will be looking for preliminary direction on Council's preferred objectives and level of comfort with each of the options available. Future iterations of the financial model can be programmed to reflect the cost reductions or revenues realized by the options pursued.

RDA funds invested in infrastructure improvements: RDA funds could also be utilized to improve utilities, construct transportation related infrastructure, or develop public spaces depicted by the Implementation Plan. These expenditures would be shown on the cost side of the ledger when viewed from the municipal perspective and as a cost savings from a private sector point of view. In either case the amount invested will influence the return on investment and the likelihood of attracting outside investment in the plan. Staff will be seeking direction on the general level of investment preferred and which projects should be prioritized for funding.