PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
FEBRUARY 16, 2012

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, February 16, 2012.

Closed Session
3:00 p.m. Property and Litigation

Work Session
4:00 p.m. Council questions and comments
4:10 p.m. Legislative update
4:30 p.m. Park City Municipal Golf Club Fee Increase Discussion P. 4-10
4:50 p.m. Capital projects overview P. 11-21
5:50 p.m. Break

Regular Meeting
6:00 p.m.

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. WORK SESSION NOTES AND MINUTES OF JANUARY 26, 2012 P. 21-31

V. NEW BUSINESS

1. Consideration of increasing the contract amount for a Balanced Growth Management Study P. 32-35

2. Consideration of acceptance of Annexation Petition from Franklin Richards/PCMC P. 36-41

3. Consideration of reimbursement of $50,000 as compensation for the two-year fund raising effort, as conditioned, to Summit Lands Conservancy for the Osguthorpe Conservation Easement P. 42-43

VI. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accomodations 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.

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
FEBRUARY 23, 2012

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will **not** hold its regularly scheduled meeting on Thursday, February 23, 2012

Posted: 02/13/12
See: www.parkcity.org

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

February 2012

20 Presidents Day – City offices closed
23 **No meeting**

March 2012

1 Legislative update
2012 Kimball Art Center Arts Festival MFL and City Services Agreement – work and action
Automatic Aid Agreement with Summit County – HD
North Silver Lake Appeal on extension – Appellant Lisa Wilson
8 Legislative update
15 **No meeting**
22 Convention sale licensing and associated fees - March
29

April 2012

5
12 **No meeting**
19 Award of contract for audit services
26

May 2012

3
10 **No meeting**
17
24
31

Pending Items:

Convention sale licensing and associated fees
Resolution establishing a strategic plan for City-owned property with development potential in Park City, Utah and repealing and replacing Resolution No. 22-05 in its entirety

Subject: Park City Golf Club 2012 Season
Author: Craig Sanchez, Clint Dayley
Department: Golf Shop / Golf Maintenance
Date: February 16, 2012
Type of Item: Informational / Administrative

Recommendation:
Staff recommends a fee increase of 50 cents per nine for residents and 1 dollar per nine for non-residents for the upcoming golf season.
Staff also recommends the approval of the purchase of golf cars, with a loan from the Capital Improvement Fund (CIP) in the amount of $140,000.

Topics:
Golf Course 2011 season update, rate change for 2012, approval of the purchase of new golf car fleet that includes a loan from fund 31, and a five year capital plan.

I. Golf Course update / Fee Increase

A. Background

Park City Golf Club had a difficult 2011 season. It mirrored the previous season in that the season started almost a month late due to the long snow packed winter. When we did get going in mid-May the weather continued to be an issue. The positive news is that the summer and fall months of July-October were very strong. We had our strongest revenue October in recent history. Heading into the spring season of this year net revenues are flat compared to last year.

B. Analysis

Over the last few years, patrons have let us know, via our surveys, that they want to see a more manicured golf course. This feedback, combined with the age of our maintenance equipment and the need for increased water & energy efficiencies, pushed us to make some critical capital improvements. First, we replaced the main pump that supplies water for irrigating our course which reduced our pumping costs by an estimated 15% annually. We also replaced the controllers for our irrigation system, which enables us to better control the system wirelessly. This was also a requirement of the Federal Communication Commission (FCC). Scheduled for future capital improvements are the replacement of our sprinkler heads and main irrigation line, again to improve water use efficiencies. See attachment A, 5 year capital plan.

We have also purchased needed equipment replacements over the last couple of years, including rough mower, greens rollers, greens mowers, and utility vehicles. These expenses totaled approximately $500,000 over the last two fiscal years. The unrestricted net assets have decreased from $386,169 at June 30, 2010 to $239,056 at June 30, 2011. Unrestricted net assets serve over time as a useful indicator of the Golf Fund's financial position. Attachment A shows the capital plan for the next 5 years.

On the operations side, the purchase of the Golf Shop a couple of years ago requires us to pay $49,000 in HOA fees annually.

A meeting was held in the fall that included staff, Friends of Golf group, and City budget personnel. At that time we discussed current course conditions, improvements that could be made and our fee structure. The Golf Fund is an enterprise fund and is required under City policy to establish user fees at a level to recover the cost of providing services including capital costs such as depreciation while maintaining positive unrestricted net assets.

The golf course has not had a rate increase in 8 years. Many courses in the state are seeing increases in rates to fund their capital programs.

The following figures are not seasonally adjusted but are the first seven months of each fiscal year (July1 through January 31) and do not include depreciation expense or capital purchases made during the fiscal year.

	Revenues	Expenses	Net Revenue
Actual Jul-Jan 2012	$871,582	$700,362	+$171,220
Actual Jul-Jan 2011	$819,821	$640,785	+$179,036
Net Change Jul-Jan 12-11	$51,761	($59,577)	$(7,816)

Revenues & Expenses per Round	FY 12	FY 11
Revenues	$43.49	$41.97
Expenses	$34.95	$32.80
Net Difference	+$8.54	+$9.17

As can be seen in the data above the golf course had a strong start to the fiscal year. However these net numbers will decrease as we do not see a strong revenue stream in the winter and our costs for startup in the spring are substantial.

Rounds – These numbers are seasonal April – November

Rounds (18)	**FY 2012**	**FY 2011**	**Net Change FY 12-11**	**% Change**
Resident	12,185	11,872	313	2.6%
Season Pass	871	1,186	(315)	(26.3%)
Non Resident	3,461	3,390	71	2.1%
Punch Pass	1,040	869	171	19.8%
Tour/Lodge	1,036	958	78	8%
Comp / emp	1,444	1258	186	14.4%
Total	20,037	19,533	504	2.6%

There were increases across the board with the exception of season pass play. These passes were grandfathered 12 years ago. To renew a pass you must have had a pass the previous season. Through attrition the total number of passes sold has decreased over the years from a high of 112 to our current number of 23. With this program the golf course has become more of a daily fee course. Our comp rounds are primarily employee rounds. As the majority of our staff is part time seasonal this is the one major benefit we can provide for staff. Last year the course saw an employee retention rate of 92%. At 75% of play being residents, Park City Golf Club is still largely a local's course.

The chart below shows the current and proposed rates for the 2012 season. These increases are needed primarily to fund future capital projects / purchases and level of service increases such as our HOA fees. Based on 2011 season rounds played these proposed rates will increase revenues by $39,000. All of the rate increases are under 10%, by policy these can be approved by the City Manager. th

	Current	Current	Proposed	Proposed
	Resident*	Non Res.	Resident	Non Res.
9 holes	$16.00	$21.50	$16.50	$22.50
9 holes / car	$23.00	$28.50	$24.00	$30.00
18 holes	$32.00	$43.00	$33.00	$45.00
18 holes / car	$46.00	$57.00	$48.00	$60.00
Season Pass	$990		$1020	
Season P (corp)	$2850 (1)		$2880	
Season P (Jr)	$425 (8)		$425	
Punch Pass (Sr)	$275		$285	

* Resident lives or owns property within the Park City School District

Rate comparisons of Utah courses. All rates are for 18 holes and include a golf cart.

Golf Course	**Proposed Rates**

Park City – Resident	$48.00
Park City – Non Resident	$60.00
Wasatch – Soldier Hollow	$42.00
Salt Lake City – Mt. Dell, Bonneville	$49.00
Salt Lake County – Old Mill	$46.00
Homestead	$40.00 - $45.00

Park City Golf Club's rates are comparable for the resident rate. The non – resident rate is on the high side for Utah courses. As compared to other resort towns outside of Utah, the green fee non-resident rate is substantially below market. The rates below are for prime time (June – September).

Golf Course – Public Access	**Current Rates / car**
Aspen Golf Club	$135
Vail Golf Club	$107 – Non Res $77 - Res
Jackson Hole Golf and Tennis	$195 – Semi Private
Sun Valley Golf Club	$165

Capital Projects:

Completed projects / purchases in 2011

- Installation of irrigation control system – The old system was 20 years old the new controllers comply with the latest FCC regulations on radio communications. This system will also increase our water management capabilities.
- Constructed a new back tee box on #14. This is the last tee box that needed to be re-built due to Hotel Park City construction.
- Reconfigured the cart path around #4 green. This makes #4 more playable and aesthetically more appealing.

New projects / purchases for 2012

- Replace current greens mower fleet with new hybrid mowers. These mowers are projected to have a savings on fuel of 56% and this new technology will eliminate the risk of hydraulic leaks on the greens.
- Replace the carpet in the golf shop. The current carpet was installed in the spring of 2002, is worn dirty, and needs replacement.

II. Golf Car Fleet

We are seeking council approval for the purchase of a new golf car fleet. As per City policy Council approval is required for purchases over $15,000 that is not included in the current budget. This total amount will not exceed $212,000.

The current fleet is 5 seasons old**. I**ndustry standards are for a fleet to last between 3 and 5 years, especially electric cars. We looked at the option to just replace the batteries. The cost of this plus the added maintenance cost on an aging fleet would have been about $100,000. We did look at this option but the eventual wearing down of the carts prevented us from using this as a viable option. We then issued an RFP and 3 vendors supplied bids. We received bids from Club Car, EZGO, and Yamaha. There were 5 areas of criteria for the selection committee to evaluate:

1. Depth, breadth, and success of proposers experience in the golf car business.
2. Warranty information
3. Overall financial benefit of proposal to PCMC
4. Maintenance availability and experience
5. Quality of business references

The selection committee (Craig Sanchez, Vaughn Robinson, and Lee Peters) selected Intermountain golf cars (Club Car). They were the lowest net bid (trade in of old fleet), and finished 1st or 2nd in the other criteria areas.
The amount to purchase the fleet is $210,983. The amount $70,983 will be paid from the golf course fund, the remainder ($140,000) will be financed by the City's fund 31 (capital fund). With this purchase Council gives the Golf Course approval to use funds out of fund 31. This amount of $140,000, loan plus interest, will be paid back to the fund annually for a 4 year term.
This project is not currently included in the Capital Improvement Plan (CIP) adopted with the FY 2012 Budget. If Council approves the purchase of a new golf car fleet as recommended, the FY 2012 CIP budget will be adjusted to include the project and funding amount as part of the year end budget adjustments to be approved by Council. As this is being treated as a short term loan from the CIP Fund, the Budget staff does not view this project as having a significant impact on funding levels for other CIP projects.

C. Department Review:

The City Mangers Office, Legal, Budget and Grants Department, Public Works Department, and the Recreation – Library Department have reviewed this report.

Alternatives:

A. Approve the request: Staff recommends a fee increase of fifty cents per nine for residents and one dollar per nine for non-residents for the upcoming golf season.
Staff also recommends the approval of the purchase of golf cars, with a loan from the Capital Improvement Fund (CIP) in the amount of $140,000.

B. **Deny the request:** Not approving the rate increase could cause the golf fund to decrease thus impacting the golf course's future capital plans. Not approving the golf car purchase will affect the resort feel of the course while still having budget impacts of increased maintenance and capital costs.
C. **Continue the Item:** Council could direct staff to provide further information at a future date.
D. **Do nothing:** This would have the same effect as alternative B.

Significant Impacts:
Staff feels that the proposed rate structure will allow the golf fund to grow so as to provide for future capital projects / purchases.
Fund 31 will see an impact as the amount of $140,000 is not in the current CIP budget. This amount will be paid back by the golf fund at the end of the four year term.

Recommendation: Staff recommends a fee increase for the upcoming golf season.
Staff recommends the approval of the purchase of golf cars, with a loan from the Capital Improvement Fund in the amount of $140,000.

Attachment A: Capital project schedule.

GOLF COURSE CAPITAL IMPROVEMENT PROGRAM Attachment A

PROJECT	CIP FUND	2012	2013	2014	2015	2016	5 - YEAR TOTAL
BUNKER SAND	55-47208						unscheduled
CART PATHS	55-47208	4 green 9,000		2 green 20,000			29,000
DRIVING RANGE IMPROVEMENT	55-47208		15,000	fencing 12,000			27,000
EQUIPMENT REPLACEMENT	**55-44039**	98,000	98,000	98,000	98,000	98,000	490,000
GOLF CART REPLACMENT	Budget Request	105,000	27,060	27,060	27,060	27,060	213,240
IRRIGATION MAIN LINE	Budget Request						unscheduled
NURSERY GREEN	55-47208					32,000	32,000
PUMP STATION BACK NINE	55-47208	16,000					16,000
PRO-SHOP IMPROVEMENTS	55-47208	12,000	10,000				22,000
REBUILD 14 GREEN	55-47208						unscheduled
BACK RESTROOMS ACCESS IMPROV.	55-47208				32,000		32,000
SPRINKLER HEADS REPLACEMENT	Budget Request			150,000			150,000
11- STREAM FILL-IN	55-47208						unscheduled
SILT REMOVAL 6, 7, 12,13 PONDS	55-47208						unscheduled
TEE CONSTRUCTION	55-47208		Front - 7 7,000				7,000
TOTAL COST		**240,000**	**157,060**	**307,060**	**157,060**	**157,060**	**1,018,240**

City Council
Staff Report

Subject: Capital Improvement Projects Preview
Author: Nate Rockwood, Jon Weidenhamer
Department: Budget, Debt, & Grants
Date: Feb 16, 2012
Type of Item: Informational/Discussion

Summary Recommendations:
Provide initial preliminary discussion concerning major projects which will be proposed as part of the 5-Year Capital Improvement Plan (CIP), and provide direction to the CIP committee to evaluate and recommend potential funding sources for proposed projects.

Topic/Description:
Provide preliminary direction concerning OTIS, Downtown Enhancement and other major CIP projects including potential funding of these projects.

Background:
The City usually begins the budget process in January and February with the City Council identifying objectives for the next year. As part of the FIAR presentation several large capital project were discussed along with possible funding sources. As was demonstrated, under the current long range revenue projection the City would be unable to fund the majority of these large projects without significant debt funding or other increases to existing revenue sources. In order to continue the discussion initiated during visioning, staff has prepared brief summaries of the major projects which will be evaluated as part of the CIP.

The CIP budget process begins in February with project managers evaluating current projects and preparing proposals for new projects. The CIP committee's primary goal has been to evaluate and rate all projects, new and current, and recommend the projects which fall within available funding levels. In the past, more expensive project requests which lacked a designated revenue source, such as Downtown Enhancement projects and OTIS, were recommended to be taken to Council as a policy decision outside of the CIP committee evaluation process.

The following analysis describes some of the major projects which will be proposed as part of the CIP budget. Staff is seeking initial preliminary direction regarding these projects and direction from Council that the CIP committee should evaluate and recommend potential funding sources for capital projects.

Analysis:

<u>Old Town Improvement Study (OTIS)</u>
In 2002 the City conducted a study of street reconstruction needs in the Old Town area. The study resulted in a slate of projects to be completed over the next 10-15 years.

Previous Councils have accepted that plan and implemented early phases of OTIS in the budget. Many of the projects were carried out with surplus operating funds in the peak economy years between 2005-2008. To date, the City has carried out 7 of the 22 projects identified in the 2002 study without issuing any debt specifically for OTIS.

However, progression of these projects has slowed due to lack of operating surplus and the uncertainty surrounding future bonding. During the 2011 Visioning, staff presented long-range financial projections to Council which showed approximately $20 M of bonding needs for the remaining OTIS projects (based on estimates from the 2002 study adjusted for inflation) which would swell the City's debt service paid from operating surplus from $180,000 to over $2.3 M annually. Staff recommended at that time that the OTIS study be updated to get better cost estimates, new prioritization and timing recommendations, and cheaper options.

In March 2011, a consultant was hired to re-evaluate two elements of the Old Town Infrastructure Study (OTIS). The consultant updated the construction cost estimates for the remaining road and water projects and then re-prioritized the road and water projects based on Public Works, Water and Engineering input and needs.

The attached spreadsheet provides a comparison of the anticipated costs in 2002 along with the updated costs. The re-prioritized remaining projects in order are as follows:

1. Empire Avenue
2. Sullivan Road
3. Chambers Avenue (water only)
4. 8th Street
5. 10th Street
6. 11th Street
7. 14th Street
8. Rossi Hill Drive
9. McHenry Street
10. Deer Valley Loop Road (water Only)
11. Swede Alley
12. 9th Street
13. 12th Street
14. Silver King Road
15. Ridge Avenue
16. Lowell Avenue (8th Street to 13th Street)

The 2002 estimate of construction cost for Empire Avenue was $1,927,000 ($3.3 M adjusted at 8% inflation) and included road reconstruction, waterline replacement, curb and gutter replacement, sidewalks installation and dry conduit installation. The updated construction cost estimate is $4,062,000 ($1,725,000 for road reconstruction, curb and gutter replacement and sidewalk installation, $1,730,000 for waterline replacement and $607,000 for dry conduit installation).

The completion period for the remaining OTIS road and water projects was anticipated to be nine years before this update. Many of the smaller projects above can be combined so the time period remains the same, or the time period for completion could be stretched longer if so desired. The final report will include the number of years to complete the remaining road and water projects.

The total cost of the remaining projects is now expected to be $16 M ($4 M for the Water Fund portion). The remaining OTIS projects have been removed from the adopted CIP budget. Staff has put together alternate options for the remaining projects which would eliminate certain aspects of projects (sidewalks, landscape, etc) in order to reduce the cost. These are presented in the matrix below. Rather than an exhaustive list of alternatives, the below matrix serves to give an idea of some of the cost saving measures that could be taken to ease the financial impact of OTIS projects. The details of these options are attached.

OTIS Alternative	GF Cost	Water Fund Cost	Total Cost	Included
#1 - All In	$12.3	$4.1	$16.4	Streets, storm drain, sidewalks, landscape, conduit, water, etc
#2 - No Addit. Ped/Conduit	$8.5	$4.1	$12.6	No pedestrian or conduit improvements unassociated with a broader street
#3 - No Conduit/Sidewalk/Stairs	$7.0	$4.1	$11.1	No conduit elements, sidewalks, or stairs. Just road reconstruction

Quinn's Sports Complex Phase III

Construction of one multi-purpose field (softball & rectangular field), an additional softball field, scoreboards, and approximately 100 parking spaces, field lights for two fields, paved trails, sidewalks, associated utilities and landscaping. The project may also include additional restrooms, locker rooms, and additional field lights. These improvements are estimated at approximately $2.7 million. This project was originally funded through the CIP Budget and intended to be built in FY 10. It was defunded to prioritize the Park City Heights project.

Recreation Capital Project

PCMC, PCSD and Basin Recreation recently completed a technical needs assessment for local recreation priorities. The findings will be supplemented with a community wide phone survey. We anticipate recommendations for at least one major facility with a minimum budget of $5M that could be shared between the parties. Likely candidates may be a pool or an indoor recreation facility.

Library Expansion

An expanded facility will allow the library to: maintain the quality of the current collection while continuing to add new materials; provide service enhancements including a children's media & early literacy interactive learning area, a more convenient location for the library's public meeting room, additional reader seating space with natural light and a view to the east, and a classroom for computer classes. The plan identifies potential expansion into both 2nd and 3rd floor spaces. The estimated project budget is approximately $1M. Council has directed staff to develop a strategic plan for the Library which will be completed prior to budget deliberations.

Storm Drain Capital Projects

As the Storm Drain master plan is nearing completion, capital improvement projects have been identified to keep the system at a functional level. Over the next ten years, the master plan anticipates an expenditure of $7 - $10 million to fix and maintain our existing systems. These repairs include replacing a collapsed section of pipe in Deer Valley Drive and replacing sections of the Park Avenue storm drain, which is the heart of our system and in an extremely deteriorated condition.

Historic Park City/ Main Street Projects

During the FY12 budget process Council agreed to use unallocated Main Street RDA funding to advance preliminary recommendations from the HPCA Study. The Study was completed by IBI in summer of 2011 and presented to City Council on September 15, 2011. In consideration of the lack of funding in the FY 12 budget and uncertain assessment of existing conditions, it was agreed that further exploration of possible projects should be investigated with the goal of identifying project costs and prioritization for funding consideration during the 2013 budget process.

The Project Working Committee consists of City staff, representatives from the Historic Park City Alliance (HPCA) and the consulting team led by IBI. The following is an update on the preliminary direction given from the Working Committee to IBI on topics which will have significant impact on the ultimate projects scope. This is only a portion of the overall scope, however the City Council should direct staff if they seek specific discussion on any of the topics and we can return on March 1 if necessary, otherwise we intend to proceed as described below.

- Town Plaza – Post Office/ 5th Street or Brew Pub lot – Direction for the Town Plaza concept (Council Visioning Jan. 2009) identified the realignment of Swede Alley, with a reduced post office footprint to create a central gathering place with physical connectivity to Main Street. Previously there was approximately $6M in the budget for construction & possible purchase of the Post Office. The majority of this funding was reallocated for Park City Heights, with $675K remaining in the downtown projects CIP budget to build a "pocket park" in Swede Alley which was seen as a phased implementation of the Town Plaza. Currently the Town Plaza project has $7M budgeted in FY 2014 funded with future bond proceeds. With the recent announcement that the Main Street Post Office isn't currently targeted for contraction, the Working Group doesn't recommend pursuing this project in the short term, but rather keep it in the Plan as a longer range project. Instead the Group recommends focusing efforts and resources on creation of a public gathering area at the Brew Pub Lot, which is owned by the City and immediately available.

- Expose Historic Wall in Swede Alley – Current Council direction given during the 2009 Visioning Session was to expose/ renovate the wall exposed during construction of the Liquor Store/Radio Station (exhibit x). The consulting Team will pursue a plan to create a mini "pocket park" here. The challenge will be to balance creating a small gathering area with concerns of creating expectations of a phased stepping stone to a central gathering area in the 5th Street vicinity – which was intended when the discussion was framed and funded in 2009. The concern being that if the Post Office Plaza isn't seen as an immediate priority, pursuit of a larger project here could diminish resources for other projects. To that end the working group recommends pursing a reduced scope than previously discussed, currently Option 2A, which removes 11 parking spaces from the Swede Alley surface lots (Exhibit X). Instead, we intend to pursue Option 1A, which only removes 6 parking spaces (Exhibit x).

- Snowmelt Systems –Council reviewed a Manager's Report that identified the approximate costs of snow melting all or portions of the paved section between buildings on Main Street (street, sidewalk, and gutter). Between the cost, carbon footprint and pragmatic challenges confirmed by recent assessments between IBI and Staff, the option has been effectively exhausted – including the concept of just heating only the gutter under a plowed windrow (heating would simply cause a "cavern" below an ice damn). However, IBI has been asked to further investigate heating portions of the plazas or bulb-outs, including considerations of a "heat sink" or a place in the downtown that we could haul snow to for melting.

- Coalition Park (9th & Park Avenue) & Trolley Turn Around Area – This area has a conservation easement on it, overseen by Summit Land Conservancy. The working group intends to pursue as project components for this location in order the following, which we believe would be allowed per the conservation easement: green park/open space; passive and/or recreation amenities (landscaping, bouldering); trailhead amenities (bikeracks, bike sharing); and restrooms. Creation of a Main Street "Trailhead" will include connection to the Poison Creek Trail in order to create a more identifiable and seamless connection to the trail network. We do not believe the following would be permitted per the easement: concessions, retail or other commercial activity or buildings.

- Schreurs Centennial Park – The Working Committee believes this space and location is an important ingredient to the overall plan for public open space and should be given consideration along with the other plaza areas. IBI will include this space in the project scope to complete design concepts, schematic design and budget cost estimating for the enhancement of this park.

- Public Restroom at China Bridge – Access to public restrooms is one of the top requests of visitors to town. The current project scope anticipates the addition of public restrooms at the Brew Pub Lot and at Coalition Park. The Working Committee believes that consideration of addition of a public restroom facility at the China Bridge parking structure may round out a strategic network of restroom facilities and add value to the overall pedestrian experience.

Historic Park City/ Main Street Projects Next Steps - IBI is currently working on creating a triple bottom line scoring system that will balance the 3 levers of Community Sustainability; they are just beginning exploring discussions on components of "place" and are continuing to solicit input from stakeholders. We expect preliminary design and cost estimating to be prepared for the beginning of the budget process.

Capital Preview Process

Initial direction from Council on major capital projects could potentially shape the CIP committee's evaluation process. As was discussed during the visioning session using the interactive funding model, funding the projects discussed in this staff report will have major impacts on the long-range operating sustainability of the City's General Fund. Council will need to determine and tie long-term funding strategies to each project. The interactive funding model will be used will Council during the budget hearings to facilitate capital funding and revenue discussions and show the long-term implications of capital projects. During the next capital preview work session, staff will review the details of the potential funding sources and work with Council using the Interactive Long-range Funding Model. Staff will continue to use this model throughout the budget process. The model will be updated as operating options are prepared for consideration.

Department Review:

Budget, Debt, & Grants Department, Sustainability, Legal, and City Manager

Alternatives:

A. Approve:

Staff recommends that Council provides initial preliminary discussion regarding major capital projects and provide direction for the CIP committee to evaluate potential funding sources for major projects.

B. Deny:

Staff will continue with the CIP budget process

C. Modify:

D. Continue the Item:

This has the same effect as Alternative B.

E. Do Nothing:

This also has the same effect as Alternative B.

Significant Impacts:

Initial direction from Council of major capital projects could potentially shape the CIP committee's evaluation process. As was discussed during the visioning session using the interactive funding model, funding the projects discussed in this staff report will have major impacts on the long range operating sustainability of the City's General Fund. Council will need to determine and tie long term funding strategies to each project. The interactive funding model will be used will Council during the budget hearings to facilitate capital funding and revenue discussions and show the long term implications of capital projects.

Consequences of not taking the recommended action:

Staff will continue with the CIP process

Recommendation:
Provide initial preliminary discussion concerning major projects which will be proposed as part of the 5-Year Capital Improvement Plan (CIP), and provide direction to the CIP committee to evaluate and recommend potential funding sources for proposed projects.

Attachments:
A – OTIS 2011 Update - Cost Estimate Summary
B – Quick View of Long-range Funding Budget Model (hypothetical setting with no designated funding source)

OTIS Re-Evaluation **Cost Estimate Summary** **2011 Updated costs** **4-May-11**

Rank	*Roadwork and Utilities*	*2002 Road*	*2002 Water*	*2002 Conduit*	***2002 Total***	*Const. Misc.*	*Road*	*Storm Drain*	*Total*	*Total +30%*	*Water*	*Water +305%*	*Conduit*	***Project Total***
1	Empire Avenue (8th to 13th St.)	1330000	209300	308000	*1,847,300*	85000	643610	103500	832110	1081743	1021500	1327950	154,700	**2,564,393**
	Empire Avenue (13th to 15th St.)	570000	0	299000	*869,000*	45000	291545	88500	425045	552559	362500	471250	154,700	**1,178,509**
2	Sullivan Road	1100000	0	75000	*1,175,000*	50000	706900	90500	847400	1101620	0	0	98,750	**1,200,370**
3	Chambers Avenue (Water)	0	48139	0	*48,139*	0	0	0	0	0	120375	156487.5	0	**156,488**
4	8th Street	350000	0	20000	*370,000*	17500	161500	39750	218750	284375	56750	73775	58,110	**416,260**
5	10th Street	350000	0	20000	*370,000*	9000	117825	22500	149325	194123	0	0	51,480	**245,603**
6	11th Street	350000	0	20000	*370,000*	6000	36625	6500	49125	63863	0	0	12,935	**76,798**
7	14th Street	200000	0	20000	*220,000*	6000	36375	6500	48875	63538	43500	56550	12,935	**133,023**
8	Rossi Hill Road	1800000	0	135000	*1,935,000*	32000	261400	83000	376400	489320	165250	214825	19,500	**723,645**
9	McHenry Street	1600000	0	135000	*1,735,000*	25000	307400	60500	392900	510770	172500	224250	19,500	**754,520**
10	Deer Valley Loop Road (Water)	0	161161	0	*161,161*	0	0	0	0	0	355050	461565	0	**461,565**
11	Swede Alley	1900000	0	362000	*2,262,000*	50000	503850	129000	682850	887705	111000	144300	58,370	**1,090,375**
12	9th Street	0	0	20000	*20,000*	350000	0	0	350000	455000	114675	149077.5	30,615	**634,693**
13	12th Street	350000	0	0	*350,000*	9000	66300	23000	98300	127790	70625	91812.5	0	**219,603**
14	Silver King Road	500000	0	0	*500,000*	35000	258080	33000	326080	423904	124250	161525	0	**585,429**
15	Ridge Avenue	1200000	0	0	*1,200,000*	20000	384500	0	404500	525850	0	0	0	**525,850**
16	Lowell Avenue (8th to 13th St.)	0	0	219000	*219,000*	65000	588500	111000	764500	993850	480500	624650	92,820	**1,711,320**
17	Other Conduit Projects			1957000	*1,957,000*									**1,957,000**
18	Other Pedestrian Projects				*1,785,200*									**1,785,200**
	Total = $					804,500	4,364,410	797,250	5,966,160		3,198,475			
	2002 Total = $ / **Total+30%**	11,600,000	418,600	3,590,000	**17,393,800**	**1,045,850**	**5,673,733**	**1,036,425**	**7,756,008**		**4,158,018**		**764,415**	**16,420,641**
						Const. Misc.	***Road***	***Storm Drain***	***Total***		***Water***		***Conduit***	***Totals***

Rank	*Roadwork and Utilities*	*2002 Comments (from original OTIS to explain what is included in cost)*
1	Empire Avenue (8th to 13th St.)	Gutters, Paving, Storm Drain, Sidewalks, Conduits, Water: 2000ft 8"DIP
	Empire Avenue (13th to 15th St.)	
2	Sullivan Road	Sidewalks, Storm Drain, Parking , Landscaping, Paving, Public Art, Conduits
3	Chambers Avenue	Water: 460ft 8"DIP
4	8th Street	8th - 14th streets: Storm Drains, Sidewalks, Stairs, Paving, Conduits
5	10th Street	see 8th
6	11th Street	see 8th
7	14th Street	see 8th
8	Rossi Hill Road	Sidewalk, Gutter, Right-of-way, Paving, Conduit
9	McHenry Street	Right-of-way, Gutter, Paving
10	Deer Valley Loop Road	Water: 1540ft 8"DIP
11	Swede Alley	Sidewalks, Landscaping, bring the stream to surface, Public Art, Paving, Conduits
12	9th Street	see 8th
13	12th Street	see 8th
14	Silver King Road	Sidewalk, Paving, Public Art
15	Ridge Avenue	Right-of-way, gutter, Storm Drain, Paving
16	Lowell Avenue (8th to 13th St.)	N/A
17	Other Conduit Projects	Ontario:135k, Lower Park Ave 158k, Marsace 146k, Upper Norfolk & Sampson 963k, Daly Ave 555k
18	Other Pedestrian Projects	Projects listed and cost estimated in 2002 OTIS study page 33

Total = $ 16 Million

2011 Assumptions:
All Roads considered complete road reconstruction. Design will include pedestrian sidewalk and offstreet parking. Water system to be improved. Storm Drain system to be introducted. Prices for conduit only. Does not include boxes/vaults/or connections to homes. 25% to include contingency and engineering design and construction management services. Miscellaneous construction cost included contractor mobilizaton and project clean up as well as storm water management and traffic control.

OTIS STUDY 2011 ALTERNATIVE ANALYSIS

Wednesday, May 04, 2011

Alternative #2

Remaining Projects	2011 Road Costs	2011 Water Costs	2011 Road & Water Costs	2011 Conduit Costs	Project Total Costs
Empire Avenue (8th to 13th)	$1,081,743	$1,327,950	$2,409,693	$154,700	$2,564,393
Empire Avenue (13th to 15th)	$552,559	$471,250	$1,023,809	$154,700	$1,178,509
Sullivan Road	$1,101,620	$0	$1,101,620	$98,750	$1,200,370
Chambers Avenue (Water)	$0	$156,488	$156,488	$0	$156,488
8th Street	$284,375	$73,775	$358,150	$58,110	$416,260
10th Street	$194,123	$0	$194,123	$51,480	$245,603
11th Street	$63,863	$0	$63,863	$12,935	$76,798
14th Street	$63,538	$56,550	$120,088	$12,935	$133,023
Rossi Hill Drive	$489,320	$214,825	$704,145	$19,500	$723,645
McHenry Street	$510,770	$224,250	$735,020	$19,500	$754,520
Deer Valley Loop Road (Water)	$0	$461,565	$461,565	$0	$461,565
Swede Alley	$887,705	$144,300	$1,032,005	$58,370	$1,090,375
9th Street	$455,000	$149,078	$604,078	$30,615	$634,693
12th Street	$127,790	$91,813	$219,603	$0	$219,603
Silver King Road	$423,904	$161,525	$585,429	$0	$585,429
Ridge Avenue	$525,850	$0	$525,850	$0	$525,850
Lowell Avenue (8th to 13th)	$993,850	$624,650	$1,618,500	$92,820	$1,711,320
Total Costs	**$7,756,010**	**$4,158,018**	**$11,914,028**	**$764,415**	**$12,678,443**

Alternative #3

Remaining Projects	2011 Road Costs	Eliminate Sidewalk	Eliminate Other Elements	Final 2011 Road Costs	2011 Water Costs	2011 Road & Water Costs	2011 Conduit Costs	Project Total Costs
Emipre Avenue (8th to 13th)	$1,081,743	$37,760		$1,043,983	$1,327,950	$2,371,933	$154,700	$2,526,633
Empire Avenue (13th to 15th)	$552,559	$31,680		$520,879	$471,250	$992,129	$154,700	$1,146,829
Sullivan Road	$1,101,620	$62,400	$11,016	$1,028,204	$0	$1,028,204	$98,750	$1,126,954
Chambers Avenue (Water)	$0	$0		$0	$156,488	$156,488	$0	$156,488
8th Street	$284,375	$12,000		$272,375	$73,775	$346,150	$58,110	$404,260
10th Street	$194,123	$2,800		$191,323	$0	$191,323	$51,480	$242,803
11th Street	$63,863	$2,800		$61,063	$0	$61,063	$12,935	$73,998
14th Street	$63,538	$2,800		$60,738	$56,550	$117,288	$12,935	$130,223
Rossi Hill Drive	$489,320	$19,360		$469,960	$214,825	$684,785	$19,500	$704,285
McHenry Street	$510,770	$19,200		$491,570	$224,250	$715,820	$19,500	$735,320
Deer Valley Loop Road (Water)	$0	$0		$0	$461,565	$461,565	$0	$461,565
Swede Alley	$887,705	$41,000	$8,900	$837,805	$144,300	$982,105	$58,370	$1,040,475
9th Street	$455,000		$455,000	$0	$149,078	$149,078	$30,615	$179,693
12th Street	$127,790	$2,800		$124,990	$91,813	$216,803	$0	$216,803
Silver King Road	$423,904	$23,520	$4,240	$396,144	$161,525	$557,669	$0	$557,669
Ridge Avenue	$525,850	$20,000		$505,850	$0	$505,850	$0	$505,850
Lowell Avenue (8th to 13th)	$993,850	$37,600		$956,250	$624,650	$1,580,900	$92,820	$1,673,720
Total Costs	**$7,756,010**	**$315,720**	**$479,156**	**$6,961,134**	**$4,158,018**	**$11,119,152**	**$764,415**	**$11,883,567**

Capital Issues

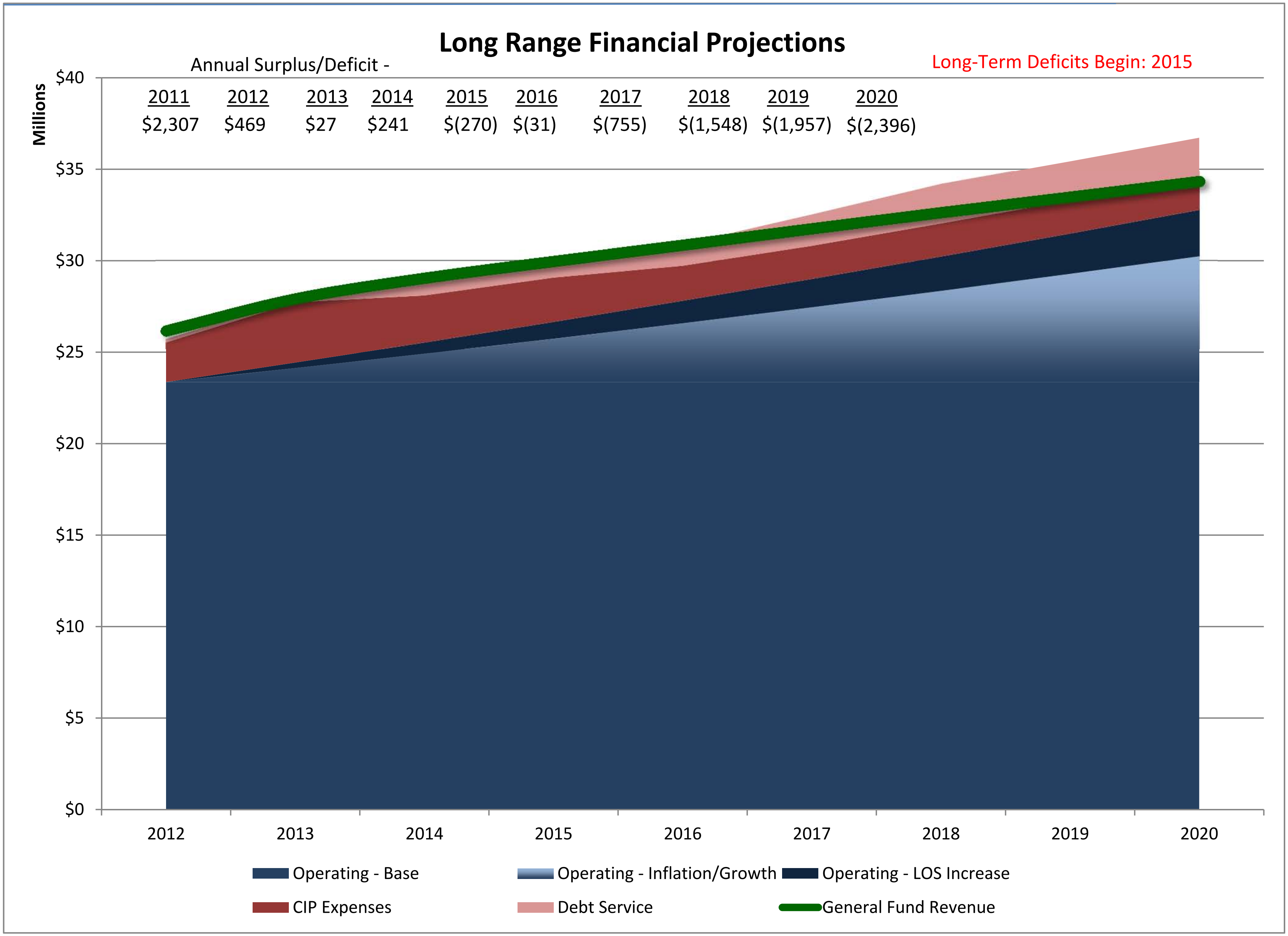
Capital Issues	Debt/Cash	Start Year	End Year	RDA?	Sale of PC Heights	Low Est	Mid Est	High Est	Amount
OTIS	D	2013	2018			8,500,000	12,000,000	14,400,000	12,000,000
Downtown Projects	D	2014	2018			3,500,000	10,000,000	14,000,000	10,000,000
Quinn's Phase III						2,300,000	2,700,000	3,200,000	
Library Expansion	C	2014	2015			800,000	1,000,000	1,200,000	1,000,000
Recreation Project						1,500,000	3,000,000	5,000,000	

	Annual Amt	Change
Ongoing Capital Expenses	**1,815,709**	-
- Asset Management	582,709	-
- Fleet Replacement	700,000	-
- Computer Replacement	218,000	-
- Pavement Management	200,000	-
- Walkability Maintenance	45,000	-
- Traffic Calming	50,000	-
- Others	20,000	-

Funding Options

Ongoing	300000	2013	2012	2013	2014	2015	2016	2017	2018	2019	2020
Finite Operating Cuts	Target Amt	Year	-	-	-	-	-	-	-	-	-
Serial Operating Cuts	Percent	Interval	-	-	-	-	-	-	-	-	-
GO Bond (w/ Corresponding Debt Levy)	Projects	Year	-	-	-	-	-	-	-	-	-
One-Time General Levy Increase	Percent	Year	-	-	-	-	-	-	-	-	-
Recurring General Levy Increase	Percent	Interval	-	-	-	-	-	-	-	-	-
Resort Sales Tax Increase @ .5%	Percent	Year	-	-	-	-	-	-	-	-	-
Transient Room Tax @ 1%	Percent	Year	-	-	-	-	-	-	-	-	-
Additional Transit Sales Tax @ .25%	Percent	Year	-	-	-	-	-	-	-	-	-
Move Resort Tax from Transit to GF	Percent	Year	-	-	-	-	-	-	-	-	-
Fees - Increase Cost Recovery											
BPE Fees	Recover%	Year	-	-	-	-	-	-	-	-	-
Recreation	Recover%	Year	-								
Special Events	Recover%	Year	Study underway to determine existing cost recovery %								
Admin IFTs	Recover%	Year									
Special Assessments	Projects	Share%	-	-	-	-	-	-	-	-	-

One-Time	Downtown I	1500000
CIP Fund Balance ($1.9M)	Projects	Amount
5-Yr CIP - DS Reserve ($5M)	Projects	Amount
Asset Management Balance ($1.6M)	Projects	Amount
General Fund Balance ($5.5M)	Projects	Amount
Self Insurance Fund Balance ($1.6 M)	Projects	Amount
Equipment Replacement Fund ($1.2M)	Projects	Amount
CIP Cuts		
IS Enhancement/Upgrades ($11k)	Projects	Amount
Historical Incentive Grants ($63k)	Projects	Amount
Public Safety Complex ($8k)	Projects	Amount
Trails MP Implementation ($257k)	Projects	Amount
Bonanza Drive ($150k)	Projects	Amount
Top Soil Program ($11k)	Projects	Amount
Police Dispatch System ($6k)	Projects	Amount
Soils Repository ($6.6M)	Projects	Amount
Energy Efficiency Projects ($5k)	Projects	Amount
Plow Blade Replacement ($15k)	Projects	Amount
Electronic Records Archiving ($85K)	Projects	Amount
EMP Startup ($29k)	Projects	Amount
Mortgage Assistance ($20k)	Projects	Amount
General Plan Update ($150k)	Projects	Amount
Triangle Property ($125k)	Projects	Amount
Rink Roof Equip. Screen ($25k)	Projects	Amount
Mid. Silver Crk Water Shed ($262k)	Projects	Amount
Pavement Management ($355k)	Projects	Amount
Traffic Calming ($74k)	Projects	Amount
Storm Water Improvments ($86K)	Projects	Amount


Long Range Financial Projections
Annual Surplus/Deficit -
Long-Term Deficits Begin: 2015
2011 2012 2013 2014 2015 2016 2017 2018 2019 2020
$2,307 $469 $27 $241 $(270) $(31) $(755) $(1,548) $(1,957) $(2,396)
Millions
$40
$35
$30
$25
$20
$15
$10
$5
$0
2012 2013 2014 2015 2016 2017 2018 2019 2020
Operating - Base
Operating - Inflation/Growth
Operating - LOS Increase
CIP Expenses
Debt Service
General Fund Revenue

PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JANUARY 26, 2012

Present: **Mayor Dana Williams; Council members Andy Beerman; Alex Butwinski; Cindy Matsumoto; Dick Peek; and Liza Simpson**

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Spencer Lace, IT Analyst, Kay Lynn Stafford, IT Customer Service Specialist; Chad Root, Chief Building Official; Ken Fisher, Recreation Manager; Nate Rockwood, Budget and Grants Analyst; and Jon Weidenhamer, Economic Development Manager

Recreation Advisory Board Members Jennifer Franklin, Paul Anderson, Ray Townsend, Craig Moynes and Meg Steele

Teri Orr, Director of PC Performing Arts Foundation

1. Council questions/comments. Cindy Matsumoto reported on Library Board business, specifically discussion on long range uses for the Library. The phased renovation of the Salt Lake International Airport was discussed at the Chamber/Bureau Board meeting. She reported on Summit Lands Conservancy's successful fund-raising for the Osguthorpe conservation easement.

Alex Butwinski disclosed that American Skiing is a tenant of his and stated that the City didn't mean to dis the snowmakers and groomers at The Canyons Resort which also contributes to the City's economy, by only recognizing the mountain teams at Deer Valley Resort and Park City Mountain Resort.

Liza Simpson announced that the Full Moon Snowshoe is scheduled on February 4 and thanked the School District for inviting members on the space simulator. She attended the Interagency Meeting this morning and thanked Sundance for hosting Council members for the opening night premiere. The Mayor received at least 20 compliments from a variety of people about the free bus system during Sundance.

2. GIS and new City mobile application presentation. Spencer Lace described the difference between GIS and GPS. The services directory is exposed through a web page and he illustrated searching the Park City map, pointing out the different layers that can be applied, like Old Town plats, zoning, etc. It is pretty dynamic and can be accessed by the public. He spoke about different platforms and making information available for both Microsoft and Apple products and staff continues to explore mobile-friendly tools. Over time, map viewers have to be replaced and Mr. Lace spoke about using SharePoint, a product the City already has, to store maps and to use as a tool for staff to update database information which appears as the mouse moves over the map. He suggested replacing an older viewer inside the SharePoint environment so employees have a *one stop shop* and everyone is looking at the same information in the same place. Mr. Lace illustrated searching for attributes on a property.

Mr. Lace stated that staff wants to make information available to visitors over a tablet or mobile phone and GIS will run on a mobile platform. Trail use is important in Park City and staff will continue to refine the trail map. He described what a new mobile trail map would look like. Liza Simpson asked if data can be linked to QR codes and he felt this is possible. Ms. Simpson spoke about several boards' interest getting information to people at a specific site. Mr. Lace described the transit system mobile application. A future project will be Nordic trails.

Kay Lynn Stafford explained that the same company who designed the City's website created the mobile version in December. Some PR on this will air next week on KPCW. The top four hits were maps, employment, recreation and getting around and there is an option to go to the full site. April was one of the City's lower hit months just under 86,000 and of that 5,500 were mobile users. From January 1 to yesterday, the City has had 171,000 hits, over 16,000 were mobile devices. Today there were 4,000 more hits and 1,000 were mobile devices which is sign of the future. She added that a majority of the Chamber/Bureau's hits are driven from the City's site. In January, almost 97% of the hits came from the United States, then Canada, Brazil, Australia, and Russia. The number one hit after the home page is employment, then recreation, and *About Park City* was third.

3. Full building permit application process. Chief Building Official Chad Root explained that the Building Department is considering a policy change to require that full building permit fees are paid for projects up front. Sometimes when partial permits are pulled for foundations for a fee of $75, for instance, work ceases resulting in a nuisance. Many cities require full permits because paying the full cost of the permit including impact fees motivates owners and developers to finish projects. Mr. Root stated that he has received many complaints from residents about unfinished projects leaving holes in the ground or bare excavated areas. Once a permit expires, an associated conditional use permit can be lost and a building permit is good for 180 days, after which an inspection takes place. It is a pretty loose system and after an inspection, the project gains another 180 days.

Dick Peek pointed out that in a hot market, sometimes foundation and grading permits are pulled before the full design and review has been completed. Mr. Root explained that the intent is to demonstrate a commitment to the City by paying the fees in full. He often hears about financing concerns from applicants when requesting a foundation permit which worries him. He acknowledged that there will be exceptions but felt as a general policy, a full set of plans should be submitted with full payment of fees. Large commercial projects will be phased but impact fees paid up front. It was pointed out that subcontractor permits will be handled the same.

Alex Butwinski understood that at every inspection, another 180 days is gained, and paying full building permit fees likely ensures completion of the project. Mr. Root added that the full permit includes a remediation bond for landscaping and erosion control. Mark Harrington explained that properties can be assessed by lien for abatements the City performs. The Mayor invited public input.

Craig Elliott, architect, felt that this is the right thing to do for single family homes but not for large scale projects requiring six months to produce construction documents, for instance. Owners have no control over the scheduling of review processes and there is a short building season. It is important to be able to obtain a footings and foundation permit on a commercial project and there needs to be some clarification on the goals of the policy. He expressed that it makes sense to be able to pull a footings and foundation permit after paying all of the fees. He was against pulling and paying for a full permit.

Chad Root explained that the goal is providing some security for the community and City Council members were supportive.

4. Recreation Advisory Board Visioning. Ken Fisher introduced RAB members who are referenced above and added that the PC MARC has received an overwhelming positive response from the community. He pointed out that Liza Simpson is serving on a Recreation Joint Use Committee and works with the School District and Basin Recreation on the interagency agreement for shared use of facilities. A second representative is being requested and Andy Beerman volunteered until the Council officially designates liaison positions at Visioning.

Replacing the two existing tennis courts and adding a third court is proposed for City Park and there is funding this year of $100,000 and another $100,000 proposed this July through the Lower Park Avenue RDA. He asked if Council is still supportive of the project. Alex Butwinski stated that lighting the tennis courts is an issue for him and there is a disconnect about the lighting in last year’s minutes and the staff report which now supports lighting. Ken Fisher believed the comments made last year reflected in the minutes related to the skate park when expanded use was discussed. The Council was clear that lighting the skate park was inappropriate, but the tennis courts are currently lit and court lights were not addressed last year.

Ms. Simpson understood that there is a limit to how late they are lit and lighting is on-demand. Ken Fisher confirmed that lighting is regulated with a timer and lights are off by 10 p.m. Mayor Williams requested that sensitive night sky lighting be considered and felt it is worthwhile to research new technology. Alex Butwinski asked that Council conduct a night sky discussion during Visioning. He feels there are inconsistencies with regard to lighting City projects. The City has a night sky ordinance which should be applied to lighting recreation fields. He commented on neighborhoods being able to see the Quinns Sports Complex lighting from a distance which pollutes the night sky but seems okay for recreation. He felt the ordinance should be enforced uniformly and there should be no exceptions. The Mayor interjected that these are not exceptions as the Code regulates recreation facilities differently. Ms. Simpson pointed out that lighting fields and lighting tennis courts is very different. She is supportive of having a night sky ordinance discussion but recalls from past conversations that the City made a conscious decision to replace lighting as projects arise and will hold ourselves to the same standard as everyone else.

Mr. Butwinski expressed there is anecdotal data that another tennis court is needed but he would like the courts monitored so he has more information to make a decision. Tom Bakaly interjected that prior direction was three courts. Andy Beerman understood that the City Park bike path is proposed to be widened and wondered if it will affect the design of the courts. Mr. Fisher responded that there should be plenty of room and the bike path will be widened at certain segments; these projects will be coordinated. There is no plan to build a street through City Park to Deer Valley Drive. Ms. Simpson relayed that she has lots of anecdotal experience walking and driving by the tennis courts and is comfortable with moving ahead with a third court. Cindy Matsumoto asked about the lighting and Ken Fisher noted that improvements have been made in sports lighting and tennis courts are smaller areas than fields so the light poles don't need to be nearly as high. Members were supportive of the project and the night sky ordinance will be reviewed at a later date.

Ken Fisher stated that RAB feels it important to install signage in City Park for way-finding and safety reasons. In response to a question from Liza Simpson, Mr. Fisher felt it makes the most sense to use the City logo as opposed to the MARC logos. RAB is willing to provide input on private-public partnerships on recreation projects, as needed. The Mayor asked the status of the most recent proposal and Mr. Bakaly advised that Council directed staff to pursue a RFP.

Mr. Fisher discussed meeting with Marianne Cone and a group of residents interested in creating a memory wall at the cemetery. Goals include limited cost to the City as the plaques will be purchased and low or no maintenance materials are proposed with a project cost of $15,000. The Mayor felt this is a great idea especially in consideration of limited burial space and a perceived decrease in perpetual care. He felt it would be helpful to see photos of other memory walls.

RAB has an interest in partnering with Mountain Trails Foundation to work on public awareness of trail etiquette which could include PSAs and a trails host program. Mr. Fisher continued that RAB would like to establish a liaison on the MTF Board. Andy Beerman indicated that he is on the MTF Advisory Board and will bring it up. Cindy Matsumoto expressed her support of a trail etiquette program as she receives complaints about conflicts on Round Valley. Ms. Simpson pointed out the variety of users on the City Park Trail as well.

Ken Fisher remarked on the high use of the Quinns dog park on a year-round basis. The number one request from users is installing play elements and staff is exploring adding some obstacles in the dog park. His research shows that an obstacle can cost anywhere from $700 to $3,000. In response to a question from the Mayor, Mr. Fisher responded that the friends group raised about $10,000 which was spent on the shade structures. The City has expended about $35,000. The Mayor suggested a master plan for the dog park because it looks like it was never finished. He acknowledged that the facility gets used a lot but he doesn't find it very appealing and perhaps improvements to the park merits a budget discussion. The dog park is the entrance to the Recreation Complex. Cindy Matsumoto believed it is a good idea to master plan the dog park and other members agreed.

Mr. Fisher noted that 1% of the MARC project is allocated to public art and RAB has an interest in working with the Public Art Advisory Board to incorporate interactive art in the plaza area. RAB would like to assume a more formal role. Alex Butwinski, liaison to PAAB, expressed his opposition to the proposal as PAAB has its own role as does RAB. He invited RAB members to PAAB meetings where input can be rendered, but he didn't support RAB participating in making the final decision. Liza Simpson agreed in part but emphasized that providing public input can influence decisions. She spoke about serving as liaison to the PAAB when the art work for the Police Building was being selected and input from the users of the building was very helpful to the Board and on-going throughout the process. Alex Butwinski clarified that he is supportive of input but not voting authority.

Dick Peek added that before PAAB was formed, the Historic District Commission reviewed public art in the Historic District and was charged with selecting art for the Transit Center. He acknowledged that the Board was not equipped to handle that kind of responsibility and eventually PAAB was established for decisions on public art. Mr. Beerman asked if RAB had anything particular in mind and Mr. Fisher spoke about an interactive sculpture in the front of the building designed to be sturdy. The Mayor agreed with Mr. Butwinski and felt the roles of boards should be clear and distinct but encouraged RAB to submit suggestions.

The Mayor suggested that RAB again consider installing safety alarm systems in City Park and other areas. Liza Simpson recalled that this was discussed about six years ago and felt the technology has improved significantly. However, the availability and use of cell phones may eliminate a need for these devices or reduce the number of installations. Mayor Williams still requested that RAB explore this.

5. Special service contract extraordinary request – PC Performing Arts Foundation. Nate Rockwood explained that extraordinary requests are considered every six months as a part of the special service contract program. Over the past six months, the PC Performing Arts Foundation submitted a request to fund a student outreach program for $20,000 or $10,000 each year. The budget for this year and next year is $24,000 so there are sufficient funds to cover the request. In reviewing the application, the subcommittee found the application did not meet two requirements specific to extraordinary requests. The applicant must show that the funds requested represent an unexpected fiscal need that couldn't have been anticipated before the deadline and the applicant must demonstrate that all other possible funding sources have been exhausted.

Mr. Rockwood stated that the Foundation's revenues were lower than anticipated but not to the point that the subcommittee felt that it would prohibit funding the program through the next year, until this request could be evaluated together with all of the other applications during the next process. It is the recommendation from the subcommittee to deny the request. However, the City Manager is recommending approval or funding in part due to the fact no one else applied during this time period and he felt the applicant substantially met the requirements of a special service contract.

Jon Weidenhamer stated that the Foundation substantially contributes to arts and cultural tourism and he encouraged Ms. Orr to apply. Mayor Williams referred to funding the Genius Store which was an economic development grant and Director Teri Orr clarified that they have never applied for a special service contract before. Liza Simpson believed criteria changed over the year and performances can now be considered and funded. Tom Bakaly pointed out that the Foundation's revenues were down, there was only one request in the six month period, and funds are available.

It was explained to Andy Beerman that special service contracts are allocated from a discretionary fund. Alex Butwinski asked if the subcommittee was split on its decision and disagrees with the notion of giving money away because we have it. Cindy Matsumoto explained that they had just reviewed contracts six months earlier and felt that the Foundation's application should have been in at the ground level. Additionally, there didn't seem to be a financial hardship and the $20,000 represented a significant chunk of the $24,000. She emphasized that the decision to deny was largely based on not meeting the deadline.

Teri Orr explained that she thought that performing arts could not apply and when the Council did something differently six months ago with another similar group receiving funding; she questioned the change in policy. Liza Simpson stated she is in favor of granting the request and other members agreed.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
JANUARY 26, 2012

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, January 26, 2012. Members in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; and Kirsten Whetstone, Planner.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Liza Simpson thanked employees for their hard work during Sundance. Mayor Williams presented leaving Assistant City Manager Michael Kovacs a going away gift which was a rendering of the McPolin Barn. Mr. Kovacs accepted a City Manager position in Galveston, Texas.

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

2012 Sundance Film Festival - Lisa Precious, event producer, stated that this is her 8th year at Sundance and her most successful. Two and a half months ago, however, she wasn't able to lease her usual venue and the City helped her out with actually a better facility. She is familiar with permitting processes and the City's new regulations worked well for her. She volunteered her services if a committee is formed on licensing for Sundance.

Steve McComb, owner of Ciseros and 412 Bistro, stated that his sales figures during Sundance are really bad. In 2008, there were 18,000 visitors and Main Street was crowded but now the crowds aren't on the Street anymore. Parking needs to be opened up to get people on Main Street. He has not been full one night during Sundance at Ciseros which has never happened before. Bistro has done a little bit better but for the last few nights, it has been down. People don't like to be inconvenienced and want parking. He stated that The Eating Establishment and 350 Main Street are also down. Main Street parking needs to open up.

IV WORK SESSION NOTES AND MINUTES OF MEETINGS OF JANUARY 5, 2012 AND JANUARY 12, 2012

Alex Butwinski corrected *monuments* to read *sculptures* in the work session notes of January 5, 2012, "I move we approve the work session notes and minutes of the meetings of January 5th and 12th (as corrected)". Andy Beerman seconded. Cindy Matsumoto disclosed that she will be abstaining from voting on the minutes of January 12th as she was absent. Motion carried.

	01/05	01/12
Andy Beerman	Aye	Aye
Alex Butwinski	Aye	Aye
Cindy Matsumoto	Aye	Abstention
Dick Peek	Aye	Aye
Liza Simpson	Aye	Aye

V NEW BUSINESS

1. Consideration of a Resolution declaring February 4, 2012 as Shen Yun Performing Arts Day in Park City, Utah – Liza Simpson, "I move to approve Item No. 1 under New Business". Alex Butwinski seconded. Motion unanimously carried.

2. Consideration of award of professional services contract with IBI Group in the amount of $281,240 for consulting services for the Historic Park City Alliance infrastructure improvements, in a form approved by the City Attorney – Jon Weidenhamer stated that the HPCA used IBI to prioritize its projects. Six firms responded to the RFP and four firms were selected to be interviewed. Mr. Weidenhamer spoke about IBI's qualifications. Andy Beerman disclosed that he worked on this project as President of the HPCA before being elected to City Council. Liza Simpson, "I move we approve a professional services contract with IBI Group in the amount of $281,240 for consulting services for the Historic Park City Alliance infrastructure improvements, in a form approved by the City Attorney". Cindy Matsumoto seconded. Motion unanimously carried.

3. Consideration of approval of an Annexation Agreement between Park City and Quinns Junction Partnership, as part of The Settlement Agreement for Film and Media Campus between Summit County and Quinns Junction Partnership – For the benefit of the audience, the Mayor explained that a movie studio is coming to the area and this action relates to annexation of the property into the City limits or left in Summit County's jurisdiction. Liza Simpson further clarified that action tonight involves accepting the application; it is not a decision on the annexation. Mayor Williams relayed that public hearings will be held on the project by the Planning Commission and City Council.

Tom Bakaly explained that the annexation agreement is an exhibit to a settlement agreement that Summit County has already executed with the land owner. This is not approving the annexation. The second item deals with accepting the petition for annexation for the movie studio, hotel and entertainment facility which begins the annexation process. Staff is recommending approval of Item 3 so that Summit County can settle this lawsuit and the City is interested in annexing the property and has set parameters with regard to its development. Park City is limiting the number of hotel rooms to 100 and the maximum density amount to 374,000 gross square feet which is clearly defined. Another concern was a facility this size competing with Sundance.

Kirsten Whetstone again emphasized this is not a request to approve an annexation but a request to accept the annexation petition and proceed to process or deny the petition. The City received a petition to annex a 29.55 acre metes and bounds parcel located in the corner of SR224 and US40. In order to accept a petition, property must be located within the Park City Annexation Boundary Area and it must be contiguous. If the petition is accepted, a noticing and protest period occurs. The Planning Commission will then review the plat and make a recommendation to the City Council where final action is taken. Ms. Whetstone stated that staff is recommending that Council accept the petition. The Mayor invited the public to comment on Items 3 or 4 under New Business.

Mike Sweeney, property owner and developer, was directed to the referenced agreements in the meeting packet. With regard to the gross square footage, there is no mention of affordable housing or parking and he wondered if those elements are included in the total square footage number.

Mayor Williams stated that the hospital, the housing project, US Ski Team, etc. stuck to the zoning in Quinns Junction which is 70% open space and 10% to 15% affordable housing, but the lawsuit settlement with Summit County does not require this. Mark Harrington interjected that it does not include any affordable housing requirement and parking is not included in the gross square foot calculation. Mr. Sweeney stated that he supports the project and he encouraged the City to stay positive to figure out how it can work. It can be an asset to the community.

Teri Orr, Director of the Park City Performing Arts Foundation, expressed that protecting Sundance and other non-profit performing groups is important. She understood this project includes both an indoor theater and an outdoor amphitheater. It is difficult in a small town to consistently fill the spaces we have, and she encouraged that consideration be given to this when those facilities come under review.

The Mayor closed the public hearing.

Liza Simpson, "I move we approve the annexation agreement between Park City and Quinns Junction Partnership, as part of The Settlement Agreement for Film and Media Campus between Summit County and Quinns Junction Partnership". Alex Butwinski seconded. Motion unanimously carried.

4. Consideration of acceptance of an Annexation Petition by Quinns Junction Partnership regarding approximately 29 acres of land located generally on the southwest corner of US40 and SR248 in Summit County, Utah [Note: Acceptance of a petition initiates City review of a potential annexation; it is not a decision to approve the annexation.] – See comments under Item 3. Mark Harrington explained that acceptance initiates the 90 day process by which the Planning Commission reviews the annexation petition concurrently with the MPD. A recommendation will be forwarded to the City Council who will take final action. The Mayor opened the public hearing and

hearing no input, closed the public hearing. He acknowledged members of the performing arts community in the audience and hoped that the movie studio will include them.

Alex Butwinski noted that negotiations result in *gives and gets* and the state basically received some economic development, the County settled its lawsuit and Park City gained some control of the project. This was not an easy negotiation and he expressed his appreciation for all of the public input on this matter. Liza Simpson referred to Ms. Orr's comments. It is her fervent wish that as part of the annexation process, that Mr. Erickson, QJP and Raleigh Studios become part of our community and behave like part of our community and if that happens, this will be a success for everyone.

Alex Butwinski, "I move we accept the Annexation Petition by Quinns Junction Partnership regarding approximately 29 acres of land located generally on the southwest corner of US40 and SR248 in Summit County, Utah". Dick Peek seconded. Motion unanimously carried.

VI ADDITIONAL DISCUSSION – AGENDA ITEMS

None.

VII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned.

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 3 p.m. Members in attendance were Mayor Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Jim Blankenau, Environmental Regulatory Analyst; Joan Card, Environmental Regulatory Analyst; Jason Christensen, Environmental Attorney; Tom Daley, Deputy City Attorney; Kent Cashel, Transportation Manager; and Mark Harrington, City Attorney. Liza Simpson, "I move to close the meeting to discuss property and litigation". Andy Beerman seconded. Motion carried unanimously. The meeting opened at approximately 4 p.m. Dick Peek, "I move to open the meeting". Alex Butwinski seconded. Motion unanimously carried.

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

Prepared by Janet M. Scott, City Recorder

City Council
Staff Report

PLANNING DEPARTMENT

Subject: Balanced Growth Management Study contract amendment
Author: Thomas Eddington, Planning Director
Department: Planning
Date: February 16, 2012
Type of Item: Administrative

Summary Recommendations:
The Council should consider authorizing the City Manager to execute a increase in the contract for the Balanced Growth Management Study with CZB, LLC (Charles Buki) in the amount of $15,000.00.

Topic/Description:
In October of 2011, the Planning Department issued a contract to CZB,LLC (Charles Buki) for a Balanced Growth Management Study in the amount of $38,582.05. The outcome of this study will help guide the implementation strategy within the General Plan. The following description is from the publicly distributed request for proposal:

> *The Balanced Growth Study will be based on the Park City Municipal Corporations data of current build-out and future redevelopment. Additional data must be collected on the external growth influences to Park City. The study will include growth projections for Park City in ten year increments until 2050. Park City Planning Department had completed research on current trends and will provide this to the chosen firm.*
>
> *Once the growth projections are documented, balanced growth strategies for Park City will be proposed. The Balanced Growth Strategies must be geared toward achieving the Communities Vision and protecting the City's Core Values as defined in the Visioning Process. The Balanced Growth Study will create growth management strategies to achieve the Park City Vision and protect the Core Values. The recommended growth strategies will be further analyzed to outline the benefits, shortcomings, and costs associated with each (infrastructure and social).*
>
> *Deliverables Include:*
> 1. *Growth trends*
>   - *Review the Growth trends as provided by the Park City Planning Department from 1990 to present.*
>   - *Utilize the data from Park City to project future Growth trends from present – 2050*
>   - *Project growth trends from influences outside the City Boundary from present to 2050.*

2. *Identify Growth Trends that will Impact the City's Core Values. This portion of the Report must be very thorough. The report should rate the threat and timing of the trend. Identify positive and negative trends.*
3. *Create Balanced Growth Strategies to address the identified growth trends that will impact the City's Core Values. The Balanced Growth Strategies must be specific to provide guidance to the City on implementing the strategies. Balanced Growth strategies must be in compliance with Utah Law.*
4. *One area of focus within the Trends and Balanced Growth Strategies should be focused on primary and secondary home owners. Park City's demographics have been changing from a majority primary homeowner to majority secondary homeowners. Over the past ten years the amount of primary homeowners has stayed almost constant at approx. 7000.*
5. *With each recommended strategy identify the benefits, shortcomings, and cost associated with the strategy.*

During the creation of the Bonanza Park Plan, CZB,LLC expedited a housing analysis for the Planning Department to identify the growth trends and future projections. Within the findings for current growth trends, CZB,LLC identified regional pressures that are threatening Park City's core values. Therefore, CZB, LLC finds it necessary to include a regional discussion to the balanced growth management study, due to the pending pressure from neighboring communities. The regional complexity has resulted in additional man hours necessary to create a more regional approach to balanced growth. The net cost/benefit analysis of each approach is taking more time than anticipated. Also, developing options to the regional complexity has taken more time than initially estimated.

Analysis

Staff recommends the Council increase the contract by $15,000. The additional request is due to the complexity of the initial findings that many of the influencing forces to balanced growth are outside the Park City Boundary. Charles Buki has stressed that regional collaboration will be one of the strategies moving forward to "keep Park City, Park City". Understanding the regional influence and planning a strategy of regional collaboration is beyond the original scope of the contract, but necessary to success of the study and recommendations for implementation. Charles Buki will provide the City Council and Planning Commission a presentation of the study's findings and recommendations upon completions of the study, tentatively scheduled for ________, 2012.

Staff recommends that Council consider adding $15,000 to the awarded Balance Growth Study. The original award was for $38,582.05. An increase of $15,000 will result in a total award of $53,582.05.

The funds will be allocated from the Planning Department's funds for the general plan as well as some assistance from budgeted Professional Services funds.

Department Review:
This report has been reviewed by the City Manager and the Legal Department. All issues have been appropriately resolved.

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

B. Deny the Request:
The Council may deny the request and direct staff to have CZB, LLC finalize the contract without a regional collaboration approach.

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

D. Do Nothing:
This option would delay the General Plan progress.

Consequences of not taking the recommended action:
One of the most important parts of a General Plan is creating a growth strategy. Our visioning results have shown us that we must balance our Core Values in order to preserve the Park City we know and enjoy today. The Planning Department would like to revise the contract for balanced growth to include a regional approach to ensure that future growth strategies in the General Plan mirrors the goals of Vision 2009 and will help preserve the core values of Park City.

Significant Impact:
The study will guide staff in creating a balanced growth implementation strategy within the general plan, protecting the Core Values of Park City.

Recommendation:
The Council should authorize the City Manager to increase the executed contract for the Balanced Growth Study with CZB, LLC (Charles Buki) to the amount of $53,582.05.

Attachments:
Exhibit A: Scope of Services

Exhibit A: Scope of Services

1. Growth trends
    - Review the Growth trends as provided by the Park City Planning Department from 1990 to present.
    - Utilize the data from Park City to project future Growth trends from present – 2050
    - Project growth trends from influences outside the City Boundary from present to 2050.
2. Identify Growth Trends that will Impact the City's Core Values. This portion of the Report must be very thorough. The report should rate the threat and timing of the trend. Identify positive and negative trends.
3. Create Balanced Growth Strategies to address the identified growth trends that will impact the City's Core Values. The Balanced Growth Strategies must be specific to provide guidance to the City on implementing the strategies. Balanced Growth strategies must be in compliance with Utah Law.
4. One area of focus within the Trends and Balanced Growth Strategies should be focused on primary and secondary home owners. Park City's demographics have been changing from a majority primary homeowner to majority secondary homeowners. Over the past ten years the amount of primary homeowners has stayed almost constant at approx. 7000.
5. With each recommended strategy identify the benefits, shortcomings, and cost associated with the strategy.

City Council Staff Report

Subject:	**Richards/PCMC Annexation** **ANNEXATION PETITION**
Date:	**February 16, 2012**
Project #:	**PL-12- 01482**
Type of Item:	**Legislative (Annexation Petition Review)**

SUMMARY RECOMMENDATION
Staff recommends that the City Council review the annexation petition and take action to accept the petition for annexation.

DESCRIPTION

Project Name:	Richards/PCMC Annexation Petition
Project Planner:	Kirsten A Whetstone, Senior Planner
Applicant:	Frank Richards and Park City Municipal Corporation
Location:	North of Payday Drive and West of Highway 224
Proposed Zoning:	Single Family (SF) and Recreation Open Space (ROS)
Adjacent Land Uses:	Thaynes Canyon, Iron Canyon, and Aspen Springs single family subdivisions, dedicated open space, and Highway 224.
Proposed Uses:	Five (5) single family/horse lots and open space

BACKGROUND
On February 7, 2012, the applicants' completed annexation petition was filed with the City Recorder for annexation of 33.74 acres of metes and bounds described property. The property consists of two parcels, including 1) a 19.74 acre open space parcel owned by Park City Municipal Corporation that is subject to a conservation easement and 2) a 14.00 acre parcel owned by Frank Richards that includes an existing residence, barn, accessory buildings as well as flat, grassy pasturelands with wetlands, irrigation ditches, and man-made ponds.

The current Summit County zoning for the property is Rural Residential with density for Developable Lands (DL) at 1 unit per 20 acres-base zoning; and Sensitive Lands (SL) at 1 unit per 40 acres (for sensitive lands). Single Family (SF) zoning is proposed for the Richards parcel and Recreation Open Space (ROS) zoning is proposed for the PCMC open space parcel, consistent with surrounding zoning.

A preliminary plat (Exhibit C) was submitted with the petition, proposing a total of five (5) single family/horse properties of 1.15 to 7.07 acres in size for the Richards' property and continued open space for the PCMC property. Included in this preliminary plat, but not in the annexation plat, is one existing, vacant lot in the Thaynes Creek Ranch Subdivision (Lot 10). This lot is also owned by Frank Richards. The preliminary plat proposes to include this existing vacant lot as part of Lot 1 of the proposed Richards Subdivision to increase the lot size in order to allow horses on the property. The annexation would potentially increase the number of residential units by three (3), from two (2) existing lots to five (5).

The properties are located within the Park City Municipal Corporation Annexation Expansion Area boundary, as described in the adopted Annexation Policy Plan (Land Management Code (LMC) Chapter 8), and are contiguous with the current Park City Municipal Boundary along all boundaries.

There is a nearby one acre parcel that is itself an existing island of County jurisdiction. It is not owned by Frank Richards or PCMC and it is not contiguous to the Richards Property or the PCMC parcel and therefore it is not included in this annexation. The City will approach the owner of this property about an annexation in the near future and will work to complete the annexation of these islands of County jurisdiction.

The applicants have submitted an annexation plat (Exhibit B), prepared by a licensed surveyor and additional annexation petition materials according to provisions of the City's Annexation Policy Plan and Utah State Code for the initial review of the petition. A preliminary subdivision plat and phasing plan was also submitted per the City's LMC requirements (Exhibit C).

The applicants provided necessary notification of the intent to file the petition with the County Clerk and Recorder and the County Planning Commission.

ANALYSIS

<u>Review pursuant to the City's Annexation Policy</u>

The annexation petition has been reviewed pursuant to the City's Annexation Policy Plan and complies as conditioned. The property is a contiguous area consisting of two parcels totally 33.74 acres. The property is contiguous to the Park City Municipal boundary along all boundaries, as it is an island of County jurisdiction surrounded by the municipal boundaries of Park City. The property is located within the Park City Annexation Expansion Area, as described by the adopted Annexation Policy Plan.

<u>Utah Code Annotated (UCA) Section 10-2-401, 10-2-402 and 10-2-403</u>

The annexation petition has been reviewed pursuant to the Utah Code Annotated (UCA) Sections 10-2-401, 10-2-402 and 10-2-403. The annexation petition requirements set forth in these sections of the UCA have been met; including issues of 1) contiguity and municipal annexation expansion area, 2) boundaries drawn along existing local districts, special districts and other taxing entities, and 3) for the content of the petition.

PROCESS

Upon finding that an annexation petition is complete the matter is brought before the City Council for acceptance or rejection of the petition at its first regularly scheduled meeting, thereafter.

Municipal annexation is a legislative act governed procedurally by Utah state law. Once the annexation petition is filed with the City Recorder, the petition (not the annexation) is presented to the municipal legislative body for acceptance or rejection. Because annexation is a legislative act, the Council has broad discretion to accept or reject the petition.

If the petition is accepted, then staff will complete the review and analysis of the annexation application and provide a recommendation to the Planning Commission. The Planning Commission shall hold a public hearing on the matter and shall forward a recommendation to the City Council. The City Council is the final decision maker regarding annexation of land into Park City.

In evaluating the annexation petition, the Council shall review the proposal in accordance with the City Annexation Agreement and any non-conflicting review standards of the Land Management Code and UCA to determine whether to accept or deny the petition. The Council can also consider whether the annexation allows a logical extension of City services and City Boundary.

A decision to reject the petition ends the annexation process, and the applicant would be free to develop in the County pursuant to the County regulations. A decision to accept the petition allows the process to continue for further consideration via the certification and subsequent public hearing process and allows for a review of the implications of the annexation to the City in terms of access, extension of city services and utilities, zoning, impacts on surrounding properties, and whether the annexation is consistent with the Park City General Plan.

Acceptance of the petition does not represent final action or approval of the annexation or preliminary plat.

If the Council accepts the petition, then a 30-day certification review process will commence wherein Staff will determine whether the petition meets statutory requirements of Utah State Code.

If staff determines that the petition meets these requirements, then the City Recorder will certify the petition and commence the public notification and hearing process.

If staff determines that the petition fails to meet any of the statutory requirements, then the City Recorder will reject the petition and deliver written notification of rejection to the applicant and other parties required by state law. The applicants then will have the opportunity to modify the petition to correct the deficiencies for which it was rejected and re-file the petition with the City Recorder.

ALTERNATIVES

Pursuant to Utah State Code Section 10-2-405(1)(a)(i)(B), if the Council does not take action on this annexation petition at its first regularly scheduled meeting that is at least 14 days after the date the petition is filed, then the annexation petition shall be considered accepted for further consideration. Accordingly, taking no action is not a unique option available to the Council; as the UCA considers no action as acceptance of the petition. Council alternatives include:

1. Accept the annexation petition for further consideration, thereby triggering the 30-day certification review process; or
2. Reject the annexation petition, thereby ending the annexation process.

RECOMMENDATION

Staff recommends the Council accept the petition for annexation.

EXHIBITS

Exhibit A- Existing Zoning and Municipal Boundary Map
Exhibit B- Annexation Plat
Exhibit C- Preliminary subdivision plat and phasing

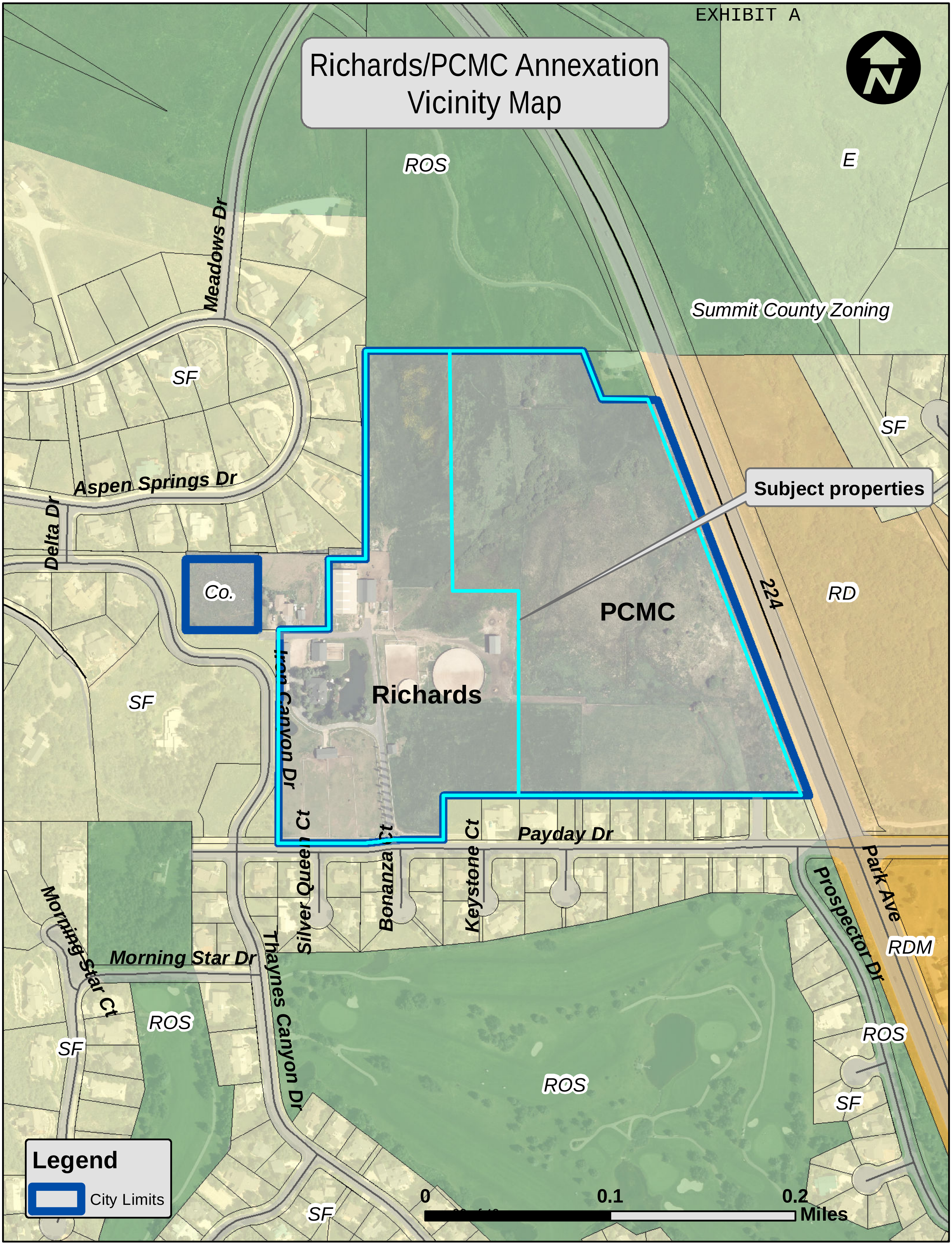


EXHIBIT A
Richards/PCMC Annexation
Vicinity Map
N
ROS
E
Summit County Zoning
Meadows Dr
SF
Aspen Springs Dr
Delta Dr
Co.
Subject properties
PCMC
224
RD
SF
Richards
Iron Canyon Dr
Payday Dr
Silver Queen Ct
Bonanza Ct
Keystone Ct
Park Ave
Prospector Dr
RDM
Morning Star Ct
Morning Star Dr
Thaynes Canyon Dr
ROS
SF
ROS
ROS
SF
SF
Legend
City Limits
0
0.1
0.2
Miles

SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, as prescribed by the laws of the State of Utah, and that this plat accurately describes and illustrates the boundary as prescribed within the boundary of the RICHARDS/PCMC ANNEXATION petition.

REGISTERED LAND SURVEYOR No. 154491 JOHN DEMKOWICZ State of Utah

BOUNDARY DESCRIPTION

PARCEL 1 (RICHARDS)

A parcel of land located in the south half of Section 5 and the north half of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at point that is North 00°24'31" East 76.78 feet along section line and North 89°53'23" West 2216.84 feet from the southeast corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being located on the north boundary of Thaynes Creek Ranch 1B Subdivision, recorded May 24, 1994, as Entry No. 400847 in the office of the recorder, Summit County, Utah; and running thence along said subdivision boundary the following two courses: 1) North 89°53'23" West 188.31 feet; thence 2) South 00°06'37" West 126.30 feet to a point on the northerly right-of-way of Payday Drive as shown on Thaynes Canyon Subdivision plat, recorded July 28, 1971, as Entry No. 113625 in the office of the recorder, Summit County, Utah; thence along said right-of-way the following four (4) courses: 1) North 89°53'23" West 120.02 feet to a point on a curve to the left having a radius of 342.50 feet, of which the radius point bears South 00°06'37" West; thence 2) along the arc of said curve 62.37 feet through a central angle of 10°26'00" to a point of reverse curve to the right having a radius of 292.50 feet, of which the radius point bears North 10°19'23" West; thence 3) westerly along the arc of said curve 53.26 feet through a central angle of 10°26'00"; thence 4) North 89°53'23" West 236.05 feet; thence North 00°10'49" East 15.65 feet to the southeast corner of Iron Canyon Subdivision, recorded October 28, 1983, as Entry No. 212520 in the office of the recorder, Summit County, Utah; thence along said subdivision boundary North 00°10'49" East 589.65 feet to a point on the southerly boundary of the Annexation and Zoning Plat of the Ross Property, recorded March 17, 1994, as Entry No. 400284 in the office of the recorder, Summit County, Utah; thence along said plat boundary the following two (2) courses: 1) South 89°53'23" East 139.26 feet; thence 2) North 00°06'37" East 234.05 feet to a point on the southerly boundary of Aspen Springs Ranch, Phase 1 Subdivision, recorded October 31, 1991, as Entry No. 349163 in the office of the recorder, Summit County, Utah; thence along said subdivision boundary the following six (6) courses: 1) South 88°45'51" East 89.24 feet; thence 2) North 82°51'16" East 17.77 feet; thence 3) North 00°07'59" East 185.26 feet; thence 4) North 04°59'46" West 122.52 feet; thence 5) North 04°02'36" West 269.07 feet; thence 6) South 88°43'36" East 30.55 feet to a point on the westerly boundary of Park City Municipal Corporation parcel PCA-103-C-X; thence along said parcel boundary the following two (2) courses: 1) South 00°07'58" West 16.15 feet; thence 2) South 89°53'23" East 216.19 feet; thence South 00°38'00" East 682.83 feet; thence South 89°53'23" East 187.26 feet; thence South 00°06'37" West 579.15 feet to the point of beginning.

PARCEL 2 (PARK CITY MUNICIPAL CORPORATION)

A parcel of land located in the southwest quarter of the southeast quarter of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at point that is North 00°24'31" East 76.78 feet along section line and North 89°53'23" West 1376.55 feet from the southeast corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the north boundary of Thaynes Creek Ranch 1A, recorded July 11, 1991, as Entry No. 343985 in the office of the recorder, Summit County, Utah; and running thence along the north boundary of Thaynes Creek Ranch 1A North 89°53'23" West 840.29 feet; thence North 00°06'37" East 579.15 feet; thence North 89°53'23" West 187.26 feet; thence North 00°38'00" West 682.83 feet to a point on the southerly boundary of Park City Municipal Corporation parcel PCA-103-C-X; thence along said parcel boundary South 89°53'23" East 401.11 feet to a point on the westerly boundary of the Chamber Bureau Kiosk Annexation Plat, recorded January 2, 1986, as Entry No. 244420, in the office of the recorder, Summit County, Utah; thence along said plat boundary the following two (2) courses: 1) South 21°18'04" East 137.13 feet; thence 2) South 89°15'12" East 138.87 feet to the westerly right-of-way of State Highway 224; thence along said right-of-way South 21°23'54" East 1217.50 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that by virtue of a corporate resolution, Park City Municipal Corporation, owner of the herein described tract of land, to be know hereafter as RICHARDS/PCMC ANNEXATION, does hereby certify that it has caused this plat to be prepared, and does hereby consent to the recordation of this plat.

In witness whereof, the undersigned set his hand this ______ day of ________________, 2012.

____
Dana Williams, Mayor
Park City Municipal Corporation

ACKNOWLEDGMENT

State of Utah:

County of Summit:

On this ______ day of ____________________, 2012, Dana Williams personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Dana Williams acknowledged to me that he is Mayor of Park City Municipal Corporation and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily on behalf of Park City Municipal Corporation and that said corporation executed the same.

Notary Public commissioned in ________________

____
Printed Name

Residing in: ________________

My commission expires: ____________________

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of the herein described tract of land, to be known hereafter as RICHARDS/PCMC ANNEXATION, does hereby certify that it has caused this plat to be prepared, and I, Franklin D. Richards, Jr., as Trustee of the Franklin D. Richards, Jr. Family Trust, dated December 24, 2002, do hereby consent to the recordation of this plat.

In witness whereof, the undersigned set his hand this ______ day of ________________, 2012.

____
FRANKLIN D. RICHARDS JR., Trustee

ACKNOWLEDGMENT

State of Utah
:ss
County of Summit

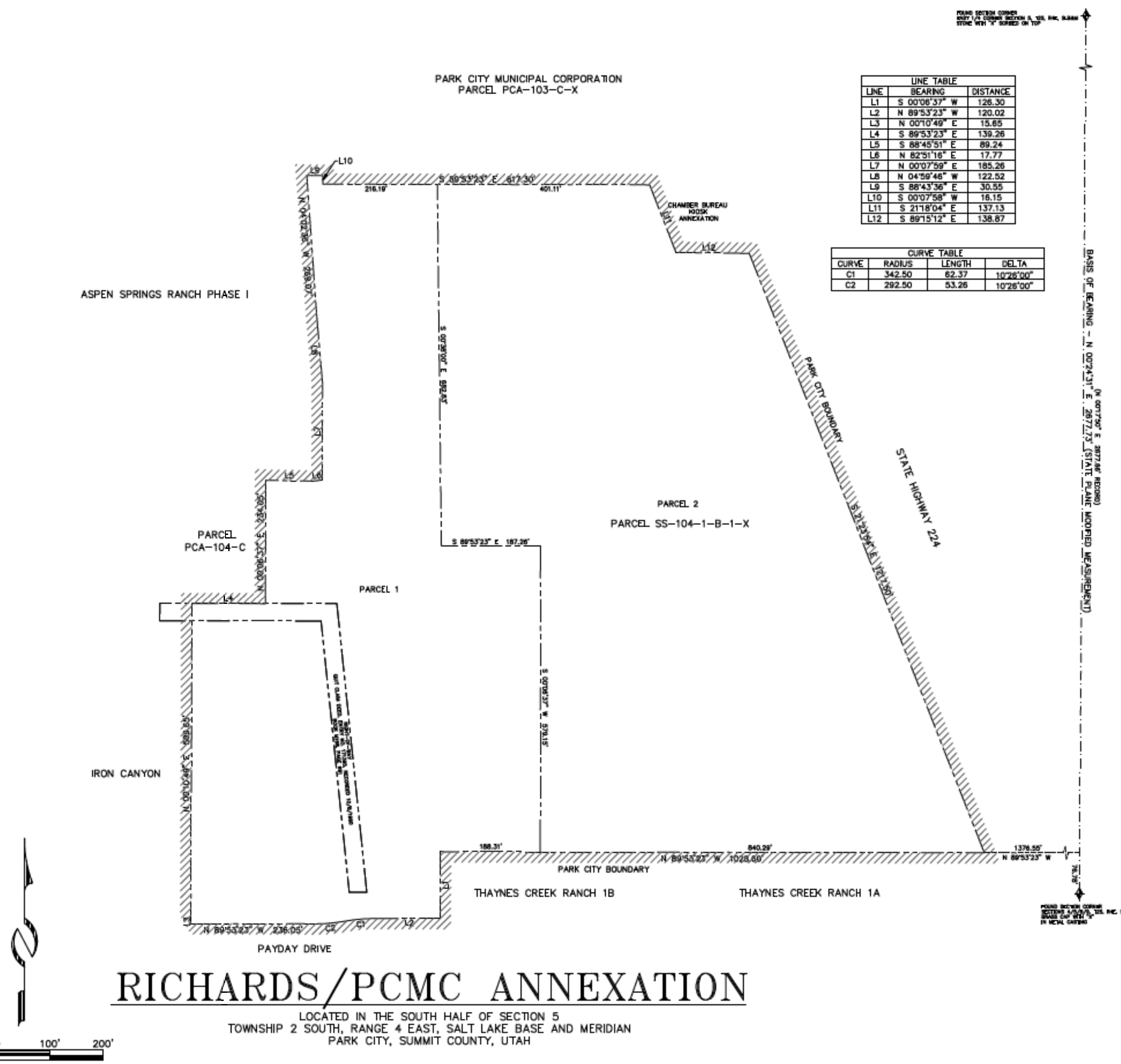
On this _____ day of ______________, 2012, Franklin D. Richards, Jr. personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been being duly sworn, Franklin D. Richards, Jr. acknowledged to me that he is the Trustee of the Franklin D. Richards Family Trust, dated December 24, 2002, and that he signed the above and foregoing Owner's Dedication and Consent to Record freely and voluntarily on behalf of said Family Trust.

________________________ A Notary Public commissioned in Utah

________________________ Printed Name

Residing in: ________________

My Commission Expires: ________________



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°06'37" W	126.30
L2	N 89°53'23" W	120.02
L3	N 00°10'49" E	15.65
L4	S 89°53'23" E	139.26
L5	S 88°45'51" E	89.24
L6	N 82°51'16" E	17.77
L7	N 00°07'59" E	185.26
L8	N 04°59'46" W	122.52
L9	S 88°43'36" E	30.55
L10	S 00°07'58" W	16.15
L11	S 21°18'04" E	137.13
L12	S 89°15'12" E	138.87

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	342.50	62.37	10°26'00"
C2	292.50	53.26	10°26'00"

RICHARDS/PCMC ANNEXATION

LOCATED IN THE SOUTH HALF OF SECTION 5
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

JOB NO.: 5-12-11 FILE: X:\Thaynes Canyon-spm\dwg\srv\plat2011\060411-annexation.dwg

Alliance Engineering (435) 649-9467
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF __________, 2012 A.D.	APPROVED AS TO FORM THIS ____ DAY OF __________, 2012 A.D.	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF __________, 2012 A.D.	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF __________, 2012 A.D.	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF __________
BY __________ PARK CITY ENGINEER	BY __________ PARK CITY ATTORNEY	BY __________ PARK CITY RECORDER	BY __________ MAYOR	DATE ______ TIME ______ BOOK ______ PAGE ______
				______ FEE ______ RECORDER

EXHIBIT C


Hwy. 224
Park City Open Space Parcel
Proposed Annexation
THAYNES CREEK RANCH SUB
PHASE 2
PHASE 1
Property Line
Setbacks
Lot 1 1.41 ac.
Lot 2 1.15 ac.
Lot 3 1.35 ac.
Lot 4 7.07 ac.
Lot 5 2.42 ac.
Thaynes Canyon Subdivision
Payday Ave.
Iron Mtn. Dr.
Aspen Springs Subdivision
Aspen Springs Dr.
Iron Canyon Subdivision
Entry Parking Lot
Bike Path
EXISTING LOT 10 THAYNES CREEK RANCH SUB (Vacant)
(Not a part of proposed Annexation, but proposed to be part of new Lot 1, Richards Subdivision)
PRELIMINARY SUBDIVISION + PHASING PLAN
510 PAYDAY AVE.
RICHARDS PROPERTY
STAFF: STEVE SCHUELLER
DATE: 12/30/11
JOB NO.: 6-4-11
SHEET 1 OF 1
RECEIVED
JAN 25 2012
PARK CITY PLANNING DEPT.

City Council Staff Report

Subject: Summit Land Conservancy Osguthrope Fundraising Reimbursement
Author: Heinrich Deters
Department: Sustainability
Date: February 16, 2012
Type of Item: Administrative

Summary Recommendations: Staff recommends Council approve paying Summit Land Conservancy $50,000 as compensation/direct reimbursement for the 2 year fund raising effort, expressly conditioned that such money may not be used for legal defense.

Topic/Description: Staff would like to discuss the following topic:

1. Would Council consider reimbursing Summit Land Conservancy $50,000 for costs associated with fundraising efforts for the Osguthorpe Conservation easement, conditioned: that the Conservancy provides the City with the entire $1,000,000; and that the reimbursement funds are not to be used for legal defense.

Background:
On October 8th, 2009, City Council approved a 'First Right of Refusal' for the 121 acre parcel commonly referred to as the Osguthorpe parcel, located adjacent to the Round Valley Open Space and SR-248. In February of 2010, City Council approved an Agreement for Conveyance of a Conservation Easement Deed between the Afton Osguthorpe Sheltered Trust, Summit Land Conservancy and Park City Municipal Corporation in the amount of $5,750,000. Park City Municipal provided $4,750,000 initially for the easement from open space funding sources, with an additional $1,000,000 to be paid by Summit Land Conservancy by February 12, 2012.

On February 10, 2012, Summit Land Conservancy, Park City Municipal Corporation and the Afton S Osguthorpe Sheltered Trust finalized the conservation easement on the 'Osguthorpe 120'. Final Payment of the $1,000,000 was provided by Park City Municipal and made possible through the fundraising efforts of Summit Land Conservancy.

To date, the Conservancy has transferred $925,000, to Park City accounts. The Conservancy will be providing the final $75,000 installment to Park City Municipal Corporation by February 16, 2012.

Analysis:
Summit Land Conservancy approached the City in November of 2011, requesting funds to offset hard and soft costs associated with fundraising efforts in the amount of $50,000. At that time, Council felt that while requesting additional funds to cover costs was not without merit, it was not something that was addressed in the original agreement and that 5% of the

donations going towards Summit Land Conservancy administrative costs was not communicated during the fundraising campaign.

On February 8, 2012, the Conservancy, thanks to the gracious efforts of local residents and Summit County, reached the fundraising goal of $1,000,000.

Once the Conservancy reached the $1,000,000 goal, staff discussed the matter again with the City Manager and City Attorney, and all three teams recommend that Council consider paying SLC $50,000 as compensation/direct reimbursement for the 2 year fund raising effort, expressly conditioned that such money may not be used for legal defense.

Alternatives:

A. Approve: Affirm staff's recommendation to compensate Summit Land Conservancy in the amount of $50,000, for fundraising efforts conditioned that such money may not be used for legal defense.

B. Modify the request: Modify staff's recommendation to compensate Summit Land Conservancy's fundraising efforts.

C. Deny the request: Deny staff's recommendation to compensate Summit Land Conservancy's fundraising efforts.

D. Continue the Item: Council may feel there is not enough information to make a decision, and have staff return with more information.

E. Do Nothing: Same as denying request.

Significant Impacts

Staff has identified the Flagstaff Open Space account as a funding source for the compensation funds. This designation may result in a reduction of other services levels/maintenance, staffing and capital projects; however, this account was also identified to cover any shortfall, which has not occurred thanks to the fundraising efforts of Summit Land Conservancy.

Departmental Review

This report has been reviewed by the Sustainability Team, Legal Department and City Manager.

Staff Recommendations: Staff recommends Council approve paying Summit Land Conservancy $50,000 as compensation/direct reimbursement for the 2 year fund raising effort, expressly conditioned that such money may not be used for legal defense.