**PARK CITY COUNCIL MEETING**
**SUMMIT COUNTY, UTAH,**
**JANUARY 24, 2013**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, January 24, 2013.

**Closed Session**
2:00 p.m. Property, personnel, and litigation

**Work Session**

| | | |
|---|---|---|
| 3:50 p.m. | Council questions/comments | |
| 4:00 p.m. | Community bulk solar | P. 4 - 11 |
| 4:20 p.m. | Rocky Mountain Power Substation expansion/relocation | P. 12 - 25 |
| 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 MINUTES OF MEETING OF NOVEMBER 29, 2012, DECEMBER 20, 2012 AND JANUARY 10, 2013** P. 26 - 57

**V RESIGNATIONS AND APPOINTMENTS**

Consideration of the appointment of Roger Armstrong, Chris Cherniak, Hans Fuegi, David Hampshire, Moe Hickey, Chuck Klingenstein, Rory Murphy, David Smith, Brian Suhadolc, Leslie Thatcher, Tom Ward, Charlie Wintzer, and Katie Wright to the Park City Blue Ribbon Commission on the Soil Ordinance and Soil Disposal and Liza Simpson as the City Council liaison P. 58 - 59

**VI NEW BUSINESS *(New items with presentations and/or anticipated detailed discussions)***

1. Consideration to authorize the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with Water Quality Treatment & Solutions, Inc. for QJWTP modifications advisory and assistance services in an amount of $263,400 P. 60 - 73
2. Consideration of a Resolution of Park City Municipal Corporation regarding participation in funding for a Bureau of Reclamation WaterSmart Grant Project P. 74 - 77

3. Consideration an Ordinance approving an extension of the Park City Heights Phase 1 Subdivision Plat approval located at Richardson Flat Road and US40, Park City, Utah
   (a) Public hearing P. 78 - 94

(b) Action

4. Consideration of an Ordinance approving the 1063 Norfolk Avenue plat amendment, located at 1063 Norfolk Avenue, Park City, Utah P. 95 - 104

(a) Public hearing
(b) Action

**VII ADJOURNMENT**

**Closed Session** - Personnel

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

Posted: 01/22/13
See: www.parkcity.org

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

**January 2013**

31 **Liza Gone**
GIS app – SL (20 min)
Legislative update – work
Richards/PCMC Annexation and Zoning Map Amendment
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 - HD

**February 2013**

7 Legislative update
HPCA Main Street improvements – work (40 min)
RMP substation – work
COSAC resolution
Appointments to COSAC
14 Legislative update
Liquor license amendments
Award of EECA Contract - JC
*18 Presidents Day – City offices closed*
21 **No meeting**
*21-22 Visioning Sessions*
28 **Dana Gone**
Legislative update
315 Park Ave. Subdivision Plat Amend. - KW

**March 2013**

7
14
21
28

**April 2013**

4
11
18
25

**Pending Items:**

Wasatch Front and Back mountain resort expansions – Mayor Becker team
Latino Community outreach and engagement – study
Visioning w/County - Phyllis

# City Council
# Staff Report

**Subject:** Community Bulk Solar
**Author:** Tyler Poulson and Matt Abbott
**Department:** Sustainability
**Date:** January 24, 2013
**Type of Item:** Administrative

**Summary Recommendations:**
Staff recommends that City Council review details on community bulk solar and provide policy direction. Staff is recommending that the City partner with Summit County and Utah Clean Energy to assist in the roll out and administration of a bulk solar program.

**Topic/Description:**
Community bulk solar is a program whereby citizens collectively seek out renewable energy solutions. The program currently under development for Summit County is strictly targeted at the residential sector. Under a bulk-purchasing model, volunteer citizens commit to learn about solar and seek solar installer(s) through a competitive bid process. The result is a more informed, and energized, citizenry that receives the opportunity to install solar panels at a discounted price.

**Background:**
Community bulk solar is a model that has been utilized in various communities throughout the country. The program was recently implemented in Salt Lake County (see Exhibit A) and resulted in over 250 households completing an online solar survey and 64 residents ultimately committing to installing solar in 2012. The program drove 232 kilowatts of new solar installations which is just less than half of the total residential amount installed county-wide. The Salt Lake County program was a partnership among local governments, U.S. Department of Energy, and Utah Clean Energy.

Utah Clean Energy approached Summit County and Park City staff last year about the concept of supporting community bulk solar in our jurisdictions during 2013. Staff is currently working with Utah Clean Energy, and other local governments, as part of the Wasatch Solar Challenge to reduce barriers to residential solar installs in northern Utah. Summit County Council has supported the bulk solar idea thus far and Park City staff is recommending that we partner with the County and Utah Clean Energy to support residential bulk solar in 2013. The program currently being developed is titled Summit Community Solar and would provide discount residential pricing for any County resident in 2013. Additional programmatic details are available in the Analysis section.

**Analysis:**
*Overview of Community Bulk Solar*
Community bulk solar programs have grown in popularity as local governments have sought ways to encourage solar development without the use of rebates. The bulk solar

process relies on contributions from citizen volunteers who form a contractor review and selection committee (much like a RFP procurement process). This competitive process results in a negotiated discount that is then available for interested residents. The selected contractor(s) is not guaranteed any set number of solar installs as part of this process, but rather pursues individual contracts with interested homeowners. In addition to contractor procurement, volunteers also assist with program marketing and spreading information about solar energy through word of mouth and existing networks.

Bulk solar purchasing has led to citizens negotiating significant price breaks on residential solar, in some cases 30%-40% below market rates. In addition to bulk pricing, a major advantage of the community bulk solar program is its educational design. Participants attend workshops that guide them through all stages of a solar project. Participants also gain access to dedicated program managers, offering objective, 3rd party perspectives on potential projects.

The program is appealing to contractors who reap the benefits of a process that delivers customers and significantly lowers marketing and other soft costs. Additionally, participating contractors can purchase solar panels in bulk and typically have less down time as their employees move from one solar installation to the next.

Staff believes that a community bulk solar program will provide a necessary boost to the prevalence and visibility of solar energy in Park City. In the calendar years 2011 and 2012, there were only five residential installs completed within City limits. Through community-wide marketing efforts, bulk discounts for residents, and enhanced educational outreach, staff feels that the Summit Community Solar program could drive a marked increase in residential installations.

Recent research[1] has suggested that one key driver of new solar installs is the density of existing installs within a community. The phrase “solar is contagious” has been used to describe this effect whereby seeing solar installations, and knowing people with solar panels, leads to a greater likelihood that a household will install solar panels themselves. Staff believes that the current lack of local solar installs illustrates the need to support residents who are early adopters and help drive future local installations.

*Partners and Roles in Summit Community Solar*

Local governments typically play the role of organizing community members and providing administrative support to volunteers driving bulk solar programs. For the Summit Community Solar program, Utah Clean Energy is available to lend the expertise and administrative support. Additionally, a website (mycommunitysolar.org) previously developed for the efforts in Salt Lake County is being amended for Summit County’s efforts.

Utah Clean Energy, with local support, plans to launch bulk solar efforts with initial workshops in February 2013. The workshops will introduce community members to

[1] “Peer Effects in the Diffusion of Solar Panels”. New York University and Yale University. August 2012. http://people.stern.nyu.edu/bbolling/index_files/BollingerGillingham_PeerEffectsSolar.pdf

program and recruit local volunteers to assist in the process. A volunteer group of citizens will then lead a contractor procurement process, utilizing the Salt Lake Community Solar template as an example, and also begin marketing efforts.

These endeavors may be complemented by partnerships with financing partners who offer low-interest loans for solar installations. The Salt Lake Community Solar program leveraged FHA PowerSaver lenders that provided loans of up to $25,000, with up to 20-year terms, at a 5-7% interest rate. Staff has received initial indications that at least one FHA PowerSaver lender in Utah would be interested in marketing their services alongside a Summit Community Solar program.

The contributions of Utah Clean Energy to a local bulk solar program have been supported thus far by U.S. Department of Energy funds from the Wasatch Solar Challenge. However, these grant funds are not sufficient to fully support a 2013 program in Summit County and Park City. Summit County has committed partial funding to help support Utah Clean Energy's contribution to a local program. Staff is recommending that PCMC also provide assistance, not to exceed $6,000, to Utah Clean Energy to pay for their administrative support and other contributions to this program through late fall 2013.

*Community Bulk Solar and City Council Goals*
Staff believes that a community bulk solar program would support the following Council-approved objectives from PCMC's Environmental Strategic Plan. There are also economic and social benefits beyond these environmental outcomes that are highlighted in the Significant Impacts section of this staff report:

- Reduce Park City's community $CO_2$ emissions (Objective 1.2)

- Address City Council's municipal and community carbon reduction, as well as air quality, goals by identifying economically viable methods of changing the carbon intensity of electricity utilized in our community (Objective 1.4)

- Increase utilization and visibility of renewable energy in Park City (Objective 2.3)

- Play an active role in environmental community education and outreach (Objective 3.3)

- Encourage greater community participation in the creation of renewable energy projects in Park City (Objective 3.5)

- Partner with Summit County and other local governments to increase programmatic efficiencies and improve regional success of environmental sustainability initiatives (Objective 3.6)

Complete details on Park City's Environmental Strategic Plan are available online:
http://www.parkcity.org/index.aspx?page=244

**Department Review:**
Building, Planning, Sustainability, Legal, and the Interim City Manager reviewed this Staff Report.

**Alternatives:**

**A. Approve:**
Staff will assist Summit County and Utah Clean Energy in the roll-out and administration of a community bulk solar purchasing program for households. This will entail assistance related to website management, community workshops, and overall program implementation. Staff also recommends joining Summit County in contributing funding to Utah Clean Energy for the administrative assistance they will provide to the program. The total funding amount will not exceed $6,000 and will complement existing grant funding originating from U.S. Department of Energy. **(STAFF RECOMMENDATION)**

**B. Deny:**
City Council may direct staff to not assist in the implementation or administration of the Summit Community Solar program.

**C. Modify:**
City Council may approve the staff recommendation, but with some modifications outlined by Council during Work Session.

**D. Continue the Item:**
City Council may request that staff return with more information to help inform their decision and priorities.

## Significant Impacts:

| | World Class Multi-Seasonal Resort Destination<br>(Economic Impact) | Preserving & Enhancing the Natural Environment<br>(Environmental Impact) | An Inclusive Community of Diverse Economic & Cultural Opportunities<br>(Social Equity Impact) | Responsive, Cutting-Edge & Effective Government |
|---|---|---|---|---|
| Which Desired Outcomes might the Recommended Action Impact? | + Unique and diverse businesses<br>+ Internationally recognized & respected brand | + Managed natural resources balancing ecosystem needs<br>+ Reduced municipal, business and community carbon footprints<br>+ Enhanced conservation efforts for new and rehabilitated buildings | + Skilled, educated workforce | + Fiscally and legally sound<br>+ Engaged, capable workforce |
| Assessment of Overall Impact on Council Priority *(Quality of Life Impact)* | Positive | Very Positive | Positive | Positive |

**Comments:** Staff believes that a community bulk solar program will deliver long-term positive benefits across the spectrum of economic, environmental, and social goals. Additionally, this program can be implemented at a limited financial cost relative to solar rebates, thus being a fiscally responsible way to drive uptake of clean energy technologies. The concept of "solar is contagious", described in the Analysis section, suggests that a bulk solar program that results in a surge of local installations could positively impact clean energy and community carbon footprint goals for years to come.

## Funding Source:

Staff is recommending utilizing funding from the *Low Carbon Diet* operating account in order to contribute an amount, not to exceed $6,000, to this project. This account has existing funds to cover this expenditure in the current fiscal year. A community bulk solar program would contribute to the programmatic goals of the *Low Carbon Diet*, including household engagement and carbon emissions reductions.

## Consequences of not taking the recommended action:

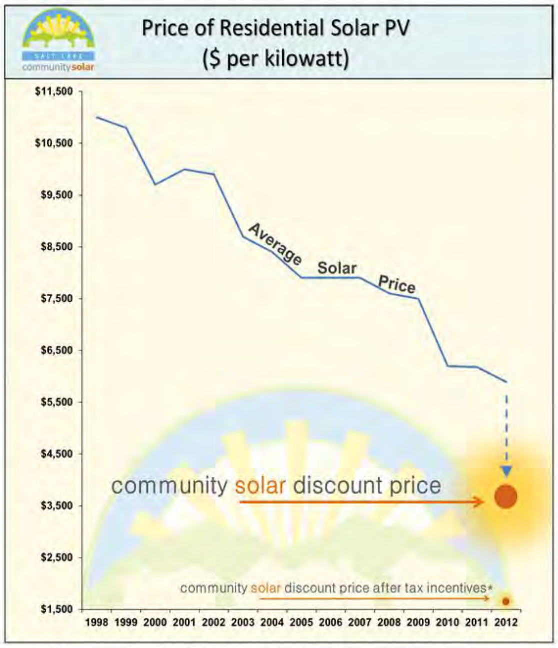
Uptake of solar energy as a viable renewable energy source has been slow in Park City. While the City government has completed a number of installs since 2009 (508 total solar panels installed through municipal projects!) there have been a small number of residential and commercial installs. During calendar years 2011 and 2012 there were three and four installs completed, respectively, by the community outside of municipal solar projects. Of these seven total installations, five occurred in the residential sector.

Staff feels that a community bulk solar program can effectively drive significant interest and investment in solar energy in 2013. This result would be supportive of numerous Council-directed objectives listed in the Analysis section. Not taking the recommended action would likely result in a status quo scenario with limited local uptake of renewable energy in 2013.

**Recommendation:**
Staff recommends that City Council review details on community bulk solar and provide policy direction. Staff is recommending that the City partner with Summit County and Utah Clean Energy to assist in the roll out and administration of a bulk solar program.

**Attachments:**
Exhibit A – Salt Lake Community Solar Info Sheet

# Exhibit A – Salt Lake Community Solar Info Sheet




* Subject to individual eligibility for federal and state tax incentives (price range after incentives: $1838-$1995/kW)

More participants = Greater $olar $avings!

Thanks to the power of the community and bulk purchasing, as more participants install solar the price per kilowatt will drop for everybody!

**Price with SLCS before tax incentives*:**

| # of homes (assuming average 3KW system) | Price before tax incentives 1KW | 3KW | 5KW | discount from average price |
|---|---|---|---|---|
| 0 - 16 homes | $3,800 | $11,400 | $19,000 | 35% |
| 17 - 25 homes | $3,630 | $10,890 | $18,150 | 38% |
| 26 - 33 homes | $3,550 | $10,650 | $17,750 | 39% |
| 33+ homes | $3,500 | $10,500 | $17,500 | 40% |

* See website for tax incentive details.
Prices for a standard grid-tied rooftop solar PV system.
Does not include permitting fees or monitoring systems.

For more information, contact:

**Solar@utahcleanenergy.org**
**Kate Bowman: (801) 903-2031**

www.facebook.com/SaltLakeCommunitySolar

**www.mycommunitysolar.org**

@SLCSolar

SALT LAKE community solar

Through September 21st...

You own your home.

**Now own your power!**

**Learn more today -**

**Visit www.mycommunitysolar.org**

Salt Lake Community Solar is a community-led initiative sponsored and supported by:

Utah Interfaith Power & Light · Utah Clean Energy · Salt Lake County · Salt Lake City · Powered by SunShot U.S. Department of Energy

## What is Salt Lake Community Solar?

Salt Lake Community Solar is an innovative, community bulk-purchase program designed to help homeowners overcome the logistical and financial hurdles of going solar.

Modeled after other successful campaigns, Salt Lake Community Solar is bringing local citizens, non-profits, and local government together to pilot this effort in Utah.

Participants unite to tackle the solar process as a team, realizing great cost savings through bulk purchasing power.

Until **September 21st**, you will receive the following benefits through Salt Lake Community Solar:

- **A discount of 30—40 %** for residential solar installations, made possible by group purchasing power
- **A streamlined solar installation process**: access to information and a community network to guide you through the solar process without hassle
- **Quality projects from** an installer vetted by a community Steering Committee

Are you interested in powering your home with inexhaustible, pollution-free, and secure solar energy? Have you been waiting for the right time or the right price? Now is your time to shine!

### Learn more today -
### Visit www.mycommunitysolar.org

- Find **events and workshops** in your community where you can talk to volunteers and ask questions
- Take the **Solar Survey:** A 10-minute Solar Eligibility Survey will help determine your home's solar suitability and reserve your spot in the project
- Salt Lake Community Solar will connect you with the contractor to set up a free **solar assessment** at your home
- **Commit to Install:** The contractor will provide you with a bid tailored to your home and your family. Review the final bid and sign a contract by September 21st to seal the deal on great solar prices.
- **Spread the word:** More participants means more savings! Tell your friends, family, neighbors, and colleagues or volunteer at a Community Solar event. Contact kate@utahcleanenergy.org to get involved.

# City Council
# Staff Report

| | |
|---|---|
| **Subject:** | **Relocation of Rocky Mountain Power's Bonanza Substation** |
| **Authors:** | **Matthew Cassel, P.E., City Engineer**<br>**Thomas Eddington, Planning Director**<br>**Phyllis Robinson, Community Affairs Manager**<br>**Nate Rockwood, Capital Budget Manager** |
| **Date:** | **January 24, 2013** |
| **Type of Item:** | **Work Session** |

**Recommendation:**
Staff recommends that the Bonanza substation be relocated to 1555 Iron Horse Drive in the low profile alignment as described in this report and subject to staff"s ability to secure a public-private funding package.

**Topic/Description:**
Rocky Mountain Power Substation Relocation

**Background:**
Rocky Mountain Power owns the Park City Substation in the Bonanza Park area which is critical to the City"s power grid. It takes transmission line energy and converts it to distribution level charges that flow to homes and businesses in a significant portion of Park City. The substation is at nearly full capacity. Rocky Mountain Power has indicated that it needs to upgrade the substation by Fall 2015 in order to meet local power needs.

For the past several months staff has worked with Rocky Mountain Power to identify substation location options consistent with these goals and the Bonanza Park Area Plan. In November 2012, staff presented three substation scenarios to City Council for discussion:

- **Do Nothing**. Rocky Mountain Power will upgrade the substation within the existing footprint.
- **Mitigate**. Underground transmission lines at the existing site and provide visual screening as possible.
- **Relocate**. Move the substation to 1555 Iron Horse Drive and mitigate visual impacts.

Staff recommends relocating the substation to achieve the joint City Council/Planning Commission redevelopment goals for the Bonanza Park area and the resulting Bonanza Park Area Plan presented to the City Council and Planning Commission in January 2012. The Plan proposes a mixed-use concept for the 99 acre area that is envisioned to be a district that is locally focused in terms of residential development (mixed-income opportunities) and commercial development that diversifies the City"s existing mix and might include a satellite campus for higher education, a business incubator, a culinary institute, or research/office space for new businesses.


Figure 1: Substation Study Are

The Bonanza Park district is a unique area within Park City – it is comprised of flat land that is easily developed (and redeveloped) and is located at the intersection of the City‟s two transportation corridors (SR 224 and SR 248). The Bonanza Park Area Plan represents a significant opportunity to create a new residential/commercial district that addresses the needs of the local community. The vision for the Bonanza Park area stemmed from the joint City Council – Planning Commissions that were held from July – December 2011. The overall takeaway from those meetings focused on "collaboration" between the City and the private entities as a way to effectuate the kind of development that we would like to see for future generations.

**Joint Redevelopment Goals for Bonanza Park (August 25, 2011Joint Meeting)**

| Current Character | Future Character |
|---|---|
| Underutilized, Room to Grow | Vibrant |
| Rundown, Outdated, Aging | Affordable |
| Lacking Identity | Multi-Generational |
| Uniform, Boring, "Anywhere USA" | Contemporary |
| Uninviting | Strong Identity |

| Current Function | Future Function |
|---|---|
| Entrepreneur/Sm. Business Opportunities | Mixed Use |
| Commercial | Fulfills Everyday Needs |
| Mixed Use | Entrepreneur/Sm. Business Opportunities |
| Industrial | Local Focus |
| Local | Shopping |
| Fulfills Everyday Needs | |

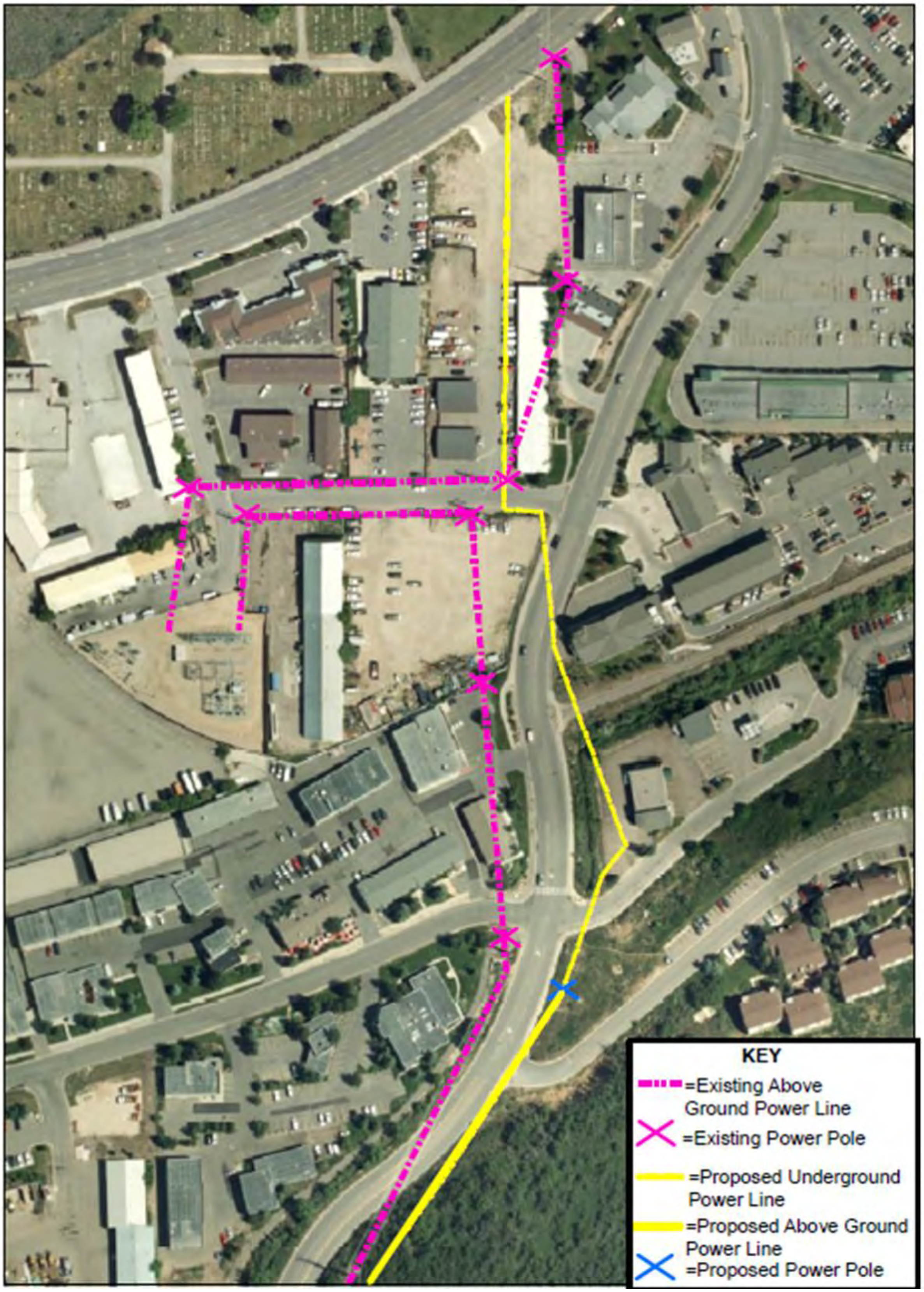


Figure 2: Existing/Future Conditions Map

**Analysis:**
Following a lengthy work session discussion on November 12, 2012, Council requested that staff return with the technical information listed below. Staff hired Intermountain Consumer Professional Engineers, Inc. (ICPE) to provide a third party review of the information submitted by Rocky Mountain Power.

a. **Is it possible and what is the cost to construct a Gas Insulated Station (GIS)?** While theoretically possible to construct a GIS station that would completely conceal the substation, it is not an option in Utah. Rocky Mountain Power does not have experience with this technology and would not be able to implement it in Park City. This is a technology used for very large developments (such as in casinos in Las Vegas.) The $15.5 mil construction estimate provided by ICPE is for the electrical infrastructure components only.

b. **Is it possible to relocate the substation to the Silver Creek area (Quinns Junction Area)?** Relocating the substation outside of Bonanza Park will not meet Rocky Mountain Power‟s time frame of an upgraded substation in service by September 2015. Additionally, the cost to move the substation will be in excess of $20 million. The electrical infrastructure components of the system are estimated to cost $15,800,000. Adding in potential land costs, rights of way costs, potential soil and wetland mitigation costs, road reconstruction costs and cost to cross Highway 40, will push the cost in excess of $20,000. This is not a viable option.

c. **Are the proposed layouts and costs provided by Rocky Mountain Power reasonable?** The City‟s consultant, ICPE, reviewed both of these concerns and found them to be within generally accepted industry standards. It is ICPE‟s opinion that Rocky Mountain Power will not be able to expand totally within its existing footprint and will need more space depending on the alternative. If the do-nothing alternative (expand at existing with power lines overhead) is selected, Rocky Mountain Power would need an additional 900 square feet from Park City Mountain Resort‟s (PCMR) property. If the expansion on the existing site is selected with buried power lines in and out of the substation, Rocky Mountain Power would need the 900 square feet from PCMR and an additional 1,400 square feet of City property. If the expansion on the existing site is selected using the low profile system, Rocky Mountain Power would again need the 900 square feet from PCMR and an additional 5,340 square feet of City property. Rocky Mountain Power‟s construction costs for the electrical infrastructure components only were evaluated by ICPE. Other costs prepared by staff such as decorative walls/screening, utility relocation costs, roadway costs, retaining wall costs, were not evaluated by ICPE.

Council also raised concerns about the visual impact and cost of an upgraded substation. Specifically, Council requested the following additional information:

c. **Are there other design/layout options that could be pursued to reduce the visual impact of the substation, and**
d. **What funding options are available to offset costs of moving the substation and/or mitigating its impacts?**

This staff report focuses on these two questions and presents a design and funding approach for Council‟s consideration.

**Preferred "Low Profile" Horizontal Substation Configuration**

Following the November 2012 work session, staff met with Rocky Mountain Power to once again to discuss options to reduce the visual impact of the substation. At our December 2012 meeting, Rocky Mountain Power suggested a different option which would reduce the height by spreading the substation horizontally rather than stacking equipment vertically. Rocky Mountain Power operates substations with this "low profile" or "horizontal" layout in other locations in Utah. In addition to reducing the height of the substation, the power lines entering and leaving the substation in this configuration are all underground further reducing visual impact.


Figure 3: Low Profile with Building Screen

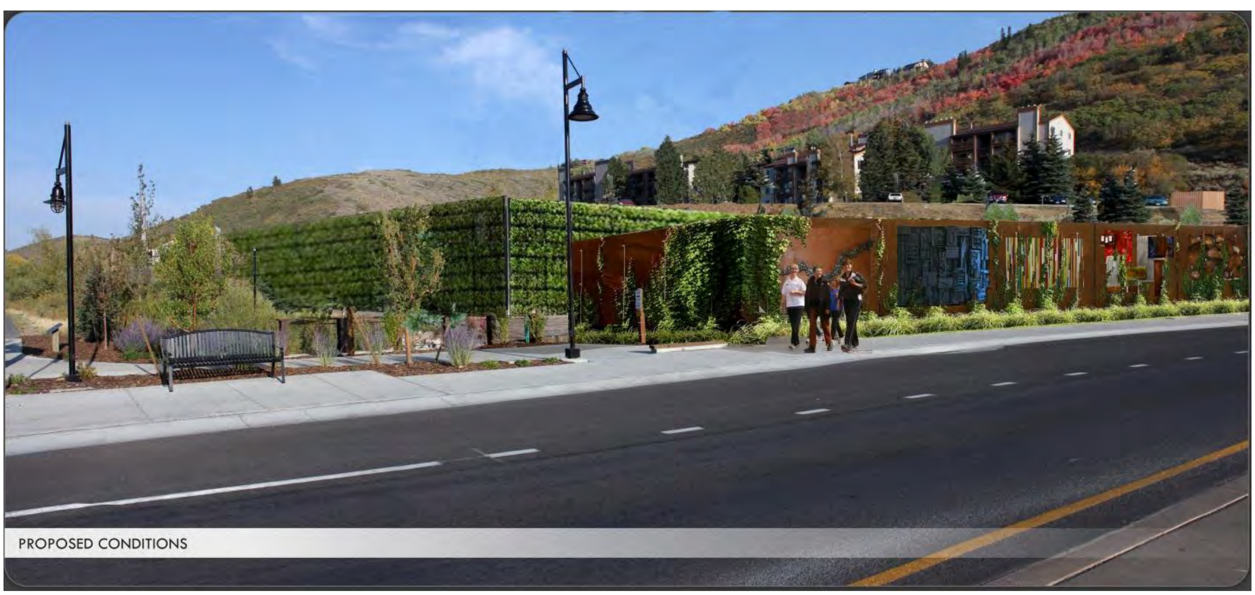



Figure 4: Low Profile with Art and Gardens

This “low profile” or “horizontal” layout has several advantages to prior design approaches:

- **Mitigates visual impact of substation.** The low profile layout reduces the height of the substation from a height of 60 feet to approximately 30 feet, or three stories. At this height it becomes possible to effectively screen the substation and significantly reduce its visual impact. The ability to screen the substation and incorporate it into the landscape of the area reduces the impact on the streetscape that the vertical option will have.
- **Reduces visual intrusion in the community.** The low profile layout reduces the visual intrusion from multiple vantage points including Iron Horse Drive and Upper and Lower Iron Horse Drive within the district, as well as neighborhoods in Prospector. It also improves the visual experience along the corridor.
- **Creates opportunities to resolve other land use issues.** This layout option also can address other land use issues including circulation and access for the residents of Lower Iron Horse Drive, and in turn through traffic on Bonanza Drive. Re-routing access into Prospector also provides the opportunity to address traffic flow in that area, as well as other development constraints.
- **Increases separation between residential uses and substation.** While the science on the impact of EMFs is not conclusive, the lower profile layout increases the distance between the substation and adjacent residential units.


Figure 5: Potential Low Profile Layout

## Challenges of Low Profile Option

There are two critical issues that affect the feasibility of the Low Profile Option are Development Cost and Development Risk.

**Development Cost:**
The projected cost for the low profile substation relocated to 1555 Iron Horse Drive is $11.4 million.

**Project Cost for Low Profile Substation at 1555 Iron Horse**

| | |
|---|---|
| **Substation relocation (RMP submitted costs)** | **$3,770,056** |
| **Site prep/improvements; rights of way acquisition** | **$ 500,000** |
| **Visual buffering and landscaping** | **$ 600,000** |
| **Bridge across Silver Creek** | **$ 965,000** |
| **Buried power lines – IN (required for low profile)** | **$2,221,850** |
| **Buried power line – OUT (required for low profile)** | **$3,355,000** |
| **TOTAL** | **$11,411,906** |

*(A related consideration is that fully funding the cost of the substation move up front to Rocky Mountain Power (substation relocation costs only) will reduce the project cost by $111,000.)*

**Revenue:  Sales and Property Tax**
The other half of the equation is the Return on Investment – what is the anticipated financial return on relocating the substation. The relocation of the substation provides a substantial opportunity to increase sales and property tax revenue.

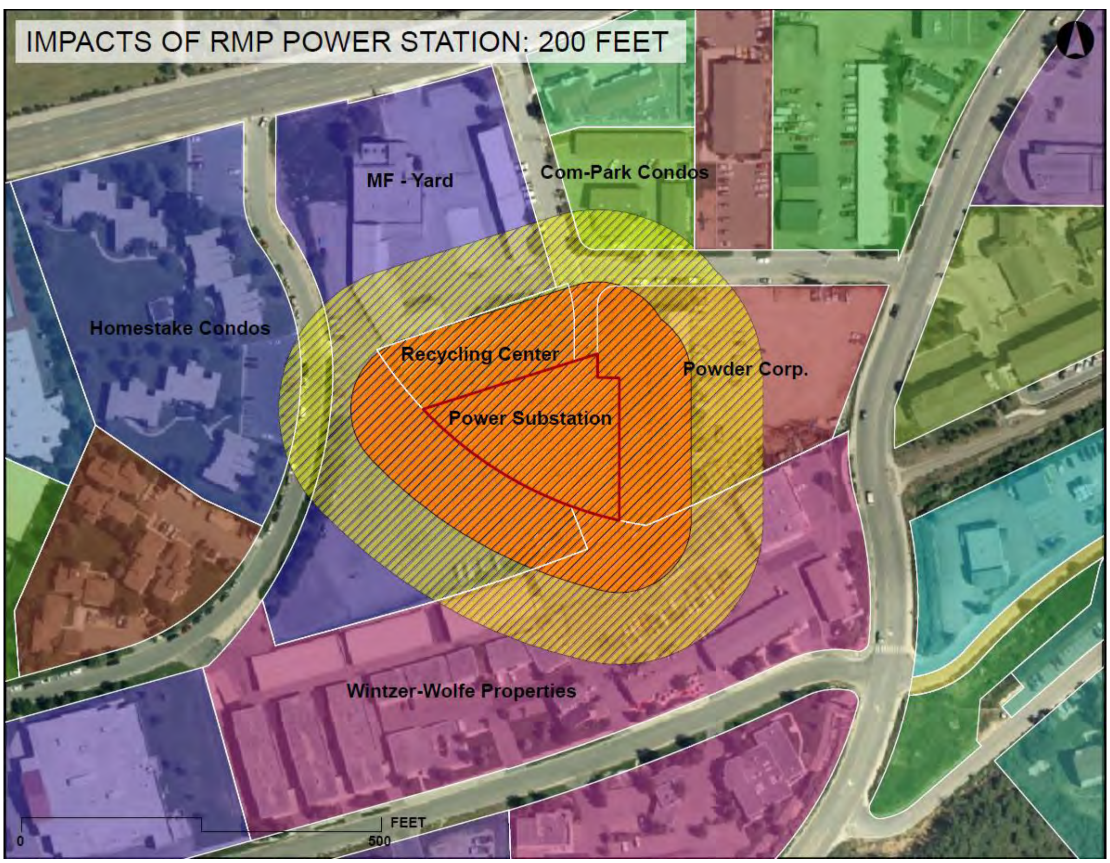



Figure 6: Property Ownership Map of Study Area with Radius of Impact

If the substation were to remain, this site would have reduced redevelopment potential and in turn reduced revenue generation.  The substation would also have negative impacts on the surrounding area for about a 200" radius (a distance of just over a half of a standard city block in length.) This affects an area of approximately 7.5 acres. After accounting for non-productive land (e.g., square feet that would be necessary for rights-of-way and open space requirements), the remaining buildable area with negative development impacts from the substation remaining in place is approximately four acres.

Assuming that this area was fully developed for mixed use purposes as envisioned in the draft Bonanza Park plan, there is the potential for approximately 750,000 square feet of development. The potential revenue in property and sales tax that could accrue to Park City if the substation was relocated and the site fully redeveloped is $862,000 annually. As shown in Table 1 below, other taxing also will realize increased revenues with the relocation of the substation.

The revenue will be significantly less if the substation remains in place. This is due to the reduced amount of square feet that can be developed as well as the area of influence of the substation. This development would likely not be of the same scale or quality as anticipated in the Table 1 below.

A conservative assumption would be that a quarter of the site‟s potential could be built upon/realized in the shadow of a substation (this development would likely include some of the uses that are currently located around the substation – they would remain in place given that demand for this location would likely not increase if the substation remained on the existing site). One-quarter of the square feet (and at a reduced assessed or sales valuation) would result in a property and sales tax revenue value of only $206,000 annually for the City. Additional revenue would also be generated by the approved 1555 Lower Iron Horse Drive Master Planned Development. Applying the same assumptions provided in Table 1 below, once built the approved MPD would generate $146,000 per year for the City in property and sales tax revenue.

## Table 1: Revenue Forecasts for Substation Relocation

| | % of Bldng | SF | $ / SF (sale) | Actual | Assessed |
|---|---|---|---|---|---|
| Retail | 20% | 145,643 | 175 | 25,487,501 | 25,487,501 |
| Office | 20% | 145,643 | 175 | 25,487,501 | 25,487,501 |
| Residential (Affordable) | 20% | 145,643 | 200 | 29,128,572 | 16,020,715 |
| Residential (Primary) | 30% | 218,464 | 325 | 71,000,894 | 39,050,492 |
| Residential (Second Home) | 10% | 72,821 | 500 | 36,410,715 | 36,410,715 |
| | | 728,214 | | 187,515,182 | 142,456,922 |
| | | | Property (Real Estate) Taxes | | |
| | | PC Share | | | |
| Area Real Estate Tax Rate | 0.009546 | 0.001431 | | | |
| PCMC, School District, Summit County, | | | | Total | PC Share |
| PC Fire, Weber Basin, and Mosquito Abatement | | Estimated Annual RE Taxes | | $1,359,894 | $203,856 |
| | | | Sales Taxes | | |
| Commercial - Retail SF | 145,643 | | | | |
| Estimated $ / SF per Design Workshop Study | 200 | | | | |
| Utah General Sales Tax | 0.047 | | | | |
| Summit County Options Sales Tax | 0.0025 | | | | |
| Summit - Recreation, Arts, and Parks Tax | 0.001 | | | | |
| Summit - Restaurant Tax | 0.01 | | | | |
| Summit - Motor Vehicle Rental Tax (NA) | 0.025 | | | | |
| Summit - Transient Room Tax (NA) | 0.03 | PC Share | | | |
| Resort Sales Tax Rate (2012+) | 0 | 0.016 | | | |
| Local Option Sales Tax | 0.006 | 0.0036 | | | |
| Mass Transit Tax | 0.003 | 0.003 | | | |
| | | | | Total | PC Share |
| | | Estimated Annual Sale Taxes | | $2,024,436 | $658,306 |
| | | | Total Taxes | | |
| | | | | Total | PC Share |
| | | Total Annual Taxes Estimated | | $3,384,330 | $862,162 |

Figure 7: Property Ownership Map of Bonanza Park

***Funding Options***

Funding options for a project with such a short timeline and high price tag are fairly limited. Currently there is no funding allocated for the substation relocation, and the options below do not factor what percentage of the funding should come from private property owners.

The relocation of the substation is an investment in the future of Park City that will yield long-term, positive economic impacts on the immediate Bonanza Park area and the entire Park City economy and community. The direct and indirect benefits discussed in this staff report should be considered when discussing the City"s possible return on investment in the relocation of the substation. Due to the relatively large dollar amount and short timeframe of the project, staff recommends that all potential funding options include the issuance of sales revenue or other municipal backed assessment bonds. Staff would recommend a 15-year bonding timeframe. The estimated annual debt service for the entire $11.4 million project cost would be $1,050,000.

The following are brief descriptions of some potential funding tools which may be available for the substation project:

***Reallocation of the Capital Improvement Plan (CIP), including adjustments to the 10-year Additional Resort Communities Sales Tax Plan***

As part of FY 2013 budget, City Council adopted the 5-year CIP. This includes the first five years of the 10 year plan for the additional resort communities sales tax funds. The potential exists to fund all or a portion of the substation relocation project costs by reallocating CIP funds (including projects funded with the additional resort sales tax) towards the substation project. The reallocation of CIP funds would require funding delays and reduction in budget to currently funded CIP projects. The extent of the project delays or budget reductions would depend on the final cost of the substation project and the amount of the City‟s share of any public-private funding package. If directed by Council, staff will prepare possible capital budget adjustment scenarios. According to the ballot language, a portion of the Additional Resort Communities Sales Tax could be used for funding the substation. Council should indicate to staff if reallocation of the Resort Communities Sales Tax revenue within the CIP is an option. Without consideration of the Resort Communities Sales Tax any significant level of city funding for the substation relocation is unlikely.

**Economic Development Area/Community Development Area**

Another potential funding source is the use of Tax Increment Financing (TIF‟s) such as an Economic Development Area (EDA) or Community Development Area (CDA). These financing options are in many ways the equivalent of an RDA. The Bonanza Park Planning Area would be as a project area which would follow a specific development plan. The development area would be funded with a portion future tax increment beyond what is currently generated (the tax base). The formation of a new Bonanza Park TIF would require significant planning. As with the current RDA‟s, a new TIF area would require the „buy-in‟ of the other taxing entities involved rather than the property owners as required with an Assessment Area. The short time-frame under which we are operating could be a significant limiting factor in the use of this tool for the relocation of the substation. An additional and perhaps greater challenge in creating a new Bonanza Park TIF area is that a large portion of Bonanza Park is already located within the Lower Park RDA. A new TIF area could not overlap and existing area which would therefore limit the footprint of the new area.

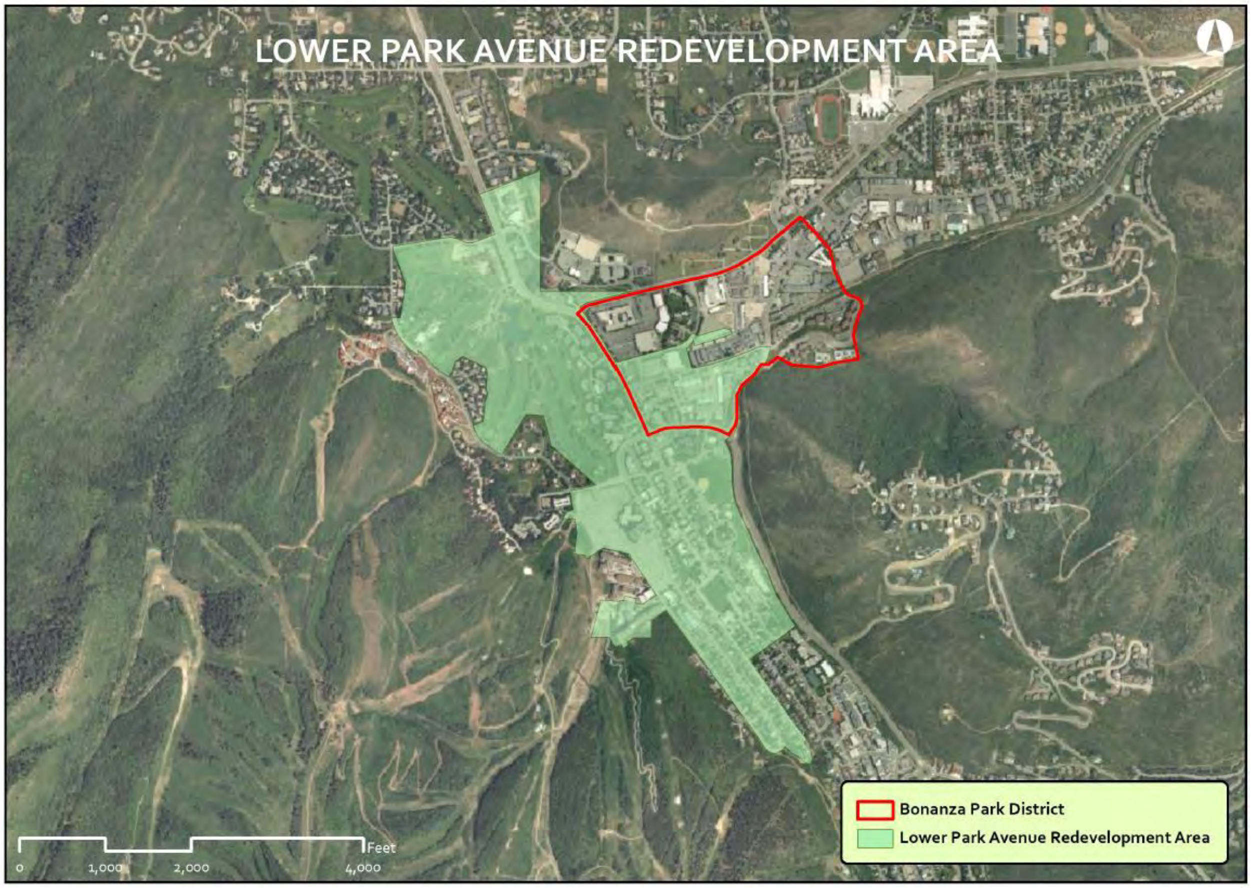


Figure 7: Lower Park Avenue Redevelopment Area and Bonanza Park

### *City Property Tax Abatement*
Staff also recommends looking at the use of city property tax abatement as another tool in its financial toolbox for Bonanza Park. The City could monetize the time value of property tax abatement. In exchange, the affected property owner(s) would contribute to either substation relocation or other improvements in the area up front. The city would “repay” this contribution by abating property taxes in lieu of a cash payment that it would make if a bond was issued.

### *Lower Park Avenue RDA*
It is not permissible to use Lower Park Ave RDA funds for the costs associated with the substation relocation. The existing substation location and the proposed relocation to 1555 Iron Horse Drive are not within the Lower Park Avenue RDA boundaries. State statute requires that utilities and infrastructure located outside the district be publicly-owned in order to be eligible for RDA funds. Rocky Mountain Power is a private utility company thus making the project ineligible for RDA funds.

### *Special Assessment Area*
Utah State Code, under the Assessment Area Act, allows the City and property owners to set up special assessment areas to be used for the purpose of financing the costs of improvements, operation and maintenance, or economic promotion activities that benefit property within the assessment area. Similar to the RDA requirements, infrastructure financed through a Special Assessment Area bond must be publicly owned. The substation is owned by Rocky Mountain Power, a private utility company. Its relocation cannot be financed by an Assessment Bond.

***Present Value Comparison***
For Council to be able to evaluate and compare the alternatives based on the sale and property tax impacts and up-front costs, a present value analysis is being provided. This analysis combines the anticipated up-front costs for each alternative with its anticipated social and property tax impacts over the next 20 years. The 20 years of revenue was then converted to its present value, so the anticipated cost/revenue for each alternative can be compared.

The present value analysis for the move to 1555 Iron Horse Drive has the following assumptions:

- The total tax revenue gain would not be realized until 5 years after the substation is moved, the first 5-years of growth will be curved from 0 to 100% of the total anticipated tax revenue gain accordingly.
- Analysis is for revenue generated for 20 years immediately after the relocation.
- Annual discount rate is set to be a modest 3% per year.

| **Low Profile Substation at 1555 Lower Iron Horse** | |
|---|---|
| Total Project Cost | $11,411,906 |
| Net Present Value of Revenue Forecast | $10,475,000 |
| ROI (Revenue/Cost) | $936,906 |
| Years Until Break Even | 23 |

**Development Risk**
The low profile substation is a new concept provided to us by Rocky Mountain Power in the last five weeks. The tight timeline that Rocky Mountain Power has outlined creates development risk for this option. The site would need to be prepared to Rocky Mountain Power‟s standards by summer 2014. Our analysis to date indicates this to be most viable option for the relocation of the substation. That being said, there are still a number of issues that we have not had the opportunity to fully examine such as the access road alignment and the related issues of potential rights of way acquisition and/or a vehicular rail trail crossing.

**Policy Discussion**
Staff is requesting council discussion on the relocation of the substation to 1555 Iron Horse. Specifically, staff is requesting direction on the following policy questions:

1. Does Council concur with staff‟s recommendation to relocate the substation in a horizontal layout?
2. Staff is requesting Council authorization to explore funding options with affected property owners where the substation would be relocated. To what extent does Council support a public- private funding package for the relocation?
3. The substation is the first cost of redevelopment and early City financial participation would provide the City with the maximum ability to negotiate gives and gets such as design guidelines, green development criteria, timing of construction, preferred business/institutional uses, multi-generational housing and/or private funding

requirements for future infrastructure in the area What are the “gets” that Council would like to see in order to consider public funding for the relocation.

**Other Related Substation Upgrade Considerations**
There are additional costs associated with the upgrade of the substation that are unrelated to the issue of whether the power station is relocated.

1. **Impact of power lines crossing Old Town.** Burying the power lines as they cross Old Town is important to preservation of the community character. The estimated cost for this option is $5 million. As this project is located in the Lower Park Avenue RDA district, it could be funded by the LPARDA. Rocky Mountain Power anticipates starting this construction beginning in 2018.
2. **Potential re-alignment of power poles in other areas of town**. Rocky Mountain Power does not anticipate re-aligning the location of power poles. Should the City request the re-alignment of power poles, this would be an additional expense to the City. Staff is including a place holder of $500,000 for this work. There is not an identified funding source for this activity. This upgrade is not anticipated to occur within the next ten (10) years.
3. **Expansion of the Judge substation**. Staff believes the substation should be expanded on-site. Rocky Mountain Power would like to relocate it to be closer to the road. It is unclear if this expansion would have additional costs to the City. Rocky Mountain Power anticipates starting this construction beginning in 2018.

***Next Steps***
Should Council wish to explore a public-private funding package, Staff will return to Council in early February with a tentative funding plan to relocate the substation. Rocky Mountain Power has requested that a decision to be made within the next month to meet their schedule for upgrading the substation. Once a decision regarding the location of the substation, Rocky Mountain Power will submit a CUP application which will go before the Planning Commission and begin work on the alignment of overhead lines and poles.

**Department Review:** This report has been reviewed by the interim City Manager, Planning, Budget, Sustainability and Legal. All comments have been integrated into this report.

**Recommendation:**
Staff recommends that the Bonanza substation be relocated to 1555 Iron Horse Drive in the low profile alignment as described in this report and subject to staff‟s ability to secure a public-private funding package.

**PARK CITY COUNCIL WORK SESSION MINUTES**
**SUMMIT COUNTY UTAH**
**NOVEMBER 29, 2012**

Present: Mayor Dana Williams, Alex Butwinski, Liza Simpson, Dick Peek, Cindy Matsumoto, Andy Beerman.

Staff present was Diane Foster, Interim City Manager; Mark Harrington, City Attorney; Thomas Eddington, Planning Director; Katie Cattan, Planner; Heinrich Deters, Trails and Open Space Project Manager; Jim Blankenau, Environmental Regulatory Programs Manager; Brent Howser, Strategic Initiatives Manager; Tyler Poulson, Environmental Sustainability Program Manager.

**1. Council questions/comments.** Council Member Simpson had attended a joint Transit Advisory Board meeting. The Park City to Salt Lake bus route is changing slightly and getting ready to go into full winter service. A more extensive update would be given in February and she suggested that Mayor Williams or Council Member Beerman be included in that discussion due to their work on Mountain Transportation issues. The Transit Advisory Board also talked about CNG.

Alex Butwinski had attended two Planning Commission meetings: a special work session dedicated to the General Plan update, and the regular meeting which included a discussion on a number of LMC amendments, including the possibility of allowing MPDs in the Heber Avenue subzone. The Planning Commission heard considerable public input and he noted the hearing was very civil and everyone had researched the facts. Council Member Butwinski had also attended an Arts and Culture meeting. The Art Board and other non-profits meet once a month to discuss their current projects.

Mayor Williams reported that he had not attended the Council of Governments meeting because of the City Manager interviews. However, he understood that Kent Cashel would be part of that group primarily due to the use of funds collected through driver's license fees for purchasing property and right-of-ways for improvement projects. Mayor Williams expressed his appreciation to the Staff and the Citizens Committee for their work in the City Manager hiring process. He also thanked the City Council for their participation and stated when the process is completed he believes they will have made the best decision possible.

**2. General Plan Update.** Planning Director Thomas Eddington presented the layout for the new General Plan which was divided into four chapters based on the Core Elements of Small Town, Natural Setting, Sense of Community and Historic Character, which were identified during Visioning 2009. The Planning Commission had reviewed the first three Chapters and the final chapter, Historic Character, would be presented and discussed on December 11, 2012. Director Eddington stated that significant public input has been received and there has been interesting dialogue among the Planning Commission. The Staff has software that allows the Planning Commission to answer questions anonymously before discussing the related issues. The process is going well and moving forward.

Planner Katie Cattan spoke about the task force, which has also been of significant benefit to the General Plan process. During the month of August and September the Staff met with the task force comprised of 12 members of the community. That was the first time they started using the key pad polling process to answer questions. The task force discussed current trends in Park City and the goals and strategies necessary to keep the healthy trends moving forward, as well as a shift in trends that were seen as threatening to the core values. Planner Cattan remarked that four task force meetings were scheduled; however, based on the success, a fifth meeting was held to discuss the items that had evolved throughout the conversations. She noted that much of the task force discussion focused on primary homes, energy, housing, and affordable housing.

Planner Cattan stated that the next step in the process was to edit the task force discussions and to hear feedback from the internal Staff and departments who would be influenced by the goals and strategies. Phyllis Robinson, who played a large role in helping with the Bonanza Park Plan, was asked to do a final edit of the General Plan. Planner Cattan stated that the process had reached the point of implementing Planning Commission edits. The Staff was working diligently to have a complete draft of the General Plan by January 31st.

Dick Roth, a task force member, stated that he was astounded by the professionalism of Director Eddington, Planner Cattan, and others from the Planning Department and wanted the City Council to know the caliber of people on staff. They had assembled a task force of a broad group of people from different areas of expertise. Mr. Roth looked forward to participating in more City processes.

Council Member Beerman stated that he also attended the Planning Commission meeting on Tuesday evening and he was very impressed with the presentation on the General Plan. The articulation of the goals was deeper than the outline presented today, and he found it to be thoughtful and exciting. Council Member Beerman thought the Staff was headed in the right direction with the General Plan and he complimented their work.

Interim City Manager Diane Foster clarified that the draft would be completed by January 31st and work sessions were scheduled for February. In terms of expectation, she wanted everyone to understand that it could still be several months before the General Plan was finalized.

Council Member Peek referred to Goal 7, Sense of Community Housing, and asked if that was aimed at everyone or just the City. Director Eddington replied that it was for everyone. He explained that the General Plan identifies different strategies for each goal. Some are more municipal based and others are more holistic City-wide based. Planner Cattan stated that the General Plan is planning action strategies for those that would be implemented by the LMC and affect the greater community.

Council Member Peek referred to Goal 14 and asked if there was a reason why National Designated Historic Resources and Districts were not included in the sentence. Director Eddington noted that the strategies and action implementations for that goal talk about preserving the National District. Planner Cattan pointed out that Park City has more locally designated historic resources than nationally designated districts. Addressing the local also captures the national. Council Member Peek was concerned that if the word "national" was not in the General Plan, it would be dropped from the LMC re-writes over time.

Council Member Butwinski echoed the comments regarding the great work by the Staff. He believed the most amazing was the interaction and the public participation that has been part of this process. People attended the special General Plan work sessions and were willing to make comment or ask questions. He observed the same type of public participation at the regular Planning Commission meeting regarding the MPD, and noted that many of the same people had attended both meetings. They were actually interested in the overall planning of the community and not just single issue participants. Council Member Butwinski remarked that citizen participation is a key part of this and it should be highly publicized so people understand that their voices can be heard.

Council Member Beerman read from 3C, Sense of Community and Special Events, "Park City shall provide world-class recreation infrastructure to host events". He thought the infrastructure provided goes beyond recreational infrastructure. In his opinion, recreational infrastructure includes chairlifts, trails, etc.; however, the City was also providing transportation systems, lodging and other forms of infrastructure. Planner Cattan agreed that the term "recreation infrastructure" was too narrow and it should be changed.

Mayor Williams summarized that there was general agreement among the City Council that the General Plan was moving in the right direction and they were pleased with the results of the process. Mayor Williams particularly liked the connectivity to the Vision.

**3. Mine Hazard Update.** Heinrich Deters, Trails and Open Space Project Manager, provided an update of the Mine Hazard Ordinance and how Park City Municipal, as a landowner, came into compliance. He reported that the City Council adopted the Physical Mine Hazard Ordinance in April 2011, with the goal of reducing hazards primarily related to open holes or mine shafts. The City had received a letter of Notification of the Ordinance which explained the ordinance and the timelines. It also showed the 38 City-owned parcels that needed to be evaluated. The Staff evaluated each parcel and through the due diligence process had determined which parcels had past mining claims and potential mining hazards. Using the mining map they were able to identify specific locations through GPS. Mr. Deters stated that the Staff compiled the documentation, printed photos, and put everything together in a packet. He reported that no hazards were found on City-owned property that needed mitigation.

Jim Blankenau, Environmental Regulatory Programs Manager, noted that property owners were asked to evaluate their own property. If they find hazards that require mitigation, a mitigation plan must be submitted prior to December 1, 2012. There is an option for a one-year extension if the property owner can show that progress is being made in their evaluation. Mitigation must occur within three years.

Council Member Peek asked if there was ongoing monitoring of some of the sites. Mr. Deters replied that in his opinion, there has to be some ongoing monitoring. They had hiked to unusual places without trails which should be watched to avoid unexpected situations. However, he definitely thought areas on the trails should be monitored. When the ordinance was enacted it included a provision whereby if a new hazard was found and it was reported to the City or another property owner, they would have an obligation to submit a new mine hazard mitigation form.

Council Member Butwinski asked about compliance enforcement. Mr. Deter stated that most of the evaluations have been received with the exception of a few property owners. Two letters were sent to property owner over the past year as a reminder of the December 1st deadline. A penalty of up to $1,000 per violation would be implemented for those who do not comply.

Mayor Williams understood that they were primarily looking for sealed shafts, but not testing for compliance with the Soils Ordinance. Mr. Deter replied that this was correct. They were looking for hazards that could cause physical harm. Mayor Williams asked if the BLM was notified because they control the area east of the Prospector Ponds, including some of the Prospector Ponds. Mr. Deter believed he was referring to the Hidden Meadows open space area and that was included as part of the City's inventory.

**4. Quarterly Goals Format.** Brent Howser, Strategic Initiatives Manager, reported the intent to tie the Quarterly Goals Update to the Strategic Planning Process. He provided a brief background of the recently adopted Park City 2030 long range strategic plan, which outlined the Council priorities to eventually achieve the community vision and desired outcomes. Mr. Howser noted that one recommendation in the Long Range Strategic Plan was to come up with a department by department business plan that lays out strategies in each department, and the action steps necessary to pursue those strategies. He also presented the budgeting concepts they have been working on for a few years. Mr. Howser reported that the Department Business Plans would be made available to the City Council and the public on the website through a link on document central. He reviewed a Public Works Business Plan as an example of how the plan works.

Mr. Howser remarked that the report in the new Quarterly Goals Report compiles all the actions steps from each business plan into one report. However, the report is lengthy because it contains all the action steps from every City department. He presented the

Quarterly Goals Report contained in the Staff report and indicated how the layout flows from the Council Priority area to strategies in the Business Plans and the action steps for each strategy. The report is laid out to show what is being done, the deliverables outcome, and who has the responsibility. He indicated the area on the report for status updates when quarterly updates are done. There was also an area for comments when explanations are needed.

Mr. Howser noted that the current report was 32 pages and requested input from the Council on the layout and ideas for shortening the report. He was concerned that a shorter report would require eliminating some of the content. Mr. Howser offered suggestions on how a shorter report could be accomplished.

Council Member Beerman understood that they were trying to match up everything with the strategy plans and goals and priorities. However, he noticed that a number of departments were repeated. For example, the emergency management plan was shown in five different locations. To avoid being repetitive, he suggested consolidating by department and having sub-headings to show what goals or priorities they tie back to. Mr. Howser pointed out that the action steps were not repeated, but he agreed that the departments could possibly be consolidated. Diane Foster stated that multiple departments that go into a single program might be consolidated. She thought the suggestion from Council Member Beerman would be an easier process for the Staff.

Council Member Peek suggested using color and bold type in the format to make it easy to scan for changes in the report. He liked the page format as opposed to something larger.

Mayor Williams asked if the Council was generally comfortable with the layout. Council Member Simpson thought the material presented was a lot to digest; and suggested that they use the format presented a few times before they take steps to shorten it. She preferred to have a longer report where they could see all the actions items rather, than have someone else choose what they may or may not be interested in seeing.

Council Member Butwinski agreed that they should use the current format until they define what they really need. Regarding the format, he suggested using italics to highlight the changes since there was already bold type used in the report. Council Member Butwinski thought the goal for snow plowing on Page 20 should also include, “one pass down every street at least every 24 hours”. That was agreed to over two years ago and he assumed it had slipped through the cracks. Using Page 21 as an example, he thought there could be better headings under Strategies to clarify the intent.

Ms. Foster summarized that the formatting suggestions should be incorporated into the report, and that the length and content of the report should remain in its current form for now. The Council concurred.

**5. Municipal lighting and lighting public art.** Tyler Poulson, Environmental Sustainability Program Manager, reported on a study session that was held in July regarding dark skies. One topic of interest resulting from that study was uplighting public art. The Staff had evaluated the uplighting of public art and monuments, taking into account the City Council goals and some industry standards. The Staff recommendation was that the uplighting of public art, monuments and statues would achieve various Council goals with marginal downsides, such as a minimal impact to dark skies and a small energy footprint related to that activity.

Mr. Poulsen reviewed visual examples of what uplighting looks like from both a fixture perspective and from an art/monument perspective. The concept of uplighting is to direct light upwards towards an object. Uplighting is used to enhance the character and profile of major public monuments. The Eiffel Tower and various pyramids were positive examples of the use of uplighting. To demonstrate the negatives of uplighting, Mr. Poulsen presented an example of a monument that was well lit; however, there was a lot of light trespass and the lighting was intrusive. He presented an example of an art piece to show how lighting added visual value. Mr. Poulsen stated that part of the decision in the Staff recommendation was looking at the relative impact of uplighting art to light pollution and dark skies in general. If the uplighting is done well, it has minimal impact and adds good value.

Mr. Poulsen remarked that the LMC currently states that uplighting of all flags except for the U.S. Flag is prohibited. The Federal government issues guidance on U.S. flags and states that if flags are flown at night they should not be enveloped in darkness. He noted that the LMC has restrictions in terms of maximum flag size and pole height. A flag cannot be above 24 square feet in size or 28 feet in height. Mr. Poulsen stated that the language recommendation provided for the LMC allows uplighting of the U.S. flag.

The Staff recommended that the City Council pursue the LMC amendment to allow uplighting of public statues, monuments, ground mounted art, and to also include U.S. flags. If the City Council agrees with that recommendation, the Staff would take it to the Planning Commission in January and it would ultimately return to the City Council for formal action.

Mr. Poulsen stated that when he and the Planning Department drafted the LMC language, they were looking at publicly owned installations, primarily due to the amount of control and discretion that could be provided towards the uplighting project. He noted that the language was intentionally not overly prescriptive in terms of defining how uplighting would apply to each project.

Council Member Beerman clarified that the intent was the ability to uplight public art; but not uplight the bus shelter art and other areas unless there was a determined need. He was told that this was correct.

The Council members generally supported the Staff recommendation. Director Eddington stated that the recommendation would go before the Planning Commission with other LMC amendments on January 9, 2013. Ms. Foster asked if the Staff would add “municipal owned” for clarification. Director Eddington stated that private art and private uplighting were addressed in the Code, however, it was ambiguous. He offered to revise the language to address municipal public art.

Mr. Poulsen stated that Municipal Lighting was another topic discussed during the Dark Skies study session. Comments from Council members in July was that the City should consider leading the way in terms of Municipal owned lighting before taking on a community-wide dark skies initiative where people are asked to retrofit and become dark skies compliant. The Staff considered that recommendation and provided information in the Staff report regarding the process and associated costs. At this time the Staff was not recommending a professional survey or full-scale retrofit of Municipal owned lighting. Mr. Poulsen reviewed slides of Municipal-owned lighting.

The first example was three fixtures on Swede Alley that were installed at different times for a different purpose. Another example was a pole and fixture along Main Street. Mr. Poulson noted that the Staff report referenced commentary from the City’s Historic Preservation Consultant. As they consider Main Street Improvements, the City should either refurbish or replace in-kind fixtures along Main Street to maintain their historic integrity. A third example showed a variety of fixtures and poles that were installed as part of different developments at different times. Mr. Poulson commented on the costs and environmental impacts of migrating towards standardized lighting. He presented examples of recreation lighting that has been installed in an effort to balance the needs of a world-class resort with amenities to the community. Mr. Poulson that the lights on the tennis courts at City Park is considered a shielded light fixture. He pointed out the lighting needs depend on the space to be lighted. The light fixture for a soccer field may be different than the lighting utilized for a tennis court.

Mr. Poulson presented images of the recreation lighting and light poles at Quinn’s field. He stated that in 2010 the Staff investigated the concept of attaching visor to those lights as a way to focus light in different areas. At that time a professional assessment concluded that wind loading issues would put an undue burden on the poles and cause a safety hazard. The only way to change out those lights would be a full replacement, costing approximately $250,000. The decision was made not to move forward with that replacement.

Mr. Poulson provided recent examples of where the City was installing new and more efficient lighting. One example was the Public Works Building at 1053 Ironhorse. Similar lighting fixtures were utilized at some public restrooms in parks. Mr. Poulson commented on an added level of complexity with street lighting. The City owns a number of the street lights within the City limits; however, Rocky Mountain Power and other public entities also own a number of street lights. In order to move towards a streamlined process, the City would have to take ownership and maintenance of all those light fixtures. Staff had determined that the timing was not right for the City to consider that step now.

Council Member Simpson wanted to know who pays the power bill on the lights owned by other entities. Mr. Poulson replied that the lights owned by Rocky Mountain Power are organized under a state level rate at the Public Service Commission. The City pays for the use of the fixtures, but not the kilowatt power used. The City pays Rocky Mountain Power for the service of providing street lighting.

Mr. Poulson reviewed slides of LED lights that were piloted in the parking lots at City Hall. In addition to assessing the aesthetics of those lights, the Staff also looked at financial cost benefit. With the existing high sodium lights in the south parking lot, there was no compelling payback to move towards an expensive $1100 LED fixture. However, LED fixtures are becoming better, more efficient and more durable, and the market is moving in that direction.

The Staff recommendation for outdoor lighting was not to pursue a robust or a major retrofit of Municipal lighting. The Staff will continue to pursue using LED and highly efficient lights when doing new installs or where it makes sense.

Council Member Butwinski asked if making LED lighting warmer would change the light distribution. Mr. Poulson replied that the lighting can be tailored to what they want by changing the shield, the lighting color, etc.

Council Member Beerman stated that he recently piloted several rooms in the hotel with LED lighting. They have incredible warm light and it disburses much better than fluorescent lights. He thought the City should be ready to update when they have to start replacing lights to avoid having to purchase more of the old type lights.

The Council was generally in favor of the Staff recommendation.

**PARK CITY COUNCIL MEETING**
**SUMMIT COUNTY UTAH**
**NOVEMBER 29, 2012**

## I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6:00 p.m. at the Marsac Municipal Building on Thursday, November 29, 2012. Members in attendance were Mayor Dana Williams, Alex Butwinski, Liza Simpson, Dick Peek, Cindy Matsumoto, and Andy Beerman. Staff present was Diane Foster, Interim City Manager; Mark Harrington, City Attorney; Dave Gustafson, Project Manager; Lori Collett, Finance Manager; Rebecca Gillis, Accounting Manager; Nate Rockwood, Budget Department; Bret Howser, Strategic Initiatives Manager.

## II PUBLIC INPUT

1. Take One Production Film Permit. City Staff performed a skit to honor Jill Miller, retiring Managing Director of the Sundance Institute.

2. Take One Production Resolution of Appreciation. Mayor Williams read the Resolution of Appreciation presented to Jill Miller for her 20 years of work and dedication to the Sundance Institute and the Sundance Film Festival.

3. Dave Gustafson, Sustainability Department Project Manager, reported that Sundance was requesting to use the Library for private showings on Thursday nights and this was a change from the original Supplemental Plan approved by Council. Diane Foster, Interim City Manager, explained that the City Council could discuss this at the next meeting if they needed more time to consider the concept. She noted that Sundance had already rented the facility and it was only a question of implementing the change to use the library for Thursday night screenings. The City Council supported the request.

4. Neil Krasnick, a Park City resident, stated that in the interest of open space and transportation he would like the City Council to consider the possibility of using the tunnels between Park City and Big and Little Cottonwood Canyons as a way of transporting people instead of using gondolas. He thought the City should find a way to obtain funding from the Federal Government, resorts and power companies to pursue the idea. Mr. Kraznick realized that his proposal was unusual, but he believed it could be accomplished by using the knowledge and expertise of people who live in town.

## III. MINUTES OF MEETING OF NOVEMBER 8, 2012

Alex Butwinski, "I move we approve the meeting minutes from November 8, 2012 as written". Dick Peek seconded the motion. Motion carried unanimously.

## IV. NEW BUSINESS

1. Consideration of acceptance of 2012 Comprehensive Annual Financial Report for Park City, Utah, extraordinary request for a special service contract for Habitat for Humanity. Lori Collett, Finance Manager, introduced Rebecca Gillis, the new Accounting Manager. Ms. Collett requested acceptance of the Fiscal Year 2012 Comprehensive Annual Financial Report.

Council Member Beerman indicated a reference to the debt limit imposed by the State. He noted that Park City was nowhere near that limit in money spent; however, Park City has bonded for more than the debt limit in water bonds. He asked if the water bonds were exempt. Ms. Collett replied that the number only included GO bonds and Sales Tax. Water bonds are not included.

Council Member Peek referred to the water fund on page 35 of CAFR, and the $480,000 for buildings. He assumed the water treatment plant was included in that number for next year. Ms. Collett replied that the water treatment plan was included in the numbers for this year and pointed out the total cost was split between building, improvements and equipment.

Liza Simpson, "I move that we accept the 2012 Comprehensive Annual Financial Report for Park City, Utah. Alex Butwinski seconded the motion. Motion carried unanimously.

2. Consideration of an Ordinance adopting an additional Resort Cities Sales Tax for Park City, Utah. Nate Rockwood, Budget Department, reported on the ongoing process of the Resort City Sales Tax. On November 6, 2012 the Park City voters approved enacting an additional resort community sales tax by a vote of 58% in favor and 41% against. Mr. Rockwood stated that the ordinance contained in the Staff report was changed to reflect that the new ordinance adopts the additional resort tax as opposed to repealing the old resort tax and increasing it. The revised ordinance follows language in the State Code. The next step would be to present the ordinance to the State Tax Commission. After a 90 day waiting period the new tax would take effect beginning April 1, 2013.

The Mayor opened the public hearing; there were no comments and the public hearing was closed.

Andy Beerman, "I move that we pass an ordinance adopting an additional .5% Resort Community Sales and Use Tax to be installed beginning April 1st, 2013". Liza Simpson seconded the motion. Motion carried unanimously.

3. Consideration of a Real Estate Purchase Contract for 1450 & 1460 Park Avenue with Greenpark, LLC in the amount of $400,000 in a form approved by the City Attorney. Bret Howser, Strategic Initiatives Manager, reported that several years ago the City purchased the properties at 1450 and 1460 Park Avenue with Lower Park Redevelopment Agency funds with the intent of an eventual affordable housing project. An RFP was sent out in 2011 to solicit bids for the property and the process was completed in early 2012. In March the City Council directed the Staff to proceed with negotiations with Greenpark Cohousing, LLC on the purchase of the property following their selection in the RFP process.

Mr. Howser reviewed the details of the purchase agreement outlined in the Staff report. The purchase price was set $400,000 plus 80% of any net profit from the sale of units. The settlement date was set at June 15, 2013. Greenpark Cohousing, LLC agrees to preserve and restore the existing units in place without reconstruction. They also agree to develop ten full housing units with a minimum of six units being sold at or below affordable levels. The City agrees to guarantee a construction loan in order to facilitate the project.

The Staff believes the project fits in well with the Lower Park Area master plan and it represents a good opportunity to partner with a private participant, Greenpark LLC, to bring a project unlike any other in the community. The Staff presented the contract for consideration.

The Mayor opened the public hearing; there were no comments and the public hearing was closed.

Mayor Williams remarked that the idea came from a group of citizens who were willing to try it, which is why the City was willing to think out of the box and act on it. He thanked everyone involved for their hard work.

Council Member Butwinski stated that they got interested in this concept when they were in Fort Collins and it was great to see it come to fruition in Park City.

Dick Peek, "I move that we approve the sale of 1450 & 1460 Park Avenue to Greenpark Cohousing, LLC according to the terms outlined in the attached Real Estate Purchase Contract. Liza Simpson seconded the motion. Motion carried unanimously.

4. Consideration of an amendment to the Lower Park Avenue Redevelopment Plan
The Mayor opened the public hearing; there were no comments and the public hearing was closed.

Cindy Matsumoto, "I move that we pass an ordinance amending the Lower Park Avenue Redevelopment Plan as stated in the Staff report". Alex Butwinski seconded the motion. Motion carried unanimously.

## VI 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 2:15 p.m. Members in attendance were Mayor Dana Williams, Andy Beerman, Alex Butwinski, Liza Simpson, Cindy Matsumoto, Dick Peek. Staff present were Diane Foster, Interim City Manager; Tom Daley, Deputy City Attorney; Clint McAffee, Water Manager, Heinrich Deters, Trails and Open Space Coordinator; Nate Rockwood, Capital Budget and Grants Manager. Andy Beerman, "I move to close the meeting to discuss personnel, litigation and property". Dick Peek seconded. Motion carried unanimously.

The meeting opened at approximately 4:15 p.m. Andy Beerman, "I move to open the meeting". Liza Simpson seconded. Motion carried unanimously.

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

Prepared by Mary May, Secretarial Service

**PARK CITY COUNCIL WORK SESSION MINUTES**
**SUMMIT COUNTY, UTAH**
**DECEMBER 13, 2012**

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

**Diane Foster, Interim City Manager; Mark Harrington, City Attorney; Tyler Poulson Environmental Projects Manager; Kent Cashel, Transportation Manager; and Jennifer Danowski, Budget Analyst**

**1. Council questions/comments.** Andy Beerman stated that he attended yesterday's familiarization tour hosted by the City. He felt staff did a great job of sharing information. Liza Simpson spoke about meeting with the consultants evaluating the County fairgrounds and event. She thanked Tyler Poulson for promoting the new car share program and reported that it is really easy to sign up. Andy Beerman noted that he and Cindy Matsumoto met John Paul DiGoria who is a major investor in the expansion of Bonanza Park. He is Mark Fischer's partner, who he respects, and a philanthropist billionaire. Mr. DiGoria pointed out that he has been involved in Park City on a variety of levels for almost 30 years, including the Caledonian and some other projects. He has never sold any of them because he likes being part of the Park City community. Mayor Williams spoke about meeting Mr. DiGoria years ago in California.

Alex Butwinski reported on the Ski Utah meeting where marketing and visitors were discussed. He attended part of the ULCT session on Monday and a Utah Quality Growth Commission meeting. The Commission has a $195,000 budget for open space and Summit County received $65,000 of that amount toward the acquisition of Toll Canyon. Dick Peek relayed that he skied opening day at Deer Valley. Mayor Williams attended a Mosquito Abatement meeting and reported that only biological pest control methods were applied this year. The special district is interested in applying for Blue Sky grants for a hot water solar system for the building and offsetting its carbon footprint. The new director just finished his first season and did a great job. The Mayor also reported on the Sewer District meeting where there was discussion about WISCIWIP. The District experienced the lowest number of hook-ups this year in its recent history.

**2. City fleet fuel strategy.** Tyler Poulson introduced Matt Abbott who is the new environmental project manager. There were 94 applicants, 50 of whom had masters degrees or higher.

Kent Cashel explained that in October Council requested that staff return with an update on the City's fleet fuel strategy. In 2006, the City began a trial program with biodiesel in the trolley and a significant amount of staff time was invested on the project because at that point in time, most engine manufacturers would not cover warranties if biofuels were used. Staff studied the chemical properties of biodiesel and system components and came to the conclusion that the engine would not be seriously damaged. Different blends were tried on the trolley for a year and performance was monitored. In 2007, staff worked with a fuel supplier to begin providing biodiesel at a pump and the whole fleet was converted to biodiesel as well as providing an outlet in the community for invested citizens. He relayed that during the 2009 Visioning Session, staff discussed field strategy with members to gain feedback. The high level direction was not to pursue every leading edge technology that comes along but to continue to monitor the development of promising technologies that continue to evolve and become market-ready.

Staff has been primarily focused on hybrid electric vehicles and CNG developments. Mr. Cashel stated that the electric bus industry continues to be monitored and in 2011 Council was updated on this policy and direction at that time was to continue with the direction given in 2009.

He relayed that there are three elements that need to be analyzed very carefully because these decisions are big dollar and high risk. Environmental concerns drive direction but each of these technologies brings with it either operational benefits or impacts which need to be understood upfront as well as financial investments.

Tyler Poulson displayed a PowerPoint presentation. With regard to emissions affecting air quality, biodiesel rates the lowest among the categories, rating lower than CNG. EPA and other industry partners are continuing to make progress on cleaner burning fuels. The hybrid electric option is slightly better. Essentially the same fuel is burned but at a slightly better efficiency. CNG makes the most environmental sense as there is a 50% to 90% reduction in emissions. With life cycle greenhouse gas emissions there is not much difference between the options. CNG is not always the best environmental alternative compared to diesel or gasoline. He stated that the National Center for Atmospheric Research evaluated coal relative to gas, and in particular shale gas. Its analysis found a net warming impact by making the transition to gas as an electricity source as opposed to coal. Mr. Poulson explained that Cornell University and EPA are among others who found similar outcomes when looking at the life cycle impact of natural gas in relation to climate. The new more unconventional methods around fracking are in fact worse than how natural gas is traditionally procured when it comes to climate because of the excess methane and leakage during that process. He emphasized that when comparing CNG to diesel or gasoline, there is not necessarily a carbon footprint reduction strategy or a solution when it comes to mitigating climate change.

Mr. Poulson stated that on the life cycle front, a quick comparison can be done by example using a Honda Civic which is made for gasoline, hybrid or CNG. Those three vehicles can be compared for the 2012 year and the Civic hybrid burning standard gasoline represents 27% lower greenhouse gases than the natural gas Honda Civic. The CNG Civic compared to the traditional Civic are almost equal. The extractor processes for diesel, biodiesel and CNG, the depletion of finite materials, and food for fuel were examined. The Energy Information Administration found that 14% of the US supply is delivered through fracking and the rest is through a non-fracking type for delivering CNG. However, by 2035, 45% of the US supply will be delivered through fracking and extraction from a shale product. He relayed that over time, those *upstream impacts* with regard to CNG will worsen as the process shifts to more and more fracking. His research on fuel for food particularly looked at soybean oil which is only a portion of the soybean which is not utilized for food production. About 80% of the soybean is solid and is the food product and the oil product is used as an additive for food. Tyler Poulson stated that out of the solid soybean food product, 98% is used as animal feed and the food for fuel production in a large way is animal food as opposed to competing for human consumption.

With regard to the potential of the three resources with CNG, that technology is considered as a finite based fossil fuel. Over time, its extracted profile will become less attractive from an environmental perspective. He pointed out that we are currently using a soy mix for biodiesel and research is being conducted on many other alternatives. The potential is there to reduce greenhouse gases and also not to compete for fuel sources in certain ways but in terms of commercially available options; it is not something recommended from an environmental perspective. He rated hybrid electric a little bit higher because of efficiencies gained by utilizing this technology.

The Mayor asked if there is a corresponding drop in emissions with different grades of biofuel. Tyler Poulson believed that from a greenhouse gas perspective, it is not necessarily 1:1 and is not sure how other pollutants would be impacted by the mix. In response to a question about fleets using biofuels from the Mayor, Kent Cashel responded that different blends are being used. There seems to be some variability on tailpipe data depending upon the operating environment and he has not seen any definitive information. Using higher biofuel blends and diesel may cause issues in the winter. Biofuels prompt the growth of bacteria in tanks which needs to be monitored. Discussion ensued on experimental blending and Kent Cashel explained having to comply with OSHA and EPA regulations. The fuel the City uses is a national standard so the quality and fuel content are consistent. There is a standard for B20 but not necessarily for higher blends.

Alex Butwinski expressed his interest in hybrid electric technology. He asked if this technology is practical for the bus fleet and felt that a cost comparison on operation and maintenance would be helpful. Mr. Cashel advised that there is a process in place to obtain federal funding for buses. The Department of Transportation operates a testing facility in Altoona, Pennsylvania and vehicles must be certified in order to receive federal dollars. Park City's buses are certified for 12 years. He understands that Proterra has run its electric bus through the Altoona test facility and has been certified. However, it needs to be charged 15 to 20 minutes an hour. This might work for the trolley but probably not for the buses operating on other routes. The technology may evolve but the development of electric buses is in its early stages. Alex Butwinski pointed out electricity costs associated with pumping fuel. Mr. Cashel agreed and added that CNG is compressed natural gas and the pressure to fill a tank as large as a bus requires 3600 psi and a massive compressor. On a fleet-wide basis, the City would probably need 2,500 square feet to house a compressor and storage tanks which is one of the expensive capital investments. Mr. Butwinski questioned if this is a practical solution.

Mr. Beerman believed that natural gas is a bridge technology and asked what long term technology the City should invest in and how it may fit within the life cycle of the fleet. Mr. Cashel stated that he doesn't have that answer and the industry is not definitive. Each of these technologies has challenges and it may take a technological leap to more ahead to the next level. Electric power has battery issues and hydrogen fuel creates distribution and storage issues. He encouraged continuing to monitor technology rather than starting to invest on a certain track. Tyler Poulson stated that from an environmental perspective, a hydrogen fuel cell is an energy carrier not an energy source and something like electricity is needed to push energy into the fuel cell. He pointed out the need to build infrastructure for hydrogen which utilizes electricity to deliver the fuel. Kent Cashel felt the electric option has the most promise but there are issues with life cycle impacts.

Mr. Cashel suggested the things to think about on an operating basis is owning and controlling the fuel supply. Location is extremely important because proximity represents efficiencies and the fuel supply should probably be located at the fuel barn. Performance is important and maintenance is unique to the fuel, making training essential. Federal funding is also unpredictable in terms of funding for alternative fuels.

Kent Cashel reported that a large investment needs to be made. Biodiesel didn't require significant funding. A hybrid electric bus costs $200,000 more for exactly the same vehicle. There is no additional cost for a fuel depot or storage facility but refitting the fleet would cost about $6.5 million over a whole replacement cycle. In order to convert to CNG at least $2.2

million is needed to retrofit the storage facility as the air would have to be monitored and vented. UTA is currently designing a facility. It would cost $6 to $7 million to replace the fleet. Staff feels there is some benefit in looking at the smaller end of the fleet in terms of bringing new technology on board, like trucks and passenger cars. Over the course of the next eight years, the City will go through a whole new set of vehicles and there are potential opportunities. The life cycle was explained as well as converting gasoline or diesel engines to CNG. Manufacturers are moving toward building dedicated engines but that is a couple of years away. Mr. Peek asked about meeting volume needs and Mr. Cashel understood that there is a high pressure line close to the facility.

Mr. Cashel noted that technology is evolving so quickly that significant research needs to be conducted. There are many questions regarding environmental concerns ranging from tailpipe emissions to manufacturing cycles and Tyler Poulson added that a metrics driven approach is needed. The financial payback is critical and this feature needs to be analyzed. Liza Simpson felt that capital investments need to be considered as well and referred to the new fuel island. Kent Cashel assured members that the City is a long way off of replacing gas and diesel. Tyler Poulson spoke about simultaneously using two fuels over a period of time when migrating from a certain fuel to an alternative. Liza Simpson stated her preference for hybrid because the biggest problem to solve seems to be the battery life and she pointed out the growing interest in solar powered generation. Tyler Poulson pointed out that the big gap that exists is the behavioral element and reducing vehicle miles traveled but Park City has an impressive portfolio including a local free bus system, bus service to Salt Lake, walking and biking opportunities, and a car sharing program. The Mayor commented that the efficiency of the bus system affects ridership.

Kent Cashel recommended focusing on converting small classes of the fleet and considering CNG. The buses require a major capital investment because of fueling. He stated that staff can bid the alternate fuel options when acquiring vehicles. Staff has spent a significant amount of time on this but feels it wise to continue to research. Dick Peek commented on the size of the buses and Mr. Cashel explained that the size of the buses relate to accommodating the number of riders during peak times. Andy Beerman stated that he likes staff's recommendation and is personally not a fan of CNG because of extraction and infrastructure reasons. He considers it a bridge technology. Cindy Matsumoto stated that she is not very interested in CNG and prefers exploring the hybrid for smaller fleet vehicles. The Council supported Option 2 in the staff report. The Mayor felt that regardless of what Council feels about CNG from an environmental standpoint, it is going to be here and will be the largest source of fuel over the next 30 to 50 years in this country.

**3. Natural gas contract.** Jennifer Danowski explained that staff is recommending changing service for City buildings from a retailer, Questar Gas, to buying gas from a wholesale service. Expected savings total $35,000 annually. The City would still have to rent the pipeline from Questar but $2 a dekatherm will be saved. New meters will be installed at four locations so usage can be better tracked. The meters would not have to be switched out again if the City decides to purchase gas in the future from a retailer. She emphasized that if the arrangement does not work out, the plan can be changed next year.

Prepared by Janet M. Scott, City Recorder

**PARK CITY COUNCIL MEETING**
**SUMMIT COUNTY, UTAH**
**DECEMBER 20, 2012**

## I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6:45 p.m. at the Marsac Municipal Building on Thursday, December 20, 2012. Members in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Diane Foster, Interim City Manager; Mark Harrington, City Attorney; Thomas Eddington, Planning Manager; Anya Grahn, Planner; Kirsten Whetstone, Planner; and Heinrich Deters, Trails Coordinator.

## II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Newtown, Connecticut Candlelight Vigil – The Mayor thanked the Park City High School Student Council for organizing the Vigil earlier this evening.

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

None.

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

Liza Simpson asked members if anyone else would like to pull and discuss Item 5. The Mayor asked for a motion to approve Items 1 through 4 and Item 6. Dick Peek, "I so move". Liza Simpson seconded. Motion unanimously carried.

1. Consideration of an adoption of the 2012 Letter of Consent between Park City Municipal and Snyderville Basin Recreation District in a form approved by the City Attorney – Approved.

2. Consideration of an award of a Professional Service Contract with Design Workshop, LLC in the amount of $55,716 for the Park Avenue Pathway in a form approved by the City Attorney – Approved.

3. Consideration of a Construction Management/General Contractor services related to the design of Deer Valley Drive with Geneva Rock in the amount of $62,238 in a form approved by the City Attorney – Approved.

4. Consideration of a contract with Stanton Constructability Services in the amount of $28,710 in a form approved by the City Attorney - Approved.

5. Consideration of an award of a Professional Service Contract for Consulting Services for Historic Preservation and an Intensive Level Survey of the Main Street National Register Historic District to CRSA/SWCA for the amount of $219,205 in a form approved by the City Attorney – See New Business.

6. Consideration of an approval for a one year trial period contract with Summit Energy, LLC in a form approved by the City Attorney – Approved.

**V NEW BUSINESS**

5. Consideration of an award of a Professional Service Contract for Consulting Services for Historic Preservation and an Intensive Level Survey of the Main Street National Register Historic District to CRSA/SWCA for the amount of $219,205 in a form approved by the City Attorney – This item was removed from the Consent Agenda. Liza Simpson referred to an email sent to Council members from Dina Blaes and stated that she needs a better understanding of the wide variation in the bids and whether or not the scope of services in the recommended bid is adequate to cover the City's commitment to the Survey. Thomas Eddington believed that the scope is pretty narrow and defined and is divided into five separate categories to make it as clear as possible. Variation in costs occurred with the intensive level survey work but staff confirmed with all respondents that the intensive level survey is required to meet the requirements of SHIPO. It also must be GIS data-based so the shape file could be used and applied in the City's GIS database.

He continued that both CRSA and Preservation Solutions offered those services so the comparison was fair but CRSA's bid it at a much lower price. Planner Anya Grahn assured members that staff made sure that contractors understood every task. Ms. Simpson remarked that CRSA is willing to perform the same amount of work for 1/5th of the price. Mr. Eddington and Ms. Grahn agreed. Cindy Matsumoto asked if staff is confident about CRSA and Tom Eddington stated that he worked with CRSA about a year ago on a housing study and was pleased with its work product. He stated that Preservation Solutions does a great job as well and Ms. Blaes is still retained as Park City's Historic Preservation Planner. There are upcoming projects that she will be involved in but this was such a big project and CRSA's bid was more fairly priced and very well done. Ms. Grahn added that CRSA is fully aware of the investigative tasks and working with property owners.

Andy Beerman asked how staff arrived at the initial estimate and Mr. Eddington explained that it was formulated from input from various historic preservation professionals and analyzing previous work and staff arrived at a $700,000 figure. Staff was surprised that CRSA could perform at the cost quoted. Dick Peek asked about Alan Roberts serving on the Park City *Landmark Commission* indicated in the bid materials. No one was exactly sure what that meant. Ms. Grahn clarified that he served on the Historic District Commission and may have confused the wording.

Liza Simpson stated that if staff feels confident about its recommendation she can support it. Cindy Matsumoto, "I move we accept Consent Agenda No. 5". Alex Butwinski seconded. Motion unanimously carried.

1. Consideration of an Ordinance amending the Land Management Code of Park City, Utah, revising Sections 15-1, 15-2.3, 15-2.4, 15-2.5, 15-2.6, 15-2.16, 15-3, 15-4, 15-5, 15-9, 15-10, 15-11, and 15-15 regarding development regulations; process and appeals for Historic District Design Review and Conditional Use Permits; clarifying that community locations must be a minimum of 200 feet from Main Street; uses within the HR-2 zone; open space calculations in the RC and HRM zones; landscaping requirements; removing Special Exceptions; requiring building permits for fences/retaining walls and impervious surfaces such as patios, driveways, and non-bearing construction in all Districts; revising the process for relocation or reorientation of and for disassembly and reassembly of historic structures; setback exceptions for screened mechanical equipment; timing of seasonal lighting; up lighting of public art; conversion of non-conforming uses to less intensive uses; and definitions related to these amendments – Kirsten Whetstone explained that the LMC is reviewed on an annual basis and most of the amendments are fairly routine involving clean-up for consistency in sections of the LMC and state code and revisions as a result of issues that have come up during the past year.

She stated that the Planning Commission and Historic Preservation Board both discussed the amendments and provided input. Additionally, public hearings were held and the Planning Commission forwarded a positive recommendation on all of the amendments before Council. These amendments do not deal with the MPD criteria associated with the expansion of the Kimball Art Center or criteria for historic residential zones. She referred to her staff report listing nine issues, Historic District Design Review process, uses in some open space in the HR-2, HRM, HRC, HCB, specifically uses within 200 feet of Main Street, reducing parking requirements for multi-family dwelling units, increasing parking for bed and breakfast, and changing special events overcrowding permits to temporary use occupancy permits. Building permits are required for patios, driveways, parking or any paved area, and fences and walls over four feet. There are new landscape plan requirements for MPDs, CUPs and Historic District Design Review projects. She referred to seasonal lighting provisions which will be modified for consistency with the Municipal Code and allowing uplighting for public art on public land has been added. The amendments address changing a non-conforming use to a less intensive use, removing special exceptions, and permitting for the relocation or reorientation for the disassembly of historic properties. New definitions have also been added.

Dick Peek referred to proposed language, "*(m) the complete landscape plan must be prepared for all building permit applications for all exterior work that impacts existing vegetation".* He felt hiring a licensed landscape architect is onerous for small projects and Ms. Whetstone clarified that a licensed landscape architect is only required for

CUPs or a Historic District Design Review application or a MPD. The landscape plan only needs to be relative to the scope of the exterior work not necessarily the entire lot. Mr. Peek emphasized that the amendment says a *complete landscape plan* for all permits. Discussion ensued on the scope of a building permit and Thomas Eddington explained that if a portion of the property is being changed, like building a patio, the disturbed area is addressed. A new home would prompt looking at the entire limits of disturbance. Mr. Peek pointed out that is not how it currently reads. Ms. Whetstone suggested language that *a complete landscape plan must be prepared for the disturbed area. . .*

The Mayor pointed out the high number of gravel side yards in Prospector and some owners used recycled plastic mulch as part of the cap on contaminated soils which is proposed to be disallowed. Ms. Whetstone explained that some gravels can be used for different areas but mulching plants is different. Mayor Williams stated that a lot of people used the plastic mulch and the intent was to get rid of the gravel landscapes. Thomas Eddington acknowledged his concern and Liza Simpson suggested additional language, *unless given permission to use another material by the Planning Director.* The Mayor suggested that stone-based materials be identified as gravel mulches which are not acceptable. Gravel-based materials are not an acceptable mulch. Alex Butwinski read the definition of the word mulch including rubber mulch. The Mayor explained that some Prospector residents are capping their yards with mulch against fences rather than burying it, pushing fences over. The gravel migrates to other yards and creates a mess.

Liza Simpson asked if this is an application problem or a material problem. Mr. Eddington felt it is a combination of both. One of the reasons for eliminating the use of gravel as mulch is because it is actually is more harmful to most plants than it is beneficial. It retains heat, causes run-off and burns the underside of plants. The amendment is intended to increase the use of organic mulch and walkways are a different issue. Using drought tolerant native plants is encouraged and the other issue is the disbursement of rock over property lines and associated challenges. He relayed that rather than encouraging zeroscaping, which is just rock, to encourage xeriscaping which is using more native materials or exotics that are water and drought tolerant. The other issue is the disbursement of rock over property lines. Discussion ensued on clarifying the language and Mark Harrington suggested adding, "*approved mulches include natural organic plant-based or recycled materials. Stone-based mulch is not permitted".* Dick Peek added, "*unless part of an approved landscape plan".*

Liza Simpson pointed out that the midnight deadline for seasonal lights should be omitted as directed by Council. Mr. Eddington explained that the LMC was tied to the Municipal Code which includes the midnight provision. The Planning Commission will review this in early January and recommended changes will return to Council comprehensively.

Andy Beerman noted that uplighting is now added, so sections have been altered but not all of it. Mr. Eddington explained that four components of lighting, including building, safety, sign, and parking/lot exterior space will be addressed. Mr. Beerman referred to the temporary change of occupancy provision which is extended from 10 to 15 days and asked if it relates to the earlier discussion on licensing in work session and if so, he suggested that it not be addressed until the broader discussion is resolved. Kirsten Whetstone explained that 10 days was presented to the Planning Commission who recommended that 10 was too short and changed it to 15 days. Mr. Beerman's concern was resolved. He referred to the licensed architect requirement for Historic District Design Review applications and asked if decks and pathways would be subject because he felt that it may be overly cumbersome. Mr. Eddington stated that if the application in Old Town is for building a deck, a landscape architect would not be required but if a new addition includes a new landscape plan, then a licensed landscape architect is needed. Other major projects could include re-establishing grade and retaining walls.

Kirsten Whetstone explained that a pre-application should be submitted for any work in the Historic District so that a determination can be made about the project going through a HDDR. If a full review is needed, the application requires a landscape architect. The Mayor pointed out that many landscape designers are not landscape architects which seems like an unnecessary cost to the property owner. Ms. Simpson suggested substituting *architect* with *professional*. Mr. Eddington explained that the rationale for the requirement was suggested to prompt better plan submittals. He suggested taking the word licensed out and just make it a landscape professional and Ms. Simpson stated that they would be licensed to do business in Park City.

Dick Peek suggested language, *a landscape plan with the following criteria shall be submitted*. We don't want people to defer maintenance because it is so onerous to make an application. Mr. Eddington emphasized that it wouldn't impact maintenance projects, and is just intended for MPDs, CUPs and HDDRs. Ms. Whetstone reiterated that the requirement is intended for major changes to a historic building and not routine maintenance and repair. Andy Beerman suggested dividing the paragraph so one deals with the MPDs/CUPs and the other with HDDRs as the criteria is different. Alex Butwinski felt the provision is unnecessary and Mr. Eddington expressed that it should go one way or the other for all categories.

The Mayor suggested that a landscape plan simply be submitted for review by staff; many applications could be HDDRs and most properties are only 25 x 75 foot lots. Mark Harrington pointed out that 80% to 90% of the time, landscaping is required after the fact. Complete applications are often conditions of approval and instead of doing that, he suggested requiring landscape plans during the full review. Thomas Eddington stated that staff has started requesting more information upfront for HDDRs. Liza Simpson felt that paragraph could be omitted and Kirsten Whetstone recommended that the landscape plan be prepared for all building permit applications. Mr. Eddington asked if MPDs, CUPs and HDDRs be included because of the application processes, Mark Harrington advised to just include HDDR to the first sentence in Subsection (m). Kirsten Whetstone read the revision, *"A complete landscape plan must be prepared for the limits of disturbance area for all building permit applications and Historic District Design Review projects"*. Mark Harrington added, *for all exterior work that impacts existing vegetation within the limits of disturbance.*

The Mayor opened the public hearing; there was no public input and the hearing was closed. Liza Simpson, "<u>I move that we approve New Business Item No. 1, as amended</u>". Alex Butwinski seconded. <u>Motion unanimously carried</u>.

2. <u>Consideration of a Summit County/Snyderville Basin Recreation District & Park City Open Space Purchase/Exchange Agreement</u> – Heinrich Deters introduced Wendy Fisher, Utah Open Lands. He explained that the property contains 292 acres of open space as well as Toll Canyon open space. The Agreement deals with three different areas, Toll Canyon, Kimball open space (currently owned by the City and the County) and the Gillmor open space adjacent to Round Valley. The Park City piece involves the purchase of the Gillmor Parcel with a first payment on May 1, 2013 to cover the outstanding note which is approximately $1.425 million plus $41,000 in soft costs as well as the conveyance of the City's interest in the Kimball open space which has a value of $3.5 million. On November 1, 2014, the City will pay $2.5 million to satisfy a promissory note for the SBSRD for Toll Canyon. He pointed out the Hi Ute open space on a map, which was purchased in 2011, adjacent to the Kimball open space. On December 21, 2012, a down payment of $2 million will be provided with the option that Utah Open Lands and SBSRD will cover the remaining $3.5 million, for a total price for Toll Canyon at $5.5 million. He stated that it is important to recognize that Utah Open Lands has basically provided a 10% discount on the $6.1 million appraised value of the parcel. He displayed a map of the open space which is important for trails and a wildlife corridor. This would not be possible without regional collaboration. The County Council adopted the Agreement last night with some minor changes to the document with regard to timelines to accommodate review of title commitment documents.

On behalf of COSAC and the District, Rena Jordan stated that she is thrilled about this transaction and the amount of public support. In 2010 when the $20 million bond was passed, of which $12 million was earmarked for open space and $8 million for trails, it seemed like a huge reach but it passed with 70% approval. When the $250,000 came about in the last few weeks, it proved to the County and SBSRD that the appetite for open space and preserving open space is still very strong. When the top three priorities were laid out, Hi Ute, Gillmor and Toll Canyon, there didn't seem to be enough funding from the $12 million, but the collaboration with the City has been very fortuitous. All of this comes together from an open space, recreation and wildlife standpoint and their $2 million was sent in two days ago. They are ecstatic to see this happen.

Wendy Fisher stated that it is hard to find the words to describe what a long journey this has been but primarily how amazing it is to see this kind of support come forward. First and foremost from the City and the fact that all organizations have all come together to find a creative solution to preserve Toll Canyon. Having open space funds available is a credit to the community, the City, SBSRD, and the County as well as the ability to purchase these amazing places that contribute so greatly to our quality of life. Utah Open Lands was committed in this Agreement to raise $250,000 which has been accomplished with overwhelming support. She mentioned that there are things in the documents that need to be cleaned up.

Mark Harrington explained the residual section in the Agreement that if there is any surplus money after the closing that it would go to the mutual committee.

The Mayor opened the public hearing.

Jason Hackney stated that he is a 21 year resident and has been enjoying Toll Canyon since he was a kid. He is thrilled that it is on the brink of being protected.

Lin Alder, Summit Park resident, explained his desire to live in the Park City area and his love of the mountains. He works for ETC Group in Sugarhouse and three employees live in Summit Park and Trailside. He raised $1,000 in pledges from his co-workers for the management plan. Summit Park is a special place attracting professionals and he lives there because of Toll Canyon. He thanked all involved for making this an incredible place to live.

Ursella Pinentel, Summit Park, stated that she uses Toll Canyon almost every day and it is an incredible thing for everyone to come together and approve the funds for the purchase. This is amazing and contiguous open space is critical for the wildlife.

Gloria Johnson, Timberline resident, agreed with the comments of the prior speakers and thanked the City Council.

Craig Eroh, Vice President of Summit Park HOA and member of CAGE, expressed his support for the project. So many people came together and there will be many things that will require regional collaboration and this can be a model of how to move forward. This is an amazing piece of property providing trail connectivity. He thanked everyone who made this possible.

Diane Foster reported that Max Greenhaulgh was here earlier but had to leave. He asked her to thank the City Council. This is a great example of inter-governmental cooperation for the benefit of the entire community.

With no further input, the Mayor closed the public hearing.

Andy Beerman thanked Wendy Fisher, BOSAC and Rena Jordan who all set a vision for these three properties and it is quite an accomplishment. He also recognized Chris Robinson’s involvement as well as the whole County Council. He acknowledged Heinrich Deter’s patience throughout the process, representing the City. Andy

Beerman, "I move we approve the attached open space purchase and exchange agreement between Summit County, Snyderville Basin Special Recreation District, and Park City for the purchase of the 292 acre Gillmor Parcel and related matters, as amended". Dick Peek seconded. The Mayor commented that this was a tough one for the City but there is support by Park City residents for acquisition of open space in western Summit County. He also thanked Andy Beerman for his efforts. Dick Peek thanked the Park City citizenry for approving the Resort Communities Sales Tax of which some proceeds will be used for this purchase. Motion unanimously carried.

## VI 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 1:30 p.m. Members in attendance were Mayor Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Diane Foster, Interim City Manager; and Mark Harrington, City Attorney. Dick Peek, "I move to close the meeting to discuss personnel, litigation and property". Liza Simpson seconded. Motion carried unanimously. The meeting opened at approximately 2:30 p.m. Cindy Matsumoto, "I move to open the meeting". Andy Beerman 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

**PARK CITY COUNCIL WORK SESSION MINUTES**
**SUMMIT COUNTY, UTAH**
**JANUARY 10, 2013**

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

**Diane Foster, Interim City Manager; Tom Daley, Deputy City Attorney; Kent Cashel, Transit Manager; and Darren Davis, Transit Operations Team Leader**

**1. Council questions/comments.** Cindy Matsumoto reported that the Library Board discussed implementing the digital lab and training staff. She attended the Peace House Board meeting where potential loss of federal funding was a concern. Andy Beerman stated that he and the Mayor attended the Mountain Transportation preliminary meeting and Habitat for Humanity meeting for Dick Peek. He participated in a COSAC meeting where members thanked the City for its efforts in the open space acquisition of Toll Canyon. Dick Peek reported on a Historical Society Board meeting. The Silver Queen Ball fund-raiser was a success. Liza Simpson noted that the Mountainlands Community Housing Trust is celebrating its 20th Anniversary and is doing some outreach about its organization. She attended the Fire Board meeting. Alex Butwinski attended the Silver Queen Ball and the Planning Commission meeting last night.

The Mayor thanked Joan Card for her efforts organizing the Soils Committee which will be formalized soon. He and Chief Carpenter participated in a talk show through the NPR affiliate out of Logan about the gun debate. He explained that he is a member of Mayors Against Illegal Weapons. He has been receiving correspondence and calls on gun control from the public. He believes standardizing background checks is critical as there are seven million unlicensed guns a year in the US and it is important to take a position.

**2. Update on new Transit AVL.** Kent Cashel stated that this project was identified as a goal nine years as a part of the Short Range Transit Plan. Implementation required cooperation between many entities and departments in the City. In 2006, the City secured a grant to fund AVL. Staff learned that in order to use a Google Trip Planner, an automated scheduling system needs to be in place which small operations do not have. Staff managed to work with ten other small transit agencies across the country to partner with a third party to develop an interface that allows the City to manually update schedules. GIS data also needed to be refined.

Darren Davis, through a computer-assisted presentation, navigated to the City's website, specifically Transit. He pointed out the Trip Planner and conducted a demonstration with a starting point, a destination, and mode of transportation. Google will identify the fastest option, including walking and biking, so users can compare modes of transportation. Another option is the *little yellow man* which when clicked will provide a street view of a location. He pointed out that the application also provides the customer with the cost of driving to the location. The AVL tracker button is located on the Department's home page and provides real time bus information. All of the routes and stops are listed and Mr. Davis explained that users can see the bus icon to determine exactly where their buses are in route. The Transit Dispatch Center is informed when buses are late and can add buses to a route to meet 20 minute service timelines.

On the operations side, Mr. Davis showed the application that supervisors have available which shows passenger counts for each bus, the location of the bus, and driver information. The number of passengers picked up and dropped off at a stop is automatically calculated. Messages can be sent to the driver from the Command Center to a terminal on the bus. He felt that within a year, staff will have a good data set for producing reports and formulating projections. Ridership by route was demonstrated.

Kent Cashel spoke about the ease of refining data which was calculated manually in the past. It was again pointed out that passenger counts are done automatically. Liza Simpson suggested making the Trip Planner tool more obvious on the website. Mr. Cashel stated that the Sundance buses have been integrated into the system. Dick Peek recommended that the Trip Planner be tested on different mobile devices to address any problems for the user.

Prepared by Janet M. Scott, City Recorder

**PARK CITY COUNCIL MEETING**
**SUMMIT COUNTY, UTAH,**
**JANUARY 10, 2013**

## 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 10, 2013. Members in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Diane Foster, Interim City Manager; Tom Daley, Deputy City Attorney; Brian Anderson, Parking Manager; Christine Morgan, Human Resources Analyst; Joan Card, Environmental Regulatory Manager; Francisco Astorga, Planner; and Kirsten Whetstone, Planner.

## II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

None.

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

None.

## IV MINUTES OF MEETINGS OF NOVEMBER 8, NOVEMBER 15, DECEMBER 6, AND DECEMBER 13, 2012

Liza Simpson, "I move that we approve the meeting minutes of November 8, November 15, December 6 and December 13". Dick Peek seconded. Motion unanimously carried.

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

The Mayor requested an explanation of Item 2. After the discussion of Item 2, Liza Simpson, "I move we approve the Consent Agenda". Dick Peek seconded. Motion unanimously carried.

1. Consideration of a Resolution establishing a regular meeting date, time, and location for meetings of the City Council of Park City, Utah for 2013 – Approved.

2. Consideration of a contract with T2 Systems Inc. in the amount of $158,000 for parking software, in a form approved by the City Attorney – Brian Anderson explained that this purchase will replace existing parking software which is outdated. The in-meter program is becoming obsolete as the devices are no longer being made and staff feels that paying by cell phone is a good alternative. It is unique because the user can register an account and select which vehicle will be parked and the time. There is a

smart phone app for this and a better software package is needed to integrate these types of technologies. There are many advantages in communicating in real time such as having timely information available in the database.

He introduced Mike Simmons, T2 Systems, who has a second home in Promontory. T2 Systems is a very successful company, the front-runner in this technology, and has received many management awards.

In response to a question from the Mayor, Mr. Anderson explained that existing hang tags can still be charged. The new program will be put in place in May and tickets can be paid and appeals can be made on-line.

In response to a question from Liza Simpson, Mr. Anderson explained that T2 has a full permit management module where the other bidder did not. He walked members through the smart phone app, where the user selects the vehicle and the amount of time to park. The data is shared with enforcement officers in the field in real time. Parking time can be added to the session if needed. Dick Peek asked if a registered user can pay for an unregistered vehicle and Mr. Simmons explained that it is complicated and most people would use a pay station.

Andy Beerman asked if QR codes could be set-up and Mr. Anderson believed QR codes will bring up the app or webpage. Mr. Beerman liked the idea of the ability to add time on a cell phone and asked about the scope of the license plate recognition program. The Parking Manager stated that there will still be foot patrols primarily on Main Street. The software can track who is parking where to better manage the target market and it can be used on Main Street to enforce time limits. It is primarily a tool to enforce time limits and permit zones and eliminates the need to chalk tires. It is not about catching everyone but being accurate and efficient. Mr. Anderson emphasized that time limits are the hardest thing to enforce which is why this technology has gained popularity and the goal is to preserve parking spots for businesses and guests.

Alex Butwinski stated that he finds an electronic program a little *big brother-ish*. He asked why we would want DMV checking capability in the hands of a parking enforcement officer. Brian Anderson explained that the DMV check would actually be conducted after the ticket is written and the purpose is to be able to send the owner notice of an unpaid ticket which is done now. There is nothing in the proposal that is not done now, including photo documentation. There is still a grace period which will be applied and the parking enforcement officer does not have a list of vehicles and when times expire. He is not getting the same alert. Mr. Butwinski asked if enforcement will be brought in-house and Mr. Anderson stated that staff is evaluating this right now. Mr. Butwinski felt that customer service might improve with City employees and it might be worth it from that standpoint.

Dick Peek asked how parking permits tied to building projects in residential areas will be integrated. Mr. Anderson stated that there will still be the need for some permit types allowing the permit to transfer between vehicles. Once the basic work is done, staff will be able to explore options for other electronic permits, like guest permits for lodges. The majority of the system is based on license plate recognition. Whatever information is needed for a ticket would be uploaded into the database and the rest of the data would be purged.

Mr. Peek asked if this information is subject to GRAMA. Mr. Anderson believed that since license plates are visible that they are part of the public domain. Tom Daley added that this information would not be considered private or protected and would be subject to a GRAMA request. Brian Anderson stated that this is similar to current ticket information and he doesn't ever recall receiving a GRAMA request for a parking ticket record.

Approved.

3. Consideration of authorization to the City Manager to execute a Mine Maintenance Agreement, in a form approved by the City Attorney, with Jordanelle Special Services District for a term of one year with automatic renewals to continue for five years – Approved.

**VI RESIGNATIONS AND APPOINTMENTS**

1. Consideration of the appointment of Mayor Pro Tem and Alternate Mayor Pro Tem – Liza Simpson, "I move we appoint Alex Butwinski as Mayor Pro Tem and Dick Peek as Alternate Mayor Pro Tem". Andy Beerman seconded. Motion unanimously carried.

2. Consideration of the appointment of two Council members to the Employee Transfer and Discharge Appeals Board and a member as the Alternate – Chris Morgan explained that the appointments are needed to comply with state code and the Municipal Code. Liza Simpson and Dick Peek were appointed in 2012 and Andy Beerman as the Alternate.

Liza Simpson, "I move we appoint Cindy Matsumoto and Andy Beerman to the Employee Transfer and Appeals Board with Richard Peek as the Alternate". Alex Butwinski seconded. Motion unanimously carried.

3. Consideration of the acceptance of the resignation of Judy McKie from the Historic Preservation Board – The Mayor accepted her resignation and thanked her for her service.

**VII NEW BUSINESS *(New items with presentations and/or anticipated detailed discussions)***

1. Consideration of approving the Administrative Settlement Agreement and Order on Consent for EE/CA Investigation and Removal Action in the matter of Richardson Flat Tailings Site Operable Unit 4, aka Prospector Drain – Joan Card explained that the document will be executed with the City, Environmental Protection Agency, US Fish and Wildlife Service, Bureau of Land Management, and Utah Department of Environmental Quality. The Council has been briefed on this agreement on several occasions and provided a copy of the document. She noted that it obligates the City to assess and address water quality issues of the Prospector Drain under the oversight of the EPA. Alex Butwinski asked if the biocell will be removed. Ms. Card responded that it is likely that the biocell will remain but is subject to study. The Mayor opened the public hearing; there were no comments from the audience and the public hearing was closed. He complimented Ms. Card on her efforts on this matter.

Alex Butwinski, "I move that we direct Mayor Williams to execute the Administrative Settlement Agreement and Order on Consent". Andy Beerman seconded. Motion unanimously carried.

2. Consideration of an Ordinance approving the City Park Tennis Subdivision, located at 1580 Sullivan Road, Park City, Utah – Francisco Astorga explained that the application is to shift a lot line as the City would like to rebuild the two existing tennis courts and build a third one. This is considered a subdivision because the property is a metes and bounds parcel and has never been subdivided. The Planning Commission forwarded a positive recommendation and there were no issues. Ms. Simpson asked about cleaning up the entire City Park area and Mr. Astorga felt it would be beneficial but the City would have some costs including hiring a surveyor. Because the courts are located in the GC Zone, a conditional use permit was necessary and granted by the Planning Commission. The Mayor opened the public hearing; there was no input and the hearing was closed.

Andy Beerman, "I motion we approve the City Park Tennis Subdivision, located at 1580 Sullivan Road based on the Findings of Fact, Conclusions of Law and Conditions of Approval as found in the draft ordinance". Dick Peek seconded. Motion unanimously carried.

3. Consideration of an Ordinance approving the 481 Woodside Avenue plat amendment, Park City, Utah – Planner Kirsten Whetstone explained that the request is to combine all of Lot 16 and 17, Block 29 of the Park City Survey where a single family historic home sits on the lot lines. There have been additions made to the house and the existing footprint is larger than the allowed footprint and the Ordinance prohibits further non-compliance. The applicant wishes to combine these lots to resolve setback issues created by a common lot line and wants to remodel the interior. There are storm water problems that also need to be addressed. The Planning Commission reviewed this plat amendment and forwarded a positive recommendation to Council. In response to questions from Cindy Matsumoto and Alex Butwinski, Ms. Whetstone advised that any new construction would have to meet the requirements of the zone. She stated that

any expansion would have to be underground. The Mayor opened the public hearing; there were no comments from the audience and the public hearing was closed.

Dick Peek, "I move that we approve the 481 Woodside Avenue plat amendment based on the Findings of Fact, Conclusions of Law and Conditions of Approval". Liza Simpson seconded. Motion unanimously carried.

**VIII OLD BUSNESS**

Consideration of an Ordinance approving the Red Stag Lodge Amended Condominium Plat located at 2550 Deer Valley Drive East, Park City, Utah – Francisco Astorga explained that the request is to convert common area to private area for Units 501 and 502. The Deer Valley MPD allows for this site to have 8.5 unit equivalents; it is currently 7.92 and approving the request would result in 8.46. This item was continued in December because of a Building Department issue which has been resolved. The Mayor opened the public hearing; there was no input and the hearing was closed. In response to a question from Dick Peek about the MPD, Mr. Astorga stated that some projects are based on square footage and others on unit equivalents.

The Mayor requested a motion to approve. Cindy Matsumoto, "I so move". Liza Simpson seconded. Motion unanimously carried.

**IX ADJOURNMENT**

With no further business, the regular meeting of the City Council was adjourned and the Redevelopment Agency, Municipal Building Authority, and Water Service District convened.

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

**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 Diane Foster, Interim City Manager; Brooke Moss, Human Resources Manager; Wade Carpenter, Chief of Police; Tom Daley, Deputy City Attorney; Mike Lennon, Building Maintenance Manager; Hugh Daniels, Emergency Management Manager; and Mark Harrington, City Attorney. Liza Simpson, "I move to close the meeting to discuss property, personnel, security and litigation ". Alex Butwinski seconded. Motion carried unanimously. The meeting opened at approximately 5:20 p.m. Liza Simpson, "I move to open the meeting". Dick Peek seconded. Motion unanimously carried.

The City Council met again in closed session at approximately 7 p.m. Liza Simpson, "I move to close for personnel". Alex Butwinski seconded. Motion unanimously carried.

STATE OF UTAH )
ss.
COUNTY OF SUMMIT )

**CERTIFICATE OF CLOSED SESSION**
**CITY COUNCIL OF PARK CITY, UTAH**

As presiding officer of the City Council of Park City, Utah, I hereby certify that the second closed session meeting held by the City Council on January 10, 2013, was held pursuant to UCA Section 52-4-205(1)(a) to discuss the character, professional competence, or physical or mental health of an individual.

DATED this ____ day of ______________, 2013.

____________________________________
Mayor Dana Williams

Subscribed and sworn before me this ___ day of _________, 2013.

____________________________________
Janet M. Scott, Notary Public

# City Council Staff Report

| | |
|---|---|
| **Subject:** | **Blue Ribbon Commission on the Soil Ordinance and Soil Disposal Options** |
| **Author:** | **Joan Card and Jim Blankenau** |
| **Department:** | **Sustainability** |
| **Date:** | **January 24, 2013** |
| **Type of Item:** | **Appointments** |

**Summary Recommendations:**

Staff recommends the appointment of the following members of the "Soil Commission":

Roger Armstrong
Chris Chernia
Hans Fuegi
David Hampshire
Moe Hickey
Chuck Klingenstein
Rory Murphy
David Smith
Brian Suhadolc
Leslie Thatcher
Tom Ward
Charlie Wintzer
Katie Wright

Council member Liza Simpson will participate with the Soil Commission as a Council Liaison.

**Topic/Description:**
The appointment of a Blue Ribbon Commission on the Soil Ordinance and Soil Disposal Options, the "Soil Commission."

**Background:**
At the Work Session on December 6, 2012, Mayor and Council directed staff to prepare the appointment of a Soil Commission to make recommendations to the Mayor and Council regarding any proposed changes to the Soil Ordinance and options for managing and disposing historic mine waste and metals-impacted soils. The makeup of the Soil Commission will represent a range of interests including environmental, commercial, residential, real estate, resort, nonprofits, and government.

**Analysis:**
The Soil Commission is a multi-faceted community task force charged to:

(1) understand and evaluate the environmental and economic challenges presented by Park City's mining legacy;
(2) explore possible changes to the Park City Soil Ordinance;
(3) explore mine waste soil disposal options and their economic impacts; and
(4) make recommendations to Council that balance public and private interests and that will inform future Council actions.

The goals for the Commission include education, community involvement and a thorough review of the issues.

The Commission's effort will result in a set of recommendations for action to the Mayor and Council.

Staff anticipates a report will be delivered to Mayor and Council in April 2013.

**Department Review:**
This report was reviewed by Legal and Executive Departments.

**Significant Impacts:**

| | **World Class Multi-Seasonal Resort Destination (Economic Impact)** | **Preserving & Enhancing the Natural Environment (Environmental Impact)** | **An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)** | **Responsive, Cutting-Edge & Effective Government** |
|---|---|---|---|---|
| Which Desired Outcomes might the Recommended Action Impact? | Provide Amenities, Facilities, Trails & Infrastructure | Mitigate Mining Legacy Including Mine Waste, Soils and Physical Hazards | Retain & Attract Diversified Business Types | Facilitate Citizen Engagement, Public Participation and Timely Communication |
| Assessment of Overall Impact on Council Priority *(Quality of Life Impact)* | Positive | Very Positive | Positive | Very Positive |

**Recommendation:**

Staff recommends the appointment of the following members of the "Soil Commission":

Roger Armstrong
Chris Chernia
Hans Fuegi
David Hampshire
Moe Hickey
Chuck Klingenstein
Rory Murphy
David Smith
Brian Suhadolc
Leslie Thatcher
Tom Ward
Charlie Wintzer
Katie Wright

Council member Liza Simpson will participate with the Soil Commission as a Council Liaison.

# City Council
# Staff Report

**Subject:** QJWTP MODIFICATIONS ADVISORY AND ASSISTANCE SERVICES
PROFESSIONAL SERVICES AGREEMENT –
ENGINEERING SERVICES
**Author:** Roger McClain, Water Engineer
**Department:** Public Works, Water
**Date:** January 24, 2013
**Type of Item:** Administrative

**Summary Recommendations:**
Staff recommends Council authorize the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with Water Quality & Treatment Solutions, Inc. (WQTS), for Advisory and Assistance Services on the QJWTP Modifications Project in an amount of $263,400.

**Topic/Description:**
Advisory and assistance services for the QJWTP Modifications and for associated water treatment/water quality infrastructure improvements in accordance with the Water Strategic Plan's Source Strategies & Polices as follows:

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

**Background:**
The QJWTP Modifications project improvements is an integral part of the City's planned raw water delivery and treatment system. In conjunction with the 2013 Pipelines Project, the 'Project' will effectively address the Utah State Division of Drinking Water compliance agreement to reduce Judge Tunnel source water antimony consistently below the drinking water MCL. The project will also be a part of the pending discharge permit associated with Judge Tunnel. The introduction and treatment of Judge Tunnel source water at the existing QJWTP, which currently treats surface water from Rockport Reservoir, will require modifications to and capacity expansion of the existing facility. The existing facility is rated at 3 million gallons per day (MGD) and is comprised of direct microfiltration with ACH coagulant, GAC, and hypochlorite. Solids handling facilities include plate settlers with ACH and associated pumping and storage facilities with return of decant water to the head of the facility. Solids are discharged to Snyderville Basin Water Reclamation District's (SBWRD) Silver Creek Treatment Plant.

The proposed QJWTP Modifications Project will:

1) modify QJWTP piping, mechanical, electrical, and instrument systems to receive Judge Tunnel source water

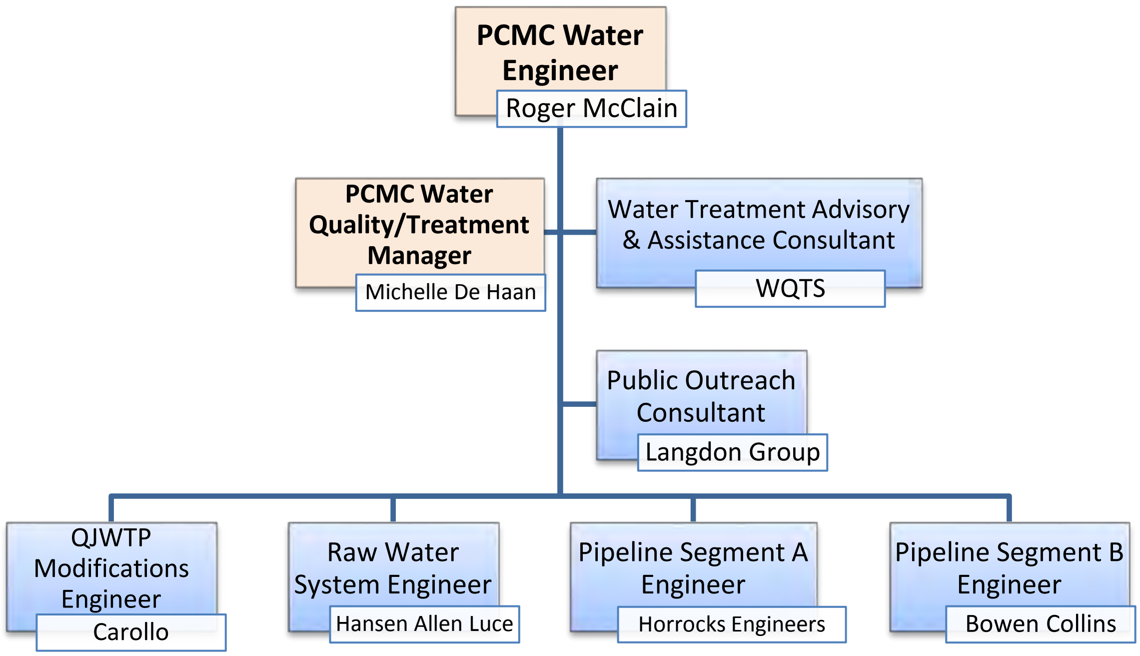
2) address impacts and treatment modifications required by the introduction of dissimilar water sources
3) develop groundwater and surface water blending strategies to meet drinking water compliance requirements, operational needs, and ensure flexibility to meet current and future water quality and discharge regulations
4) increase treatment plant capacity
5) optimize the treatment system to cost-effectively reduce discharges to the sanitary sewer system
6) add solids handling/dewatering process components that address the Judge tunnel water impacts and future treatment plant expansions

To best address the Project's complex needs, maximize the benefit from external experience and perspectives, ensure a proper analysis of evaluations and designs, and receive expert viewpoints of how process and findings meet goals and objectives, the need for two consultants for the project has been identified. An ENGINEERING SERVICES consultant will provide engineering evaluations, design, and construction services related to the Project. An ADVISORY AND ASSISTANCE SERVICES consultant will act as the City's representative to provide expert opinions, advice, and consultation (advisory and assistance services) to the City and ensure that the design meets the City's overall system needs, goals, and objectives. Advisory and Assistance Services will extend to other components of the City's water treatment system(s) as required to address near and long-term water quality goals and objectives.

Consulting engineer qualifications that best address the needs of the Advisory and Assistance position for the Project were identified through a Quinns Junction Water Treatment Plant Modifications Request for Qualifications. Statements of Qualifications were received, and evaluated by a selection committee. Engineering services qualifications for the QJWTP Modifications were identified through under a similar but separate selection process. Both selected consultants will be contracted under separate Professional Services Agreements (PSAs).

For reference, the following Project Organization Chart shows the contracted and selected consultants and Park City staff assignments relative to the 2013 Pipelines Project and the Quinn's Water Treatment Plant modifications to accept Judge Tunnel Water.

Carollo Engineers have been selected for the engineering design and construction services for Quinns Junction Water Treatment Plant Expansion. The Langdon Group has been selected for the Public Outreach component of the project. Staff will be coming to Council in the near future the approval of both contracts.




**Analysis:**
The City's purchasing policies exempt professional service contracts from any requirement for competitive bidding in terms of dollar amount. According to this policy, consultants are chosen by selecting the firm whose experience, capabilities, and past performance best meet the needs of the project. The consultants were provided the following criteria as guidance in developing their Statements of Qualifications (SOQs):

- Firm History and Qualifications
- Team Structure and Key Personnel
- Specific Experience Applicable to Dewatering and Microfiltration (past 5 years)
- Evaluation/Treatment Experience of Metals-laden Water
- Project Approach and Ability to Meet the Schedule
- Proof of Insurance and Rate Structure
- Other factors deemed relevant by the selection committee

A Request for Qualifications (RFQ) was issued on September 19, 2012. The RFQ was advertised on the City website, online at utahlegals.com, and in the Park Record and Salt Lake Tribune during the period of September 19 through October 6, 2012.

The four consultants listed below submitted Statements of Qualifications for the Request for Qualifications (RFQ):

<u>Consultants Submitted for Advisory and Assistance Position</u>

Water Quality & Treatment Solutions
Brown and Caldwell
HDR Engineering

MWH Americas

The selection committee comprised of Clint McAffee (Water), Roger McClain (Water), Matt Cassel (Engineering), Chad Busch (Water), Michelle De Haan (Water), and Michael Boyle (SBWRD) used the following criteria to evaluate the submitted SOQs:

1. General Information – Weighted importance 10%
2. Project Organization – Weighted importance 10%
3. Experience and References – Weighted importance 40%
4. Project Approach – Weighted importance 20%
5. Summary – Weighted importance 20%

There was no local preference included in the weighting because no qualified water engineering firms submitting a Statement of Qualifications have a physical presence & staff based in Summit County. Should any local engineering firm have applied, qualification number five would have included weighting for local preference.

Following receipt of SOQs on October 9, 2012, the selection committee met and, based on the evaluation criteria, invited Water Quality & Treatment Solutions and HDR Engineering to an interview. Interviews were conducted by the selection committee on October 12, 2012 and at a subsequent meeting on October 12, 2012 the selection committee determined, based on the interviews, the Project would best be served by the selection of Water Quality & Treatment Solutions, Inc., to provide Advisory and Assistance Services.

Staff has developed the Scope of Services and negotiated the scope and fees with Water Quality & Treatment Solutions, Inc., included in Exhibit A to the Staff Report. The scope of services and fee summary are included in the Professional Services Agreement, as Addendum A, in an amount not-to-exceed of $263,400. Staff feels that these fees are usual and customary with projects of this type, scope, and complexity.

The City's Project Manager, Roger McClain, will be working under the guidance of the Water Manager.

**Department Review:**
This report has been reviewed by representatives of Public Works, Legal and the City Manager's Office.

**Alternatives:**

**A. Approve:**
Council could authorize the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with Water Quality & Treatment Solutions, Inc., for the advisory and assistance services on the QJWTP Modifications Project in an amount of $263,400.

**B. Deny:**

Council could deny the request for the agreement. Continuing the request could result in a delay to the project as alternate planning, engineering and management methods are evaluated.

**C. Modify:**

Council could modify the request for the agreement. Modifying the request could result in a delay to the project as the impacts of the requested modifications on the planning, engineering and/or management elements are evaluated.

**D. Continue the Item:**

Council could continue the request the agreement. Continuing the request could result in a delay to the project until key design elements can be addressed.

**E. Do Nothing:**

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

## Significant Impacts:

| | | | | |
|---|---|---|---|---|
| Which Desired Outcomes might the Recommended Action Impact? | (+/-) (Select Desired Outcome)<br>(+/-) (Select Desired Outcome)<br>(+/-) (Select Desired Outcome)<br>(+/-) (Select Desired Outcome)<br>(+/-) (Select Desired Outcome)<br>(+/-) (Select Desired Outcome)<br>(+/-) (Select Desired Outcome) | + Managed natural resources balancing ecosystem needs<br>+ Enhanced w ater quality and high customer confidence<br>+ Adequate and reliable w ater supply<br>- Reduced municipal, business and community carbon footprints | | + Fiscally and legally sound<br>+ Well-maintained assets and infrastructure<br>+ Streamlined and flexible operating processes |
| Assessment of Overall Impact on Council Priority *(Quality of Life Impact)* | Neutral<br>⇔ | Positive<br>⇧ | Neutral<br>⇔ | Positive<br>⇧ |

**Comments:** During the due diligence eportion of the project, options will be explored i n an effort to reduce the project's carbon footprint

**Funding Source:**
The funding for the project is from impact and service fees and is part of the approved 5-year CIP budget under Judge Water Treatment Improvements, Quinns Water Treatment Plant, Raw Water Line & Tank, and Water Quality Study.

**Recommendation:**
Staff recommends Council authorize the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with Water Quality & Treatment Solutions, Inc. (WQTS) for Advisory and Assistance Services on the QJWTP Modifications Project in an amount of $263,400.

**Exhibits:**
EXHIBIT A: QJWTP Modifications Project – Advisory and Assistance Water Quality & Treatment Solutions, Inc., Scope of Services and Fee Summary

**EXHIBIT A**
**QJWTP Modifications – Advisory and Assistance Services**

WATER QUALITY & TREATMENT SOLUTIONS, INC.
SCOPE OF SERVICES AND FEE SUMMARY

# Park City Municipal Corproration
## Water Treatment Advisory & Support Services

PSA Version

| TASK | | LABOR ESTIMATE | | | | OTHER DIRECT COSTs (ODCs) | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Task | DESCRIPTION | Issam Najm $200/HR | Senior Engineer $140/HR | Engineer $95/HR | Labor Total | Pilot Equipment | Travel & Lodging | Analytical Cost | Supplies | ODCs | ODC Charge 10% | ODC Total | Total Cost |
| 1.0 | Water Source / Quality Planning | | | | $ 76,320 | | $ 2,120 | | $ 750 | $ 2,870 | $ 287 | $ 3,157 | $ 79,477 |
| 1.1 | Review & Document WQ of Water Sources | | | | | | | | | | | | |
| 1.1.1 | Communicate with & Receive WQ from All parties | 8 | | | $ 1,600 | | | | | $ - | $ - | $ - | $ 1,600 |
| 1.1.2 | Consolidate Data & Generate Plots & Summary Tables | 16 | 16 | 40 | $ 9,240 | | | | | $ - | $ - | $ - | $ 9,240 |
| 1.1.3 | Prepare Brief TM on WQ | 16 | 8 | | $ 4,320 | | | | | $ - | $ - | $ - | $ 4,320 |
| | TASK SUBTOTAL = | 40 | 24 | 40 | $ 15,160 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 15,160 |
| 1.2 | Review & Document Flow Data | | | | | | | | | | | | |
| 1.2.1 | Receive & Consolidate Data; Generate Plots & Summary Tables | 16 | 16 | 40 | $ 9,240 | | | | | $ - | $ - | $ - | $ 9,240 |
| 1.2.2 | Prepare Brief TM on Flows | 16 | 8 | | $ 4,320 | | | | | $ - | $ - | $ - | $ 4,320 |
| | TASK SUBTOTAL = | 32 | 24 | 40 | $ 13,560 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 13,560 |
| 1.3 | Develop Alternatives Analysis Model | | | | | | | | | | | | |
| 1.3.1 | Construct Model Framework | 16 | | | $ 3,200 | | | | | $ - | $ - | $ - | $ 3,200 |
| 1.3.2 | Meet with PCMC to Define Model Components & Functionality | 16 | | | $ 3,200 | | $ 1,060 | | | $ 1,060 | $ 106 | $ 1,166 | $ 4,366 |
| 1.3.3 | Identify Planning Level Unit Costs for Various Components | 16 | 32 | 16 | $ 9,200 | | | | | $ - | $ - | $ - | $ 9,200 |
| 1.3.4 | Construct Draft Model | 24 | 40 | | $ 10,400 | | | | | $ - | $ - | $ - | $ 10,400 |
| 1.3.5 | Meet with PCMC to demonstrate Draft Model | 16 | | | $ 3,200 | | $ 1,060 | | | $ 1,060 | $ 106 | $ 1,166 | $ 4,366 |
| 1.3.6 | Finalize Model | 16 | | | $ 3,200 | | | | | $ - | $ - | $ - | $ 3,200 |
| 1.3.7 | Prepare Model TM | 16 | 8 | | $ 4,320 | | | | | $ - | $ - | $ - | $ 4,320 |
| | TASK SUBTOTAL = | 120 | 80 | 16 | $ 36,720 | $ - | $ 2,120 | $ - | $ - | $ 2,120 | $ 212 | $ 2,332 | $ 39,052 |
| 1.4 | Prepare Technical Report | | | | | | | | | | | | |
| 1.4.1 | Prepare Draft Report of Tasks 1.1, 1.2, and 1.3 | 16 | 16 | | $ 5,440 | | | | | $ - | $ - | $ - | $ 5,440 |
| 1.4.2 | Prepare Final Report of Tasks 1.1, 1.2, and 1.3 | 16 | 16 | | $ 5,440 | | | | $ 750 | $ 750 | $ 75 | $ 825 | $ 6,265 |
| | TASK SUBTOTAL = | 32 | 32 | | $ 10,880 | $ - | $ - | $ - | $ 750 | $ 750 | $ 75 | $ 825 | $ 11,705 |
| | | | | | | | | | | | | | |
| 2.0 | Review of QJWTP Expansion Preliminary Design Effort | | | | | | | | | | | | |
| 2.1 | Participate in One-Day Mtng with PALL in NY | 16 | | | $ 3,200 | | $ 1,410 | | | $ 1,410 | $ 141 | $ 1,551 | $ 4,751 |
| 2.2 | Participate in 3 Mtngs with Engineer | 48 | | | $ 9,600 | | $ 3,180 | | | $ 3,180 | $ 318 | $ 3,498 | $ 13,098 |
| 2.3 | Participate in 2 Mtngs with SBWRD | 32 | | | $ 6,400 | | $ 2,120 | | | $ 2,120 | $ 212 | $ 2,332 | $ 8,732 |
| 2.4 | Review Engineer's Verification Testing Plan | 16 | | | $ 3,200 | | | | | $ - | $ - | $ - | $ 3,200 |
| 2.5 | Review Engineer's Verification Testing Report | 24 | | | $ 4,800 | | | | | $ - | $ - | $ - | $ 4,800 |
| 2.6 | Review Engineer's Plans for WTP Modifications | 24 | | | $ 4,800 | | | | | $ - | $ - | $ - | $ 4,800 |
| 2.7 | Review Preliminary Design Report | 24 | | | $ 4,800 | | | | | $ - | $ - | $ - | $ 4,800 |
| | TASK TOTAL = | 184 | | | $ 36,800 | $ - | $ 6,710 | $ - | $ - | $ 6,710 | $ 671 | $ 7,381 | $ 44,181 |

# Park City Municipal Corproration
## Water Treatment Advisory & Support Services

PSA Version

| Task | DESCRIPTION | LABOR ESTIMATE: Issam Najm $200/HR | Senior Engineer $140/HR | Engineer $95/HR | Labor Total | OTHER DIRECT COSTs (ODCs): Pilot Equipment | Travel & Lodging | Analytical Cost | Supplies | ODCs | ODC Charge 10% | ODC Total | Total Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3.0 | Conduct Tracer Testing at QJWTP Clearwell | | | | | | | | | | | | |
| 3.1 | Develop Draft Tracer Testing Plan | 8 | 16 | | $ 3,840 | | | | | $ - | $ - | $ - | $ 3,840 |
| 3.2 | Revise Plan Based on PCMC and UDEQ Comments | 4 | 8 | | $ 1,920 | | | | | $ - | $ - | $ - | $ 1,920 |
| 3.3 | Mobilize Equipment and Set Up Test | 8 | 16 | | $ 3,840 | | | | | $ - | $ - | $ - | $ 3,840 |
| 3.4 | Conduct Tracer Test (1 flowrate in one day) | 16 | 16 | | $ 5,440 | | $ 2,040 | | $ 5,000 | $ 7,040 | $ 704 | $ 7,744 | $ 13,184 |
| 3.5 | Analyze the Results & Prepare Draft Tracer Testing Report | 8 | 16 | | $ 3,840 | | | | | $ - | $ - | $ - | $ 3,840 |
| 3.6 | Prepare Letter to UDEQ | 1 | | | $ 200 | | | | | $ - | $ - | $ - | $ 200 |
| | TASK TOTAL = | 45 | 72 | | $ 19,080 | $ - | $ 2,040 | $ - | $ 5,000 | $ 7,040 | $ 704 | $ 7,744 | $ 26,824 |
| 4.0 | Conduct Spiro WTP Audit | | | | | | | | | | | | |
| 4.1 | Inventory SWTP Components & Their Conditions | 24 | 24 | | $ 8,160 | | $ 2,440 | | | $ 2,440 | $ 244 | $ 2,684 | $ 10,844 |
| 4.2 | Receive & Analyze Operational & Performance Data | 16 | 16 | | $ 5,440 | | | | | $ - | $ - | $ - | $ 5,440 |
| 4.3 | Develop Near-Term Modifications Recommendations | 16 | 16 | | $ 5,440 | | | | | $ - | $ - | $ - | $ 5,440 |
| 4.4 | Develop Cost of Modifications | 40 | 40 | | $ 13,600 | | | | | $ - | $ - | $ - | $ 13,600 |
| 4.5 | Prepare Draft Facilities Report | 32 | 40 | 24 | $ 14,280 | | | | $ 750 | $ 750 | $ 75 | $ 825 | $ 15,105 |
| 4.6 | Meet with PCMC to Review and Discuss Draft Report | 16 | | | $ 3,200 | | $ 1,060 | | | $ 1,060 | $ 106 | $ 1,166 | $ 4,366 |
| 4.7 | Finalize Facilities Report Based on PCMC Comments | 16 | | 16 | $ 4,720 | | | | | $ - | $ - | $ - | $ 4,720 |
| | TASK TOTAL = | 160 | 136 | 40 | $ 54,840 | $ - | $ 3,500 | $ - | $ 750 | $ 4,250 | $ 425 | $ 4,675 | $ 59,515 |
| 5.0 | Develop Long-Term Treatment Goals for SWTP | | | | | | | | | | | | |
| 5.1 | Prepare Draft Desktop Report | 24 | 80 | 16 | $ 17,520 | | | | $ 500 | $ 500 | $ 50 | $ 550 | $ 18,070 |
| 5.2 | Meet with PCMC to Review and Discuss Draft Report | 16 | | | $ 3,200 | | $ 1,060 | | | $ 1,060 | $ 106 | $ 1,166 | $ 4,366 |
| 5.3 | Finalize Long-Term Treatment Alternatives Report | 8 | 16 | | $ 3,840 | | | | | $ - | $ - | $ - | $ 3,840 |
| | TASK TOTAL = | 48 | 96 | 16 | $ 24,560 | $ - | $ 1,060 | $ - | $ 500 | $ 1,560 | $ 156 | $ 1,716 | $ 26,276 |
| 6.0 | Develop Water Treatment Capital Improvements Plan | | | | | | | | | | | | |
| 6.1 | Develop Written Draft TCIP | 40 | 40 | | $ 13,600 | | | | | $ - | $ - | $ - | $ 13,600 |
| 6.2 | One Meeting with PCMC to Discuss Draft TCIP | 16 | | | $ 3,200 | | $ 1,060 | | | $ 1,060 | $ 106 | $ 1,166 | $ 4,366 |
| 6.3 | Prepare Final TCIP | 24 | 24 | | $ 8,160 | | | | | $ - | $ - | $ - | $ 8,160 |
| | TASK TOTAL = | 80 | 64 | | $ 24,960 | $ - | $ 1,060 | $ - | $ - | $ 1,060 | $ 106 | $ 1,166 | $ 26,126 |
| | TOTAL = | 741 | 528 | 152 | $ 236,560 | $ - | $ 16,490 | $ - | $ 7,000 | $ 23,490 | $ 2,349 | $ 25,839 | $ 262,399 |

## Park City Municipal Corporation

## QJWTP Modifications
## Water Treatment Advisory & Assistance Services

# SCOPE OF SERVICES

The following are the specific tasks to be conducted by WQTS under this project.

### Task 1 – Water Source/Quality Planning

The objective of this task is to provide PCMC with the information necessary for the development of a sound overall raw water and source water conveyance and treatment strategy plan; both from an economic perspective and a policy perspective. We envision four subtasks under this task.

***Task 1.1 – Review & Document Water Quality Characteristics of All Sources.*** PCMC, the Engineer, Brown and Caldwell, WQTS and others possess various sets of water quality data for some or all of PCMC's water sources including Weber River, Judge Tunnel, Spiro Tunnel (including bulkhead, portal, combined raw water and finished water), Thiriot Springs and the Park Meadows well. In addition, recent analytical work was conducted by Utah State University with specific focus on dissolved and particulate metals in Spiro Tunnel water and Judge Tunnel water. With this subtask, we propose to gather the data from all parties, consolidate them into one EXCEL® file, and analyze them within the context of the treatment requirements and PCMC's treated-water quality goals. This is a necessary first step to developing a long-term water treatment strategy.

***Task 1.2 – Review & Document Historical Flow Data for Judge and Spiro Tunnels.*** Quantifying the hydraulic flows from the both Judge and Spiro tunnels is an important step in developing both short-term and long-term approaches to treating water from both tunnels. WQTS will obtain available flow data from PCMC for both tunnels, and analyze them within the context of the treatment system needs and the Alternatives Analysis Model proposed for development in Subtask 1.3.

***Task 1.3 – Develop an Alternatives Analysis Model.*** An Alternatives Analysis Model is a tool that WQTS has used on a number of projects where different decisions remain to be made which are greatly influenced by various assumptions such that a linear approach to decision-making is not possible. The Model is used to conduct various "what-if" scenarios and immediately seeing the impact of those scenarios on the overall project cost. For example, the following decisions will impact the short-term (at SWTP specifically) and long-term treatment strategy and its cost:

a. When basing the design on historical water quality, should PCMC select the 99$^{th}$ percentile levels, or should it select a lower value such as the 95$^{th}$ percentile or the 90$^{th}$ percentile levels for antimony and/or other metals of concern. How would this decision change the overall cost of treatment?

b. What target metal levels, especially for antimony compliance in June 2014, should PCMC select for its treated water? Should the treatment and/or blending system be sized for 80% of the MCL only, or should it produce water with 50% of 25% of the MCL? This decision is prompted by concerns over metals accumulation in the distribution system, but it also has significant impact on the size and operational cost of the treatment facilities. Should a separate treatment train be investigated for both Judge and Spiro tunnel water when the blending sources are limited? This assessment will include analysis of seasonal demand conditions considering two shoulder seasons (spring and fall) and winter and summer peaking periods.

c. What are the cost implications of treating Judge water and/or PM well water at QJWTP vs. SWTP? Is there any significant cost advantage to either location compared to the other?

The above open decisions, and others, are then constructed into the Model as input variables. The Model then uses pre-entered unit cost values for treatment systems, sludge disposal, energy usage/generation, etc., to estimate the overall capital and O&M costs under each scenario entered. This Model can be used in a workshop setting to test various "what-if" scenarios and dynamically see the impact of the decisions on the overall cost. The costs projected will be planning-level estimates only but will greatly help PCMC technical and management staff in developing rationale for making decisions on the project and informing them of the financial impacts of those decisions.

WQTS develops these Models in Microsoft EXCEL® by taking full-advantage of EXCEL's Visual Basic programming language to create dynamic object-based models. The advantage of this approach is that the model can then be opened and used by PCMC staff without having to purchase specialized software. The Model is developed using the following steps:

Step 1 – Construct Model Framework

Step 2 – Meet with PCMC to define the model components, the parameters to be left as variables, and the desired model output format

Step 3 – Identify planning level unit costs for various cost components

Step 4 – Construct Draft Model

Step 5 – Meet with PCMC staff to demonstrate the Draft Model and receive comments on it

Step 6 – Finalize Model

The Model will then be delivered to PCMC along with a Technical Memorandum describing how it works and the underlying design and cost assumptions used in the construction of the Model.

***Task 1.4 – Prepare Technical Report.*** The outcomes of Subtasks 1.1 through 1.3 will be consolidated and presented in an Technical Report that documents the water quality and quantity analyses conducted in subtasks 1.1 and 1.2, as well as the decisions made based on the what-if scenarios conducted using the Alternatives Analysis Model under subtask 1.3.

## Task 2 – Technical Review of Engineer's QJWTP Expansion Preliminary Design Effort

One of the primary roles of the Technical Advisor as described in the original Request for Qualifications is to serve as an extension to PCMC's technical staff in reviewing the engineering work conducted by the Engineer under Phases 1 (preliminary design) and 2 (detailed design) for the QJWTP expansion project. The expansion is required to bring Judge Tunnel into compliance with the antimony drinking water standard by treating and blending it at the Quinns Junction WTP. In this task, WQTS will conduct the following activities:

1. Participate in coordination with Pall with hours for a one-day visit to Pall in New York.
2. Assess need for additional bench or pilot testing in negotiations with Pall and discussions with Engineer and PCMC to ensure owner warranty and operational conditions will be appropriate and acceptable.
3. Conduct similar assessment as #2 above for solids handling.
4. Participate in three (3) engineering planning meetings with Engineer and PCMC.
5. Participate in two (2) coordination meetings with Snyderville Basin Water Reclamation District (SBWRD) regarding impact fees relative to solids production and disposal evaluation.
6. Review Engineer's plans for verification testing of membrane filtration and solids handling facilities on Judge and QJWTP water.
7. Review Engineer's testing report including associated cost comparisons and recommended technologies.
8. Review Engineer's Preliminary Engineering Report and revisions.
9. Review Engineer's proposed plans for other modifications and improvements for QJWTP.

All of WQTS' comments and feedback will be conveyed to PCMC in writing, and communicated to Engineer as requested by PCMC.

## Task 3 – Conduct Tracer Testing of QJWTP Chlorine Contactor

The chlorine contactor at the QJWTP is a critical treatment process designed to meet the disinfection requirements of the Utah Surface Water Treatment Rule (SWTR).[1] The hydraulic efficiency of the contactor is a key piece of information used to verify the disinfection "CT" value achieved at the plant. The hydraulic efficiency of a contactor is determined by conducting a tracer test. In this task, WQTS will conduct a tracer test on the chlorine contactor at the QJWTP. The individual activities proposed are as follows:

1. Develop a tracer-testing Plan in accordance with the requirements of the SWTR.
2. Submit the Plan to PCMC and UDEQ for review and approval.
3. Conduct a physical tracer test to assess existing mixing in the clearwell and potential upgrades for 3 MGD.
4. Analyze the results collected with the goal of calculating the $T_{10}$/HRT ratio for the contactor.
5. Determine whether baffles are required at 3 MGD.
6. Prepare a tracer-testing technical memorandum summarizing the testing results.

[1] Issam Najm is a licensed Professional Civil Engineer in California. In the event that UDEQ requires a Utah PE registration for the Tracer Testing Report, Issam Najm is currently applying for a Utah PE License via reciprocity with the state of California.

## Task 4 – Conduct a Short-Term Facilities Audit of the Spiro Water Treatment Plant

As discussed earlier, the SWTP has a number of challenges related to equipment, site constraints, and performance. PCMC is interested in conducting a thorough assessment of the SWTP facilities in order to develop near-term and long-term plans for the facility.

***Task 4.1 – Inventory SWTP Components and their Condition.*** WQTS will conduct a complete inventory of the SWTP components and assess their conditions based on discussions with PCMC staff, review of maintenance logs, other consultant and internal recommendations, and visual inspection of each component. In order to assess the filter media condition, WQTS will core the media in each filter and quantify its physical and chemical conditions (e.g. Fe, Mn, and/or biofilm that could release metals into the distribution system).

***Task 4.2 – Analyze Plant Performance To-Date.*** WQTS will receive water quality and process operational data from PCMC staff and analyze them within the context of evaluating the performance of the SWTP for metals removal. This task will also include an evaluation of the waste backwash water handling and treatment system. If deemed necessary, WQTS will request additional data to support its analysis.

***Task 4.3 – Develop Near-Term Modification Needs.*** Based on the outcomes of subtasks 4.1 and 4.2, WQTS will identify a list of near-term modification needs for the SWTP, along with the projected cost for implementing them. There are two major goals of the near-term modification: 1.) Maintain, to the extent possible, the operational and performance reliability of the existing facilities for the next three to five years, as the plant's long-term plan is being formulated and developed, 2.) Reduce the amount of metals and/or biofilm from entering the distribution system. PCMC would also like to eliminate the use of sodium bisulfite at the plant.

***Task 4.4 – Prepare Facilities Report.*** The outcomes of subtasks 4.1 through 4.4 will be documented in a Facilities Report that will be submitted to PCMC in draft form. The report will include a guide of next steps required to accomplish the recommended design or operational changes. Upon receipt of comments from PCMC staff, a final report will be prepared and submitted to PCMC.

## Task 5 –Define Long-Term Treatment Goals at SWTP

The long-term plan for the SWTP must include provision to treat the entire Spiro Tunnel flow to drinking water standards for the portion injected into the distribution system, and to the new UPDES limits for the portion discharged to the environment.

The first step in the development of the long-term plan for the SWTP is to identify the treatment goals and criteria to treat Spiro Tunnel water to the desired standards. Studies have been conducted in years past by others to assess performance and associated costs for technologies thought to be viable at the time. The water quality and quantity data and information gathered from Tasks 1 and 2 will be used in this task. Potential long-term treatment recommendations will be based on our experience with metals removal gained from our work for JSSD's Keetley WTP, City of Alta's Bay City Tunnel Antimony treatment plant, and the Water Research Foundation's project on chromium removal.

For most metals removal processes, the primary challenge is not necessary in the removal of the metal from the water, but in the handling and disposal of the residuals streams generated which will contain all the removed metals. The cost of handling and disposal of these residuals could easily exceed the cost of removing the metals from the water. Therefore, it is imperative that residuals handling and disposal requirements for the future treatment alternatives.

The long-term recommendations will be presented in a Draft Technical Memorandum to be submitted to PCMC for review and comments. PCMC's comments will then be incorporated into the Final Technical Memorandum.

## Task 6 – Develop a Treatment Capital Improvements Plan

WQTS' scope of work, as well as that of the Engineer include a number of activities that are part of the overall water treatment plan that PCMC is undertaking over the next several years. In its Water Treatment Advisory & Assistance role, WQTS will prepare a Treatment Capital Improvements Plan (TCIP) that defines all the water treatment related actions to be undertaken by PCMC. The TCIP will then become part of the Integrated Water Resources Master Plan being developed by PCMC.

The TCIP will primarily identify each capital project required to address a water quality or water treatment need, and a planning-level cost for implementing each of these projects. While the majority of these projects will emerge from WQTS' activities under Tasks 1 through 4, other projects may be based on work being conducted by other consultants and engineers on behalf of PCMC. The specifics and costs of those projects will be solicited from the consultants or engineers proposing them.

The draft TCIP will be submitted to PCMC by September 1, 2013.

# City Council Staff Report

**Subject:** WaterSmart Grant Bureau of Reclamation Grant
**Author:** Tyler Poulson, Jason Christensen
**Department:** Water & Sustainability
**Date:** January 24, 2013
**Type of Item:** Legislative

**Summary Recommendations:**
Staff recommends that Council adopt the attached resolution evidencing Council support for and ability to enter an agreement with the Bureau of Reclamation if selected for the grant.

**Topic/Description:**
WaterSMART Grant Application

**Background:**
The Bureau of Reclamation administers a grant program, titled *WaterSMART: Water and Energy Efficiency Grant*. Staff believes this grant represents an opportunity to reduce Park City's share of costs for an upcoming micro-hydro and filter station project.

If Park City is selected, the grant would provide matching funds up to $300,000 to go towards the installation of micro-hydro power generation and filter stations as part of the Judge Tunnel Pipeline. The Judge Tunnel Pipeline will be installed in 2013 and 2014. The pipeline will connect the Judge Tunnel to the Quinn's Junction Treatment plant. The pipeline itself is not a part of this grant application but is an essential part of the project.

During construction, or after completion of the Judge Tunnel Pipeline, Park City will install micro-hydro generators and filter stations on the pipeline. The Micro-hydro generators will capture some of the energy produced as the water flows downhill and convert this energy to usable electricity. The generators will create on average 58,000 kWh hours of energy a month. Over a 25-year life cycle the turbine will generate a net savings to the City of $813,182. In addition, the filter stations will allow the City to convert several large City irrigation users (ball fields, parks and the cemetery) to raw Judge Water. This will reduce treatment, pumping costs, and the energy costs associated with these irrigation sites. The grant applied for is for the micro-hydro and filter station costs.

**Analysis:**
On January 17, 2013 staff submitted a grant application to the United States Bureau of Reclamation. In order to be considered for the Grant, Council must adopt the attached resolution prior to February 14, 2013 and should submit the resolution as soon as possible. The funding for the project is from impact and service fees and is included in the approved 5-year CIP budget. The entire project has been included in the 5-year CIP

budget, therefore the project can proceed regardless of whether Park City receives the grant. The work associated with the *WaterSMART* grant will not affect existing grants.

**Department Review:**
This report has been reviewed by the following departments: Water, Sustainability, Legal & Executive

**Alternatives:**

**A. Approve:**
Council will adopt the attached resolution and be considered for WaterSmart grant funding.

**B. Deny:**
Without approval, the Bureau of Reclamation will not consider Park City's grant application.

**C. Modify:**
The Bureau of Reclamation requires certain items be within the grant application, modification may create deadline problems.

**D. Continue the Item:**
This item may be continued, but increased time until the Bureau of Reclamation receives the resolution may be viewed negatively by the Bureau.

**E. Do Nothing:**
This would have the same effect as denying the item.

**Significant Impacts:** Adopting the resolution commits the City to negotiate and execute a Cooperative Agreement with Reclamation on/or prior to the established deadline, to fund at least 50% of the project costs.

| | World Class Multi-Seasonal Resort Destination<br>(Economic Impact) | Preserving & Enhancing the Natural Environment<br>(Environmental Impact) | An Inclusive Community of Diverse Economic & Cultural Opportunities<br>(Social Equity Impact) | Responsive, Cutting-Edge & Effective Government |
|---|---|---|---|---|
| Which Desired Outcomes might the Recommended Action Impact? | | (+/-) Enhanced conservation efforts for new and rehabilitated buildings<br>(+/-) Reduced municipal, business and community carbon footprints | | (+/-) Fiscally and legally sound |
| Assessment of Overall Impact on Council Priority *(Quality of Life Impact)* | Neutral | Very Positive | Neutral | Positive |
| **Comments:** | | | | |

**Funding Source:** This project will be funded with user fees and is included in the approved 5-year CIP budget.

**Consequences of not taking the recommended action:**
Without an adopted resolution Park City will not be considered for the WaterSmart grant.

**Recommendation:**
Staff recommends that Council adopt the attached resolution evidencing Council support for and ability to enter an agreement with the Bureau of Reclamation if selected for the grant.

**Attached**: A Resolution of Park City Municipal Corporation Regarding Participation in Funding for a Bureau of Reclamation WaterSMART Grant Project.

**RESOLUTION OF PARK CITY MUNICIPAL CORPORATION REGARDING PARTICIPATION IN FUNDING FOR A BUREAU OF RECLAMATION WATERSMART GRANT PROJECT**

WHEREAS, the United States Department of Interior, Bureau of Reclamation, under its WaterSMART Grant Program, has made available to qualifying applicants grant funding on a matching fund or challenge grant basis funds for water conservation and management projects; and

WHEREAS, Park City Municipal Corporation has identified a project that exemplifies the objectives of the WaterSMART grant program in its Judge Tunnel Pipeline Micro Hydroelectric-Turbine Project;

NOW, THEREFORE, BE IT RESOLVED by Park City Municipal Corporation:

1. That if selected for a WaterSMART:Water and Energy Efficiency Grant under the Fiscal Year 2013 program, the City Council will authorize the City Manager to execute a Cooperative Agreement with Reclamation on/or prior to the established deadline, to fund at least 50% of the project costs and provide documentation showing the sources of non-Reclamation funding that totals 50% of project costs for the Project.

2. The Water and Sustainability Departments have reviewed and the City supports the proposal submitted.

3. The City is capable of providing the amount of funding specified in the funding plan and the City portion of the Project funding shall be funded with user fees and is included in the approved 5-year CIP budget.

This Resolution shall become effective upon adoption.

ADOPTED AND APPROVED this 24th day of January, 2013.

PARK CITY MUNICIPAL CORPORATION

__________________________________
Mayor Dana Williams

Attest:

______________________________
Janet M. Scott, City Recorder

Approved as to form:

______________________________
Mark D. Harrington, City Attorney

# City Council
# Staff Report

**Subject:** **Park City Heights, Phase 1 Subdivision plat**
**Author:** **Kirsten Whetstone, MS, AICP**
**Date:** **January 24, 2013**
**Type of Item:** **Extension of approval of Final Subdivision plat**
**Project #:** **PL-11-01355 and PL-12-01721**

## Summary Recommendations

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

## Topic

| | |
|---|---|
| Applicant: | Boyer Park City Junction, LC |
| Location: | Richardson Flat Road, east of SR 248 and west of US 40 |
| Zoning: | Community Transition (CT) |
| Adjacent Land Uses: | Open Space, Rail Trail, US 40, Quinn's Water Treatment Plant, and vacant land |

## Proposal

This is a request for a one year extension of the approval of a final subdivision plat for the first phase of the Park City Heights Master Planned Development (MPD). This phase consists of 28 townhouse units to be constructed for IHC as fulfillment of the required affordable housing for the Park City Medical Center. The first phase final subdivision plat also includes four (4) [market unit] cottage home lots, a City Park parcel, HOA clubhouse parcel, open space parcels, support commercial parcels, dedication of first phase streets, utility easements, trail easements, and a parcel for a future multi-unit affordable housing building. The lots, parcels, and street layout are consistent with the May 11, 2011, Park City Heights MPD. Conditions of approval of the MPD and the Park City Heights Annexation Agreement continue to apply to this extension request, as reiterated in the attached Ordinance.

## Background

On September 13, 2011, the City Planning Department received a complete application for the first phase subdivision plat for the Park City Heights MPD. The property was annexed into Park City with the Park City Heights Annexation on May 27, 2010, and was zoned Community Transition (CT). Park City Municipal Corporation and Boyer Park City Junction are joint owners of the property. The property was not purchased with open space revenues.

On May 11, 2011, the Park City Planning Commission approved the Park City Heights

MPD for a mixed residential development consisting of 160 market rate units and 79 affordable units for a total of 239 units on 239 acres. On June 22, 2011, the Planning Commission reviewed and approved a preliminary subdivision plat for the Park City Heights MPD.

On November 3, 2011, the City Council voted to approve the sale of the City's interest in the property to a third party. Park City Municipal Corporation and Boyer Park City Junction were joint owners of the property at the time this application was made and have permission from the current owner to pursue this application. The property is subject to the Park City Heights Annexation Agreement and the Park City Heights MPD conditions of approval.

On October 26, 2011, the Planning Commission voted to forward a positive recommendation to Council on the first phase subdivision plat. At the same meeting, the Commission voted to ratify the Park City Heights Development Agreement that spells out terms, requirements, and restrictions of the Development and memorializes the conditions of approval of the Master Planned Development.

On November 17, 2011, the City Council approved the Park City Heights Phase I subdivision plat subject to conditions of approval outlined in Ordinance 11-25.

**Analysis**

This application is a request for an extension of the Phase One Subdivision plat for Park City Heights Subdivision. Condition of approval #2 required the applicant to record the final signed plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, approval for the plat will be void, unless an extension request application is made in writing prior to the expiration date. The plat was approved on November 17, 2011 and the expiration date was November 17, 2012. The City received an extension request application and letter November 15, 2012.

The applicant has requested no changes to the plat other than a modification to Condition of Approval #2 to extend the required recording of the plat for an additional year to November 17, 2013. The applicant submitted a written statement (Exhibit B) explaining the reason for the requested extension. The stated reason for the request is to have additional time to address historical mining tailings that were encountered on the property and prepare necessary environmental documents required by the State and Federal governments to resolve this issue. The applicant believes these issues need to be resolved before the plat is recorded.

There have been no changes to the Land Management Code that impact or change the original Council approval or conditions of approval, except as stated above.

**Notice**

The property was posted and notice of the extension request was mailed to property owners within 300 feet of the property, according to requirements of the Land

Management Code. Legal notice was published in the Park Record according to requirements of the Code.

**Public Input**
Staff has not received any public input regarding this plat extension application.

**Future Process**
Approval or denial of this subdivision plat extension application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18.

**Alternatives**
- **Approve-**The City Council may approve the extension of approval of the Park City Heights Phase 1 subdivision plat as conditioned or amended, or
- **Deny-** The City Council may deny the extension of approval of the Park City Heights Phase 1 subdivision plat and direct staff to make Findings for this decision, or
- **Continue-** The City Council may continue discussion on the extension request to a date certain with specific direction to the applicant to return with any additional information necessary to make a final decision.
- **Do nothing** is not an option for legislative matters such as this application.

**Significant Impacts**
There are no significant negative fiscal or environmental impacts that result from taking the recommended action that have not been sufficiently mitigated with plat notes, conditions of approvals, and adherence to the approved MPD and Development Agreement.

**Consequences of not taking the Suggested Recommendation**
The property would remain as individual metes and bounds parcels. Separate lots of record would not be created for the approved Park City Heights MPD. Building permits could not be issued for the dwelling units.

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

**Exhibits**
Ordinance
Exhibit A- Proposed subdivision plat (2 pages)
Exhibit B- Applicant’s letter

**Ordinance No. 13-**

**AN ORDINANCE APPROVING AN EXTENSION OF THE PARK CITY HEIGHTS PHASE 1 SUBDIVISION PLAT APPROVAL; LOCATED AT RICHARDSON FLAT ROAD and US HWY 40, PARK CITY, UTAH.**

WHEREAS, the owners of the property known as the Park City Heights Master Planned Development (MPD) located north of Richardson Flat Road, east of State Road 248 and west of US 40, have petitioned the City Council for approval of the Park City Heights Phase 1 subdivision; and

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

WHEREAS, proper legal notice was sent to all affected property owners according to the Land Management Code of Park City; and

WHEREAS, the Planning Commission held a public hearing on October 26, 2011, to receive input on the subdivision; and

WHEREAS, the Planning Commission, on October 26, 2011, forwarded a positive recommendation to the City Council; and

WHEREAS, on November 17, 2011, the City Council held a public hearing on the Park City Heights Phase 1 subdivision; and

WHEREAS, on November 15, 2012, the Applicant submitted a written request and application for an extension of the recording date to November 17, 2013; and

WHEREAS, on January 24, 2013, the City Council held a public hearing on the Park City Heights Phase 1 subdivision extension of approval application; and

WHEREAS, it is in the best interest of Park City, Utah to approve the extension of approval of the Park City Heights Phase 1 subdivision.

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

**SECTION 1. APPROVAL.** The above recitals are hereby incorporated as findings of fact. The Park City Heights Phase 1 subdivision, as shown in Exhibit A, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located on Richardson Flat Road east of SR 248 and west of US Highway 40.

2. The property was annexed into Park City with the Park City Heights Annexation on May 27, 2010, and is zoned Community Transition (CT).
3. On May 11, 2011, the Park City Planning Commission approved the Park City Heights MPD for a mixed residential development consisting of 160 market rate units and 79 affordable units on 239 acres.
4. On June 22, 2011, the Planning Commission reviewed and approved a preliminary subdivision plat as being consistent with the Park City Heights MPD. The proposed plat is consistent with the preliminary subdivision plat.
5. Park City Municipal Corporation and Boyer Park City Junction are joint owners of the property. The property was not purchased with open space revenues,
6. The property is restricted by the Land Managment Code, the Park City Heights Annexation Agreement, and the Park City Heights Master Planned Development conditions of approval and Development Agreement, and other applicable codes and regulations.
7. The lots are not within the Entry Corridor Protection Overlay zone (ECPO) and no portion of this plat is within the Park City Soils Ordinance boundary. .
8. The proposed subdivision plat creates lots of record for 28 townhouse units to be constructed for IHC as fulfillment of the required affordable housing for the Park City Medical Center. The subdivision plat also includes four (4) cottage home lots of record, a City Park parcel, HOA clubhouse parcel, open space parcels, support commercial parcels, dedication of first phase streets, utility easements, trail easements, and a parcel for a future multi-unit affordable housing building.
9. The townhome lots range in area from 1,898 sf to 4,779 sf for Lot T16, a corner lot with 3 front yard setbacks. The cottage lots range in area from 4,431 sf to 6,051 sf. These lots are consistent with the Lot and Site Requirements of the Community Transition (CT) zone as conditioned by the Park City Heights MPD.
10. No non-conforming conditions are created by the subdivision.
11. An existing 50’ wide power line easement for PacifiCorp traverses parcels G and D. An additional 10’ is being dedicated with this plat for a total width of 60’ as requested by PacifiCorp to meet future anticipated utility easement needs.
12. The property is accessed from Richardson Flat Road, a public county road.
13. Access to all lots and parcels within the proposed subdivision is from local public drives and streets. No lots or parcels access directly to Richardson Flat Road. All streets and drives are public.
14. The subdivision complies with the Land Management Code regarding final subdivision plats, including CT zoning requirements, general subdivision requirements, and lot and street design standards and requirements.
15. General subdivision requirements related to 1) drainage and storm water; 2) water facilities; 3) sidewalks and trails; 4) utilities such as gas, electric, power, telephone, cable, etc.; 5) public uses, such as parks and playgrounds; and 6) preservation of natural amenities and features have been addressed through the Master Planned Development process as required by the Land Management Code.
16. Sanitary sewer facilities are required to be installed in a manner prescribed by the Snyderville Basin Water Reclamation District (SBWRD).
17. There is good cause for this subdivision plat in that it creates legal lots and parcels of record from metes and bounds described parcels; memorializes and expands utility easements and provides for new utility easements for orderly provision of

utilities; provides a parcel to be dedicated as a public park; provides for open space areas within and around the subdivision; dedicates trail easements and public streets; provides for future support commercial parcels; and provides for future development parcels for affordable housing and market rate units consistent with the approved the Park City Heights Annexation Agreement and Master Planned Development.

18. The findings in the Analysis section are incorporated herein.
19. The City Council conducted a public hearing and approved the PC Heights Phase One Subdivision plat on November 17, 2011. The approval included a condition #2 requiring the subdivision plat be recorded at Summit County within one year of the approval date or submittal of a letter requesting an extension. The stated reason for the request is to have additional time to address historical mining tailings that were encountered on the property and prepare necessary environmental documents required by the State and Federal governments to resolve this issue.
20. On November 15, 2012, the Applicant submitted a written request and application for an extension of the recording date to November 17, 2013.
21. The applicant has requested no changes to the plat other than a modification to Condition of Approval #2 to extend the required recording of the plat for an additional year to November 17, 2013.
22. There have been no changes to the Land Management Code that impact or change the original Council approval or conditions of approval, except as stated above.

<u>Conclusions of Law:</u>

1. The subdivision complies with LMC 15-7.3 as conditioned.
2. The subdivision is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
3. The subdivision is consistent with the Park City Heights Annexation and the Park City Heights MPD, as conditioned.
4. The subdivision is consistent with the Park City Heights preliminary plat approved by the Planning Commission on June 22, 2011.
5. Neither the public nor any person will be materially injured as a result of approval of the proposed subdivision plat, as conditioned herein.
6. Approval of the proposed subdivision plat, subject to the conditions stated herein, will not adversely affect the health, safety and welfare of the citizens of Park City.
7. The request for an extension of the plat recordation date was submitted in a timely fashion and is consistent with the Park City Land Management Code regarding extensions of subdivision plat approvals.

<u>Conditions of Approval:</u>

1. City Attorney and City Engineer review and approval of the final form and content of the subdivision plat for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recordation of the plat.
2. The applicant will record the subdivision plat at Summit County on or prior to November 17, 2013. If recordation has not occurred within this extended timeframe, the plat amendment approval will be void, unless a complete application requesting a further extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. Conditions of approval of the Park City Heights Annexation, as stated in the Annexation Agreement, continue to apply.
4. Conditions of approval of the Park City Heights MPD, as memorialized in the Development Agreement, continue to apply.
5. Final approval of the sewer facilities/utility plan by the Snyderville Basin Water Reclamation District is required prior to final plat recordation.
6. All streets and drives, but not driveways on individual lots and parcels, within the subdivision plat shall be dedicated as public streets. Final acceptance of these streets by the City shall occur upon completion and acceptance of the public improvements. The City will commence maintenance and snow removal from public streets once 50% of the units within this phase are complete and certificates of occupancy have been issued.
7. The City Park parcel shall be dedicated to the City upon recordation of the plat.
8. All construction, including streets, utilities, and structures shall comply with recommendations of the June 9, 2006 Geotechnical Study provided by Gordon, Spilker Huber Geotechnical Consultants, Inc. Additional soils studies and geotechnical reports may be required by the City Engineer and Chief Building Official prior to issuance of any building permits for structures, utilities, and roads. The report shall be reviewed by the City Engineer and Chief Building Official and any recommendations for utilization of special construction techniques to mitigate soils issues, such as expansive clays, shall be incorporated into conditions of the building permit and ROW Permit approval.
9. A landscape and irrigation plan shall be submitted for City review and approval for each lot, prior to building permit issuance. Landscaping and irrigation shall be consistent with the Park City Heights Design Guidelines and the MPD conditions of approval.
10. All applicable requirements of the LMC regarding top soil preservation, final grading, and landscaping shall be completed prior to issuance of a certificate of occupancy.
11. A storm water run-off and drainage plan shall be submitted with each phase of the project and with the building plans consistent with the MPD conditions of approval and shall be approved prior to building permit issuance.
12. Prior to issuance of a building permit for any units within this plat, all building plans shall be reviewed for compliance with the Park City Heights Design Guidelines.
13. Confirmation of street names shall be provided by the City Engineer prior to plat recordation.
14. An industry standard Third Party inspector shall be mutually agreed upon by the Chief Building Official and the applicant prior to issuance of a building permit to provide third party inspection for compliance with LEED for Homes Silver rating, as stated in the Annexation Agreement, MPD conditions of approval and as noted on the plat.
15. A construction mitigation plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, LMC, and the MPD conditions of approval prior to building permit issuance.
16. A construction recycling area and excavation materials storage area within the development shall be utilized for this phase as required by the MPD conditions of approval.
17. A financial guarantee, in a form and amount acceptable to the City and in

conformance with the conditions of approvals, amounting to 125% of the value of all required public improvements, including those public improvements identified in Condition #30 of the Master Planned Development (i.e. construction of the public park, trails within the first phase, trail connections to the Rail Trail on both the north and south sides of Richardson Flat road, as described in the MPD findings of fact, and other neighborhood amenities associated with the first phase), shall be provided to the City prior to building permit issuance for new construction within each phase. All public improvements shall be completed according to City standards prior to release of this guarantee. The twenty-five percent shall be held by the City through the warranty period and until such improvements are accepted by the City.

18. All standard project conditions shall apply.
19. Required street trees will be placed 30' on center along the main access road.

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

PASSED AND ADOPTED this ___ day of ___________, 2013.

PARK CITY MUNICIPAL CORPORATION

________________________________
Dana Williams, MAYOR

ATTEST:

____________________________________
Jan Scott, City Recorder

APPROVED AS TO FORM:

________________________________
Mark Harrington, City Attorney

**Ordinance No. 11-25**

**AN ORDINANCE APPROVING THE PARK CITY HEIGHTS PHASE 1 SUBDIVISION LOCATED AT RICHARDSON FLAT ROAD, PARK CITY, UTAH**

WHEREAS, the owners of the property known as the Park City Heights Master Planned Development (MPD) located north of Richardson Flat Road, east of State Road 248 and west of US 40, have petitioned the City Council for approval of the Park City Heights Phase 1 subdivision; and

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

WHEREAS, proper legal notice was sent to all affected property owners according to the Land Management Code of Park City; and

WHEREAS, the Planning Commission held a public hearing on October 26, 2011, to receive input on the subdivision; and

WHEREAS, the Planning Commission, on October 26, 2011, forwarded a positive recommendation to the City Council; and

WHEREAS, on November 17, 2011, the City Council held a public hearing on the Park City Heights Phase 1 subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Park City Heights Phase 1 subdivision.

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

**SECTION 1. APPROVAL.** The above recitals are hereby incorporated as findings of fact. The Park City Heights Phase 1 subdivision, as shown in Exhibit A, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located on Richardson Flat Road east of SR 248 and west of US Highway 40.
2. The property was annexed into Park City with the Park City Heights Annexation on May 27, 2010, and is zoned Community Transition (CT).
3. On May 11, 2011, the Park City Planning Commission approved the Park City Heights MPD for a mixed residential development consisting of 160 market rate units and 79 affordable units on 239 acres.
4. On June 22, 2011, the Planning Commission reviewed and approved a preliminary subdivision plat as being consistent with the Park City Heights MPD. The proposed plat is consistent with the preliminary subdivision plat.
5. Park City Municipal Corporation and Boyer Park City Junction are joint owners of the property. The property was not purchased with open space revenues,
6. The property is restricted by the Land Managment Code, the Park City Heights Annexation Agreement, and the Park City Heights Master Planned Development conditions of approval and Development Agreement, and other applicable codes and regulations.

7. The lots are not within the Entry Corridor Protection Overlay zone (ECPO) and no portion of this plat is within the Park City Soils Ordinance boundary. .
8. The proposed subdivision plat creates lots of record for 28 townhouse units to be constructed for IHC as fulfillment of the required affordable housing for the Park City Medical Center. The subdivision plat also includes four (4) cottage home lots of record, a City Park parcel, HOA clubhouse parcel, open space parcels, support commercial parcels, dedication of first phase streets, utility easements, trail easements, and a parcel for a future multi-unit affordable housing building.
9. The townhome lots range in area from 1,898 sf to 4,779 sf for Lot T16, a corner lot with 3 front yard setbacks. The cottage lots range in area from 4,431 sf to 6,051 sf. These lots are consistent with the Lot and Site Requirements of the Community Transition (CT) zone as conditioned by the Park City Heights MPD.
10. No non-conforming conditions are created by the subdivision.
11. An existing 50' wide power line easement for PacifiCorp traverses parcels G and D. An additional 10' is being dedicated with this plat for a total width of 60' as requested by PacifiCorp to meet future anticipated utility easement needs.
12. The property is accessed from Richardson Flat Road, a public county road.
13. Access to all lots and parcels within the proposed subdivision is from local public drives and streets. No lots or parcels access directly to Richardson Flat Road. All streets and drives are public.
14. The subdivision complies with the Land Management Code regarding final subdivision plats, including CT zoning requirements, general subdivision requirements, and lot and street design standards and requirements.
15. General subdivision requirements related to 1) drainage and storm water; 2) water facilities; 3) sidewalks and trails; 4) utilities such as gas, electric, power, telephone, cable, etc.; 5) public uses, such as parks and playgrounds; and 6) preservation of natural amenities and features have been addressed through the Master Planned Development process as required by the Land Management Code.
16. Sanitary sewer facilities are required to be installed in a manner prescribed by the Snyderville Basin Water Reclamation District (SBWRD).
17. There is good cause for this subdivision plat in that it creates legal lots and parcels of record from metes and bounds described parcels; memorializes and expands utility easements and provides for new utility easements for orderly provision of utilities; provides a parcel to be dedicated as a public park; provides for open space areas within and around the subdivision; dedicates trail easements and public streets; provides for future support commercial parcels; and provides for future development parcels for affordable housing and market rate units consistent with the approved the Park City Heights Annexation Agreement and Master Planned Development.
18. The findings in the Analysis section are incorporated herein.

<u>Conclusions of Law:</u>
1. The subdivision complies with LMC 15-7.3 as conditioned.
2. The subdivision is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
3. The subdivision is consistent with the Park City Heights Annexation and the Park City Heights MPD, as conditioned.
4. The subdivision is consistent with the Park City Heights preliminary plat approved by the Planning Commission on June 22, 2011.
5. Neither the public nor any person will be materially injured as a result of approval of the proposed subdivision plat, as conditioned herein.
6. Approval of the proposed subdivision plat, subject to the conditions stated herein, will not

adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:
1. City Attorney and City Engineer review and approval of the final form and content of the subdivision plat for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recordation of the plat.
2. The applicant will record the subdivision plat at Summit County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat amendment will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. Conditions of approval of the Park City Heights Annexation, as stated in the Annexation Agreement, continue to apply.
4. Conditions of approval of the Park City Heights MPD, as memorialized in the Development Agreement, continue to apply.
5. Final approval of the sewer facilities/utility plan by the Snyderville Basin Water Reclamation District is required prior to final plat recordation.
6. All streets and drives, but not driveways on individual lots and parcels, within the subdivision plat shall be dedicated as public streets. Final acceptance of these streets by the City shall occur upon completion and acceptance of the public improvements. The City will commence maintenance and snow removal from public streets once 50% of the units within this phase are complete and certificates of occupancy have been issued.
7. The City Park parcel shall be dedicated to the City upon recordation of the plat.
8. All construction, including streets, utilities, and structures shall comply with recommendations of the June 9, 2006 Geotechnical Study provided by Gordon, Spilker Huber Geotechnical Consultants, Inc. Additional soils studies and geotechnical reports may be required by the City Engineer and Chief Building Official prior to issuance of any building permits for structures, utilities, and roads. The report shall be reviewed by the City Engineer and Chief Building Official and any recommendations for utilization of special construction techniques to mitigate soils issues, such as expansive clays, shall be incorporated into conditions of the building permit and ROW Permit approval.
9. A landscape and irrigation plan shall be submitted for City review and approval for each lot, prior to building permit issuance. Landscaping and irrigation shall be consistent with the Park City Heights Design Guidelines and the MPD conditions of approval.
10. All applicable requirements of the LMC regarding top soil preservation, final grading, and landscaping shall be completed prior to issuance of a certificate of occupancy.
11. A storm water run-off and drainage plan shall be submitted with each phase of the project and with the building plans consistent with the MPD conditions of approval and shall be approved prior to building permit issuance.
12. Prior to issuance of a building permit for any units within this plat, all building plans shall be reviewed for compliance with the Park City Heights Design Guidelines.
13. Confirmation of street names shall be provided by the City Engineer prior to plat recordation.
14. An industry standard Third Party inspector shall be mutually agreed upon by the Chief Building Official and the applicant prior to issuance of a building permit to provide third party inspection for compliance with LEED for Homes Silver rating, as stated in the Annexation Agreement, MPD conditions of approval and as noted on the plat.
15. A construction mitigation plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, LMC, and the MPD conditions of approval prior to building permit issuance.
16. A construction recycling area and excavation materials storage area within the development shall be utilized for this phase as required by the MPD conditions of approval.

17. A financial guarantee, in a form and amount acceptable to the City and in conformance with the conditions of approvals, amounting to 125% of the value of all required public improvements, including those public improvements identified in Condition #30 of the Master Planned Development (i.e. construction of the public park, trails within the first phase, trail connections to the Rail Trail on both the north and south sides of Richardson Flat road, as described in the MPD findings of fact, and other neighborhood amenities associated with the first phase), shall be provided to the City prior to building permit issuance for new construction within each phase. All public improvements shall be completed according to City standards prior to release of this guarantee. The twenty-five percent shall be held by the City through the warranty period and until such improvements are accepted by the City.
18. All standard project conditions shall apply.
19. Required street trees will be placed 30' on center along the main access road.

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

PASSED AND ADOPTED this 17th day of November, 2011.

PARK CITY MUNICIPAL CORPORATION

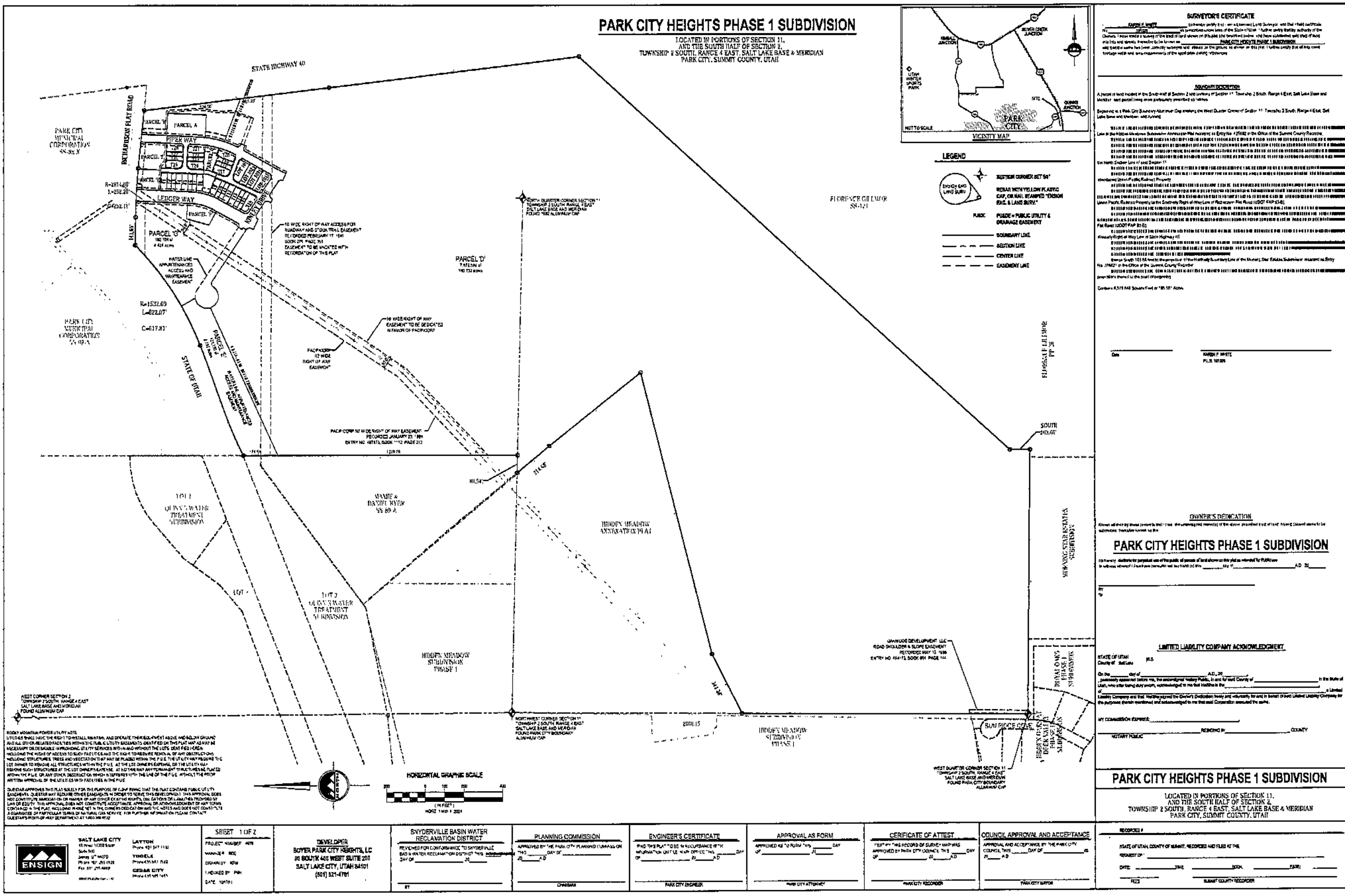
Mayor Dana Williams

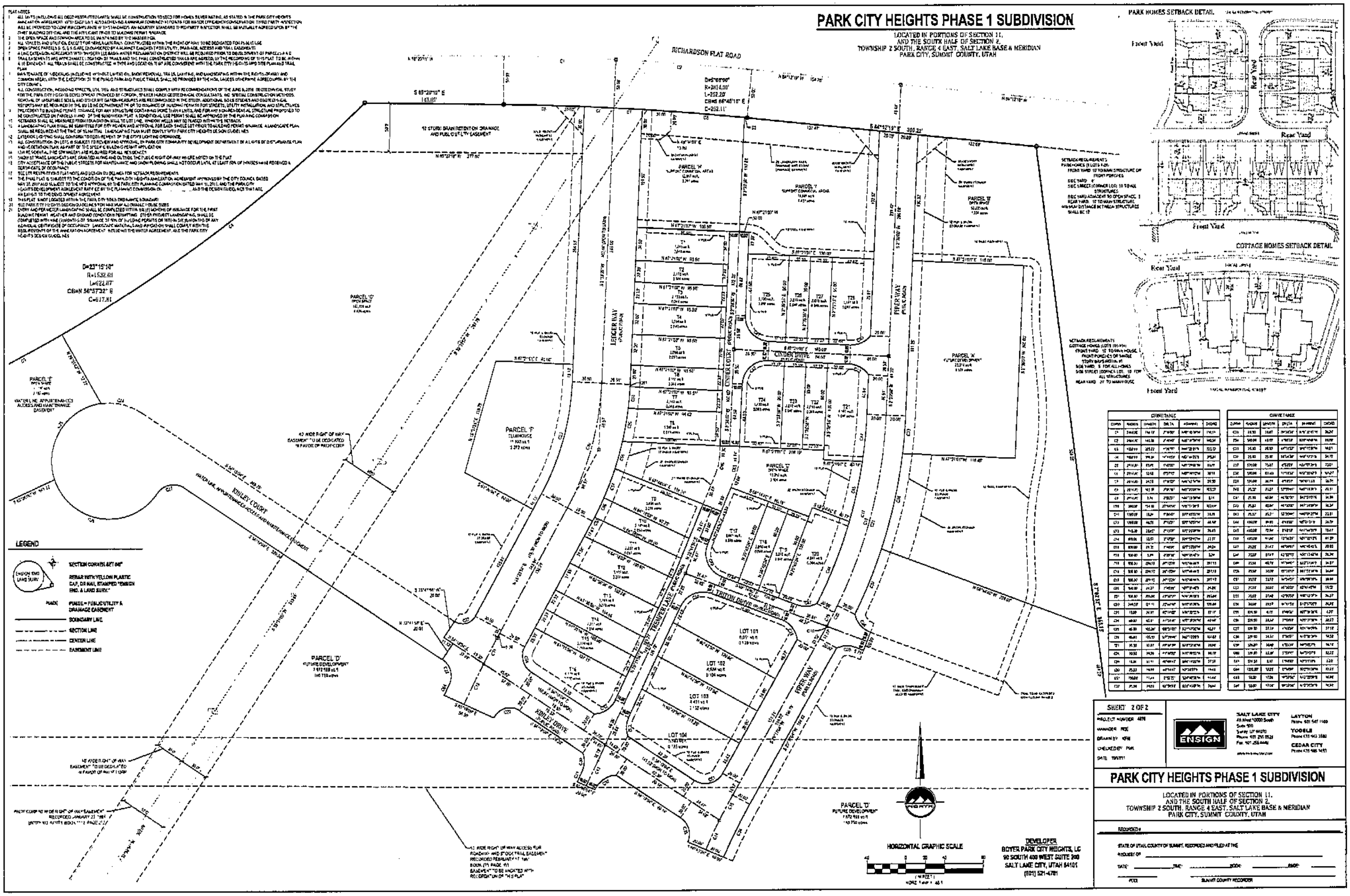
Attest:

Janet M. Scott, City Recorder

Approved as to form:

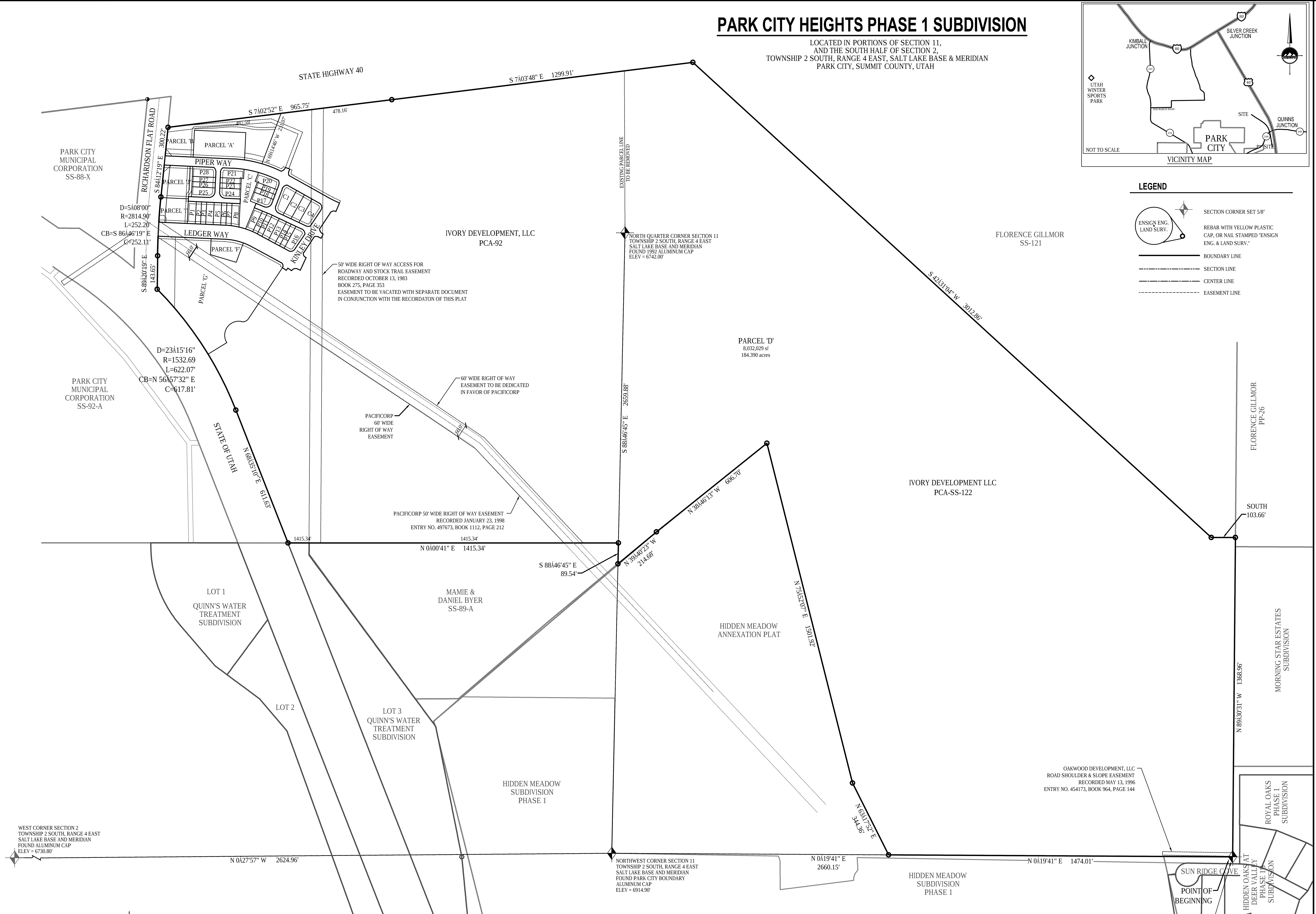
Mark D. Harrington, City Attorney


PARK CITY HEIGHTS PHASE 1 SUBDIVISION
LOCATED IN PORTIONS OF SECTION 11,
AND THE SOUTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH
STATE HIGHWAY 40
RICHARDSON FLAT ROAD
PARCEL A
PIPER WAY
LEDGER WAY
PARCEL 'G'
PARCEL 'D'
PARCEL 'E'
STATE OF UTAH
PARK CITY MUNICIPAL CORPORATION
FLORENCE GILLMOR
HIDDEN MEADOW ANNEXATION PLAT
HIDDEN MEADOW SUBDIVISION PHASE 1
SHOOTING STAR ESTATES SUBDIVISION
SUN RIDGE COVE
VICINITY MAP
PARK CITY
NOT TO SCALE
LEGEND
BOUNDARY LINE
SECTION LINE
CENTER LINE
EASEMENT LINE
HORIZONTAL GRAPHIC SCALE
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
PARK CITY HEIGHTS PHASE 1 SUBDIVISION
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
PARK CITY HEIGHTS PHASE 1 SUBDIVISION
ENSIGN
SHEET 1 OF 2
DEVELOPER
BOYER PARK CITY HEIGHTS, LC
90 SOUTH 400 WEST SUITE 200
SALT LAKE CITY, UTAH 84101
(801) 521-4781
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
PLANNING COMMISSION
ENGINEER'S CERTIFICATE
APPROVAL AS FORM
CERTIFICATE OF ATTEST
COUNCIL APPROVAL AND ACCEPTANCE


PARK CITY HEIGHTS PHASE 1 SUBDIVISION
LOCATED IN PORTIONS OF SECTION 11,
AND THE SOUTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH
RICHARDSON FLAT ROAD
PARK HOMES SETBACK DETAIL
COTTAGE HOMES SETBACK DETAIL
Front Yard
Rear Yard
LEDGER WAY
CINDER DRIVE
RIPPER WAY
TRITON DRIVE
KINLEY DRIVE
KINLEY COURT
PARCEL 'A'
PARCEL 'D'
PARCEL 'E'
PARCEL 'F'
CLUBHOUSE
PARCEL 'H'
LOT 101
LOT 102
LOT 103
LOT 104
LEGEND
SHEET 2 OF 2
ENSIGN
SALT LAKE CITY
LAYTON
TOOELE
CEDAR CITY
HORIZONTAL GRAPHIC SCALE
DEVELOPER
BOYER PARK CITY HEIGHTS, LC
90 SOUTH 400 WEST SUITE 200
SALT LAKE CITY, UTAH 84101
(801) 521-4781
RECORDED #
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
REQUEST OF
DATE TIME BOOK PAGE
FEE SUMMIT COUNTY RECORDER

# PARK CITY HEIGHTS PHASE 1 SUBDIVISION

LOCATED IN PORTIONS OF SECTION 11,
AND THE SOUTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH




**HORIZONTAL GRAPHIC SCALE**

200 0 100 200 400

( IN FEET )
HORZ: 1 inch = 200ft.

QUESTAR NOTE:
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ROCKY MOUNTAIN POWER NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

## SURVEYOR'S CERTIFICATE

I, KAREN F. WHITE do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 191326 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as PARK CITY HEIGHTS PHASE 1 SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

### BOUNDARY DESCRIPTION

A parcel of land located in the South Half of Section 2 and portions of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a Park City Boundary Aluminum Cap marking the West Quarter Corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running

thence North 00Á19'41" East 1,474.01 feet along the West Section Line of said Section 11, also being along the Easterly Boundary Line of the Hidden Meadows Subdivision Annexation Plat recorded as Entry No. 425892 in the Office of the Summit County Recorder;
thence North 63Á17'52" East 344.36 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat;
thence North 75Á52'07" East 1,501.92 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat;
thence North 38Á46'13" West 606.70 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat;
thence North 39Á40'23" West 214.68 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat to the North Section Line of said Section 11;
thence South 88Á46'45" East 89.54 feet along the North Section Line of said Section 11 to the 1/16 Corner of said Section 2;
thence North 00Á00'41" East 1,415.34 feet along the 1/16th Section Line of said Section 2 to the Southerly Right-of-Way Line of the abandoned Union Pacific Railroad Property;
thence North 68Á35'10" East 611.63 feet along the Southerly Right-of-Way Line of said abandoned Union Pacific Railroad Property;
thence Northeasterly 622.07 feet along the arc of a 1,532.69 foot radius curve to the left (center bears North 21Á24'50" West and the chord bears North 56Á57'32" East 617.81 feet with a central angle of 23Á15'16") along the Southerly Right-of-Way Line of said abandoned Union Pacific Railroad Property to the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B);
thence South 89Á20'19" East 143.65 feet along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B);
thence Southeasterly 252.20 feet along the arc of a 2,814.90 foot radius curve to the right (center bears South 00Á39'41" West and the chord bears South 86Á46'19" East 252.11 feet with a central angle of 05Á08'00") along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B);
thence South 84Á12'19" East 300.22 feet along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B) to the Westerly Right-of-Way Line of State Highway 40;
thence South 07Á02'52" East 965.75 feet along the Westerly Right-of-Way Line of said State Highway 40;
thence South 07Á03'48" East 1,299.91 feet along the Westerly Right-of-Way Line of said State Highway 40;
thence South 42Á31'04" West 3,012.86 feet;
thence South 103.66 feet to the projection of the Northerly Boundary Line of the Morning Star Estates Subdivision recorded as Entry No. 376621 in the Office of the Summit County Recorder;
thence North 89Á30'31" West 1,368.96 feet along the Northerly Boundary Line of said Morning Star Estates Subdivision and its projections thereof to the point of beginning.

Contains 8,518,648 Square Feet or 195.561 Acres

Date

KAREN F. WHITE
P.L.S. 191326

## OWNER'S DEDICATION

Known all men by these presents that I (we), the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

**PARK CITY HEIGHTS PHASE 1 SUBDIVISION**

do hereby consent to the recordation of this plat. Also, the owner, or its representative, hereby irrevocably offers for dedication to Park City and Snyderville Basin Water Reclamation District all the streets, land for local government uses, easements, parks, and required utilities and easements shown on this plat in accordance with an irrevocable offer of dedication.

In witness whereof I / we have hereunto set our hand (s) this _________day of_____________________________A.D., 20________

______________________________________________.

By:
Its:

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

On the ________ day of ____________________ A.D., 20___________, ______________________________, personally appeared before me, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the ______________________________ of ______________________________, a Limited Liability Company and that said document was signed by him/her in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES:________________________________________,

____________________________________ RESIDING IN__________________________ COUNTY.
NOTARY PUBLIC

# PARK CITY HEIGHTS PHASE 1 SUBDIVISION

LOCATED IN PORTIONS OF SECTION 11,
AND THE SOUTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH


ENSIGN
SALT LAKE CITY
45 West 10000 South
Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNUTAH.COM
LAYTON
Phone: 801.547.1100
TOOELE
Phone:435.843.3590
CEDAR CITY
Phone:435.865.1453


SHEET 1 OF 2
PROJECT NUMBER : 4976
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 8/6/12

**DEVELOPER**
**IVORY DEVELOPMENT, LLC**
**978 EAST WOODOAK LANE**
**MURRAY, UTAH 84107**
**801-747-7440**

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT THIS ______ DAY OF ____________________, 20________.
BY:

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ________ DAY OF ____________________, 20________A.D.
CHAIRMAN

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ________ DAY OF ____________________, 20________A.D.
PARK CITY ENGINEER

APPROVAL AS FORM
APPROVED AS TO FORM THIS ________ DAY OF ____________________, 20________.
PARK CITY ATTORNEY

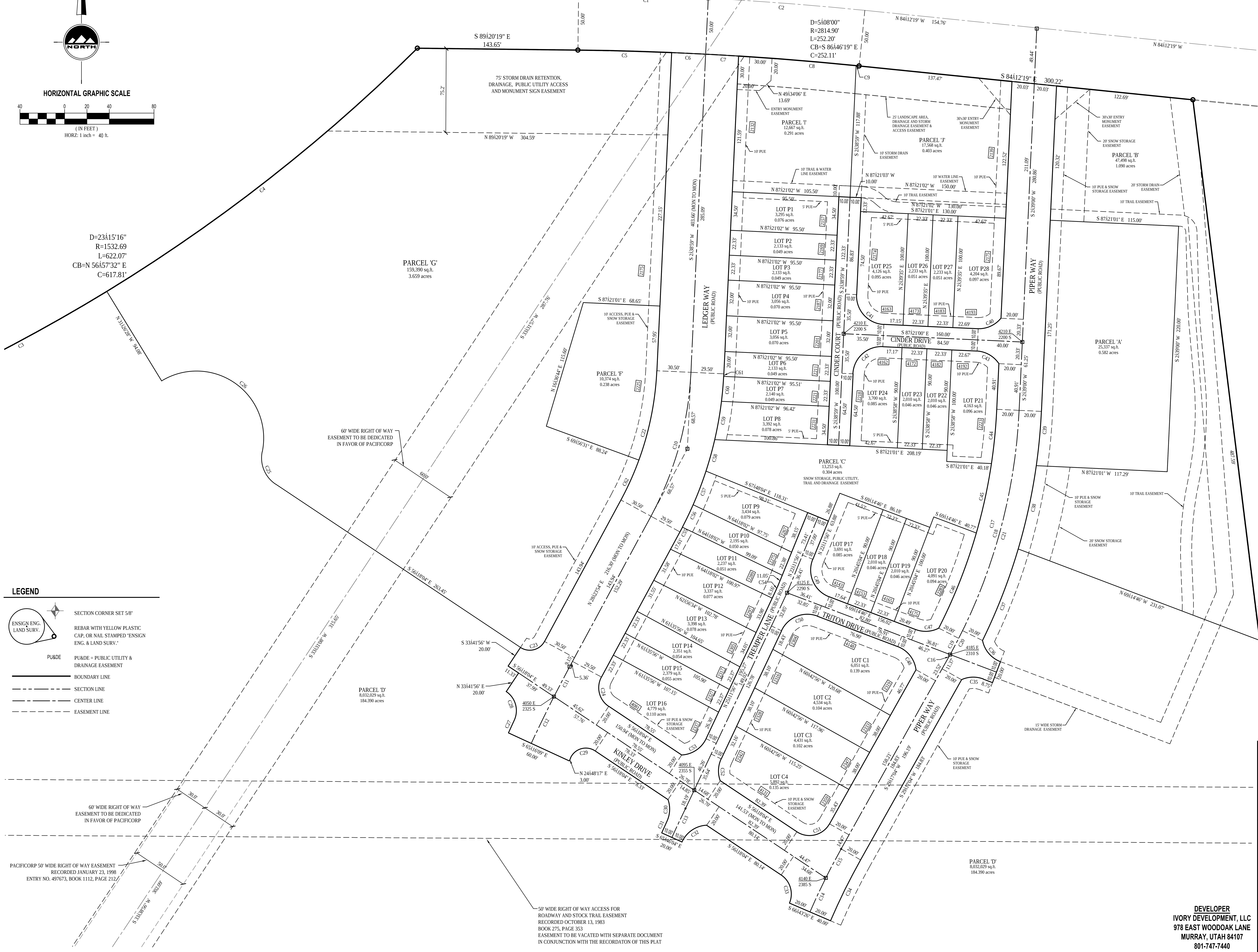
CERIFICATE OF ATTEST
I CERTIFY THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS ______ DAY OF ______________, 20________A.D.
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ______ DAY OF ________________ 20_____, A.D.
PARK CITY MAYOR

RECORDED #
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF :
DATE: TIME: BOOK: PAGE:
FEE$
SUMMIT COUNTY RECORDER

# PARK CITY HEIGHTS PHASE 1 SUBDIVISION

LOCATED IN PORTIONS OF SECTION 11,
AND THE SOUTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C1 | 2864.90' | 116.12' | 2Á19'20" | N88Á10'39"W | 116.11' |
| C2 | 2864.90' | 140.56' | 2Á48'40" | N85Á36'39"W | 140.54' |
| C3 | 1532.69' | 268.23' | 10Á01'38" | N63Á34'21"E | 267.89' |
| C4 | 1532.69' | 353.83' | 13Á13'38" | N51Á56'43"E | 353.05' |
| C5 | 2814.90' | 83.88' | 1Á42'27" | N88Á29'06"W | 83.88' |
| C6 | 2814.90' | 30.50' | 0Á37'15" | N87Á19'15"W | 30.50' |
| C7 | 2814.90' | 29.50' | 0Á36'02" | N86Á42'36"W | 29.50' |
| C8 | 2814.90' | 105.57' | 2Á08'56" | N85Á20'08"W | 105.57' |
| C9 | 2814.90' | 2.74' | 0Á03'21" | N84Á13'59"W | 2.74' |
| C10 | 300.00' | 134.82' | 25Á44'54" | N15Á31'26"E | 133.69' |
| C11 | 1200.00' | 30.26' | 1Á26'42" | S27Á40'33"W | 30.26' |
| C12 | 1200.00' | 46.55' | 2Á13'21" | S25Á50'32"W | 46.54' |
| C13 | 740.00' | 28.65' | 2Á13'07" | S25Á20'29"W | 28.65' |
| C14 | 600.00' | 33.57' | 3Á12'22" | S24Á52'45"W | 33.57' |
| C15 | 600.00' | 29.35' | 2Á48'08" | S27Á53'00"W | 29.34' |
| C16 | 500.00' | 3.29' | 0Á22'36" | N29Á05'47"E | 3.29' |
| C17 | 500.00' | 229.15' | 26Á15'29" | N15Á46'44"E | 227.15' |
| C18 | 500.00' | 229.15' | 26Á15'29" | N15Á46'44"E | 227.15' |
| C19 | 500.00' | 229.15' | 26Á15'29" | N15Á46'44"E | 227.15' |
| C20 | 500.00' | 24.07' | 2Á45'28" | N27Á31'45"E | 24.06' |
| C21 | 500.00' | 205.08' | 23Á30'01" | N14Á24'00"E | 203.64' |
| C22 | 269.50' | 81.88' | 17Á24'29" | N11Á21'14"E | 81.57' |
| C23 | 15.00' | 24.95' | 95Á18'02" | N76Á02'55"E | 22.17' |
| C24 | 20.00' | 29.57' | 84Á41'58" | S13Á57'05"E | 26.95' |
| C25 | 28.00' | 33.22' | 67Á58'32" | S22Á18'48"E | 31.30' |
| C26 | 60.00' | 139.40' | 133Á06'56" | N54Á53'00"W | 110.10' |
| C27 | 1222.50' | 12.25' | 0Á34'26" | S25Á01'04"W | 12.25' |
| C28 | 20.50' | 29.20' | 81Á36'22" | N15Á29'53"W | 26.79' |
| C29 | 15.00' | 25.87' | 98Á49'13" | S74Á17'19"W | 22.78' |
| C30 | 25.50' | 19.99' | 44Á54'47" | N2Á38'57"E | 19.48' |
| C31 | 750.00' | 11.44' | 0Á52'25" | S24Á40'08"W | 11.44' |
| C32 | 25.50' | 28.03' | 62Á58'23" | S55Á43'07"W | 26.64' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C33 | 20.50' | 28.47' | 79Á34'38" | N16Á30'45"W | 26.24' |
| C34 | 580.00' | 60.82' | 6Á00'30" | S26Á16'49"W | 60.80' |
| C35 | 25.50' | 20.02' | 44Á58'32" | S88Á15'58"W | 19.51' |
| C36 | 25.50' | 25.85' | 58Á04'30" | S40Á12'31"E | 24.75' |
| C37 | 520.00' | 88.09' | 9Á42'24" | N21Á17'49"E | 87.99' |
| C38 | 520.00' | 76.36' | 8Á24'50" | N12Á14'12"E | 76.29' |
| C39 | 520.00' | 48.82' | 5Á22'47" | N5Á20'23"E | 48.81' |
| C40 | 25.52' | 23.31' | 52Á20'41" | N65Á19'26"E | 22.51' |
| C41 | 25.50' | 40.06' | 90Á00'00" | S42Á21'01"E | 36.06' |
| C42 | 25.50' | 40.06' | 90Á00'00" | S47Á38'59"W | 36.06' |
| C43 | 25.52' | 23.31' | 52Á20'48" | N60Á01'27"W | 22.51' |
| C44 | 480.00' | 48.84' | 5Á49'46" | N5Á33'53"E | 48.82' |
| C45 | 480.00' | 63.70' | 7Á36'15" | N12Á16'53"E | 63.66' |
| C46 | 480.00' | 91.66' | 10Á56'29" | N21Á33'15"E | 91.52' |
| C47 | 25.50' | 21.43' | 48Á09'01" | N86Á40'43"E | 20.80' |
| C48 | 25.50' | 27.61' | 62Á02'13" | N38Á13'40"W | 26.28' |
| C49 | 25.50' | 40.70' | 91Á26'41" | S23Á31'26"E | 36.51' |
| C50 | 25.50' | 38.08' | 85Á33'17" | S67Á58'34"W | 34.64' |
| C51 | 20.50' | 33.78' | 94Á24'51" | N76Á29'30"E | 30.09' |
| C52 | 25.50' | 20.03' | 45Á00'22" | S2Á41'45"W | 19.52' |
| C53 | 25.50' | 27.60' | 62Á00'22" | N56Á12'07"E | 26.27' |
| C54 | 60.00' | 3.14' | 3Á00'00" | N23Á41'56"E | 3.14' |
| C55 | 329.50' | 4.75' | 0Á49'32" | N27Á59'08"E | 4.75' |
| C56 | 329.50' | 22.34' | 3Á53'03" | N25Á37'50"E | 22.33' |
| C57 | 329.50' | 32.20' | 5Á35'56" | N20Á53'21"E | 32.19' |
| C58 | 329.50' | 29.30' | 5Á05'44" | N15Á32'31"E | 29.29' |
| C59 | 329.50' | 34.80' | 6Á03'04" | N9Á58'07"E | 34.78' |
| C60 | 329.50' | 22.36' | 3Á53'15" | N4Á59'57"E | 22.35' |
| C61 | 329.50' | 2.33' | 0Á24'20" | N2Á51'10"E | 2.33' |
| C62 | 269.50' | 39.23' | 8Á20'25" | N24Á13'41"E | 39.19' |

PLAT NOTES:

1. ALL UNITS (INCLUDING ALL DEED RESTRICTED UNITS) SHALL BE CONSTRUCTED TO LEED FOR HOMES SILVER RATING, AS STATED IN THE PARK CITY HEIGHTS ANNEXATION AGREEMENT, WITH EACH UNIT ALSO ACHIEVING A MINIMUM COMBINED 10 POINTS FOR WATER EFFICIENCY/CONSERVATION. THIRD PARTY INSPECTION WILL BE PROVIDED TO CONFIRM COMPLIANCE WITH STANDARDS. AN INDUSTRY STANDARD THIRD PARTY INSPECTOR SHALL BE MUTUALLY AGREED UPON BY THE CHIEF BUILDING OFFICIAL AND THE APPLICANT PRIOR TO BUILDING PERMIT ISSUANCE.
2. THE OPEN SPACE AND COMMON AREA TO BE MAINTAINED BY THE MASTER HOA.
3. ALL STREETS AND UTILITIES, EXCEPT FOR SEWER LATERALS, CONSTRUCTED WITHIN THE RIGHT-OF-WAY TO BE DEDICATED TO CITY FOR PUBLIC USE.
4. OPEN SPACE PARCELS B, C, E & G ARE ENCUMBERED BY A BLANKET EASEMENT FOR UTILITY, DRAINAGE, ACCESS AND TRAIL EASEMENTS.
5. A LINE EXTENSION AGREEMENT WITH SNYDERVILLE BASIN WATER RECLAMATION DISTRICT WILL BE REQUIRED PRIOR TO DEVELOPMENT OF PARCELS A & D.
6. TRAIL EASEMENTS ARE APPROXIMATE LOCATION OF TRAILS AND THE FINAL CONSTRUCTED TRAILS ARE AGREED, BY THE RECORDING OF THIS PLAT, TO BE WITHIN A 10' EASEMENT. ALL TRAILS SHALL BE CONSTRUCTED IN TYPE AND LOCATION THAT ARE CONSISTENT WITH THE PARK CITY HEIGHTS MPD SITE PLAN AND TRAIL PLAN.
7. MAINTENANCE OF SIDEWALKS (INCLUDING, WITHOUT LIMITATION, SNOW REMOVAL), TRAILS, LIGHTING, AND LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY AND COMMON AREAS, WITH THE EXCEPTION OF THE PUBLIC PARK AND PUBLIC TRAILS, SHALL BE PROVIDED BY THE HOA, UNLESS OTHERWISE AGREED UPON BY THE CITY COUNCIL.
8. ALL CONSTRUCTION, INCLUDING STRUCTURES SHALL COMPLY WITH PARK CITY STANDARDS AND RECOMMENDATIONS OF THE JUNE 9, 2006, GEOTECHNICAL STUDY FOR THE PARK CITY HEIGHTS DEVELOPMENT PROVIDED BY GORDON, SPILKER HUBER GEOTECHNICAL CONSULTANTS, INC. SPECIAL CONSTRUCTION METHODS, REMOVAL OF UNSUITABLE SOILS, AND OTHER MITIGATION MEASURES ARE RECOMMENDED IN THE STUDY. ADDITIONAL SOILS STUDIES AND GEOTECHNICAL REPORTS MAY BE REQUIRED BY THE ENGINEERING AND BUILDING DEPARTMENT PRIOR TO ISSUANCE OF PERMITS FOR STREETS, UTILITY INSTALLATION, AND STRUCTURES.
9. PRECEDENT TO BUILDING PERMIT ISSUANCE FOR ANY STRUCTURE CONTAINING MORE THAN 4 UNITS, AND FOR ANY NON-RESIDENTIAL STRUCTURE PROPOSED TO BE CONSTRUCTED ON PARCELS H AND I OF THE SUBDIVISION PLAT, A CONDITIONAL USE PERMIT SHALL BE APPROVED BY THE PLANNING COMMISSION.
10. SETBACKS SHALL BE MEASURED FROM FOUNDATION WALL TO LOT LINE.
11. A LANDSCAPING PLAN SHALL BE SUBMITTED FOR CITY REVIEW AND APPROVAL FOR EACH PARCEL AND SINGLE LOT PRIOR TO BUILDING PERMIT ISSUANCE. A LANDSCAPE PLAN SHALL BE REQUIRED AT THE TIME OF SUBMITTAL. LANDSCAPING PLAN MUST COMPLY WITH PARK CITY HEIGHTS DESIGN GUIDELINES.
12. EXTERIOR LIGHTING SHALL CONFORM TO REQUIREMENT OF THE CITY'S LIGHTING ORDINANCE.
13. ALL BUILDING CONSTRUCTION IS SUBJECT TO REVIEW AND APPROVAL BY PARK CITY BUILDING DEPARTMENT. A LIMITS OF DISTURBANCE PLAN AND VEGETATION PLAN, SHALL BE PART OF THE SPECIFIC BUILDING PERMIT APPLICATION.
14. MODIFIED 13-D RESIDENTIAL FIRE SPRINKLERS ARE REQUIRED FOR ALL OCCUPIED STRUCTURES.
15. SNOW STORAGE EASEMENTS ARE GRANTED ALONG AND OUTSIDE THE PUBLIC RIGHT-OF-WAY WHERE NOTED ON THE PLAT.
16. CITY ACCEPTANCE OF THE PUBLIC STREETS FOR MAINTENANCE AND SNOW PLOWING SHALL NOT OCCUR UNTIL AT LEAST 50% OF HOUSES WITHIN THIS PHASE HAVE RECEIVED A CERTIFICATE OF OCCUPANCY.
17. SEE LOT RESTRICTIONS PLAT NOTE AND DESIGN GUIDELINES FOR SETBACK REQUIREMENTS.
18. THE FINAL PLAT IS SUBJECT TO THE CONDITIONS OF THE PARK CITY HEIGHTS ANNEXATION AGREEMENT APPROVED BY THE CITY COUNCIL DATED MAY 27, 2010 AND SUBJECT TO THE MPD APPROVAL BY THE PARK CITY PLANNING COMMISSION DATED MAY 11, 2011, AND THE PARK CITY HEIGHTS DEVELOPMENT AGREEMENT RATIFIED BY THE PLANNING COMMISSION ON OCTOBER 26, 2011 AND THE DESIGN GUIDELINES THAT ARE AN EXHIBIT TO THE DEVELOPMENT AGREEMENT.
19. THIS PLAT IS NOT LOCATED WITHIN THE PARK CITY SOILS ORDINANCE BOUNDARY.
20. SEE PARK CITY HEIGHTS DESIGN GUIDELINES FOR MAXIMUM ALLOWABLE HOUSE SIZES.
21. ENTRY AND PERIMETER LANDSCAPING SHALL BE COMPLETED WITHIN SIX (6) MONTHS OF ISSUANCE FOR THE FIRST BUILDING PERMIT. OTHER PROJECT LANDSCAPING, SHALL BE COMPLETED WITH NINE (9) MONTHS OF ISSUANCE OF 50% OF BUILDING PERMITS OR WITHIN SIX (6) MONTHS OF ANY INDIVIDUAL CERTIFICATE OF OCCUPANCY. LANDSCAPE MATERIALS AND IRRIGATION SHALL COMPLY WITH THE REQUIREMENTS OF THE ANNEXATION AGREEMENT, INCLUDING THE WATER AGREEMENT, AND THE PARK CITY HEIGHTS DESIGN GUIDELINES. LANDSCAPING IRRIGATION PLANS PROPOSED IN AREAS CONTAINING EXPANSIVE SOILS SHALL BE SUBMITTED WITH A MITIGATION PLAN FOR APPROVAL.
22. THE FINAL PLAT IS SUBJECT TO THE PARK CITY MUNICIPAL CORPORATION WATER AGREEMENT.
23. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF APPROVAL OF ORDINANCE 11-25.
24. ALL APPLICABLE REQUIREMENTS OF THE LMC REGARDING TOP SOIL PRESERVATION, FINAL GRADING AND LANDSCAPING SHALL BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
25. A STORM WATER RUN-OFF AND DRAINAGE PLAN SHALL BE SUBMITTED WITH EACH PHASE OF THE PROJECT AND WITH THE BUILDING PLANS CONSISTENT WITH THE MPD CONDITIONS OF ____________ APPROVAL AND SHALL BE APPROVED PRIOR TO BUILDING PERMIT ISSUANCE.
26. A CONSTRUCTION RECYCLING AREA AND EXCAVATION MATERIALS STORAGE AREA WITHIN THE DEVELOPMENT SHALL BE UTILIZED FOR THIS PHASE AS REQUIRED BY THE MPD CONDITIONS OF APPROVAL.
27. A FINANCIAL GUARANTEE, IN A FORM AND AMOUNT ACCEPTABLE TO THE CITY AND IN CONFORMANCE WITH THE CONDITIONS OF APPROVALS, AMOUNTING TO 125% OF THE VALUE OF ALL REQUIRED PUBLIC IMPROVEMENTS, INCLUDING THOSE PUBLIC IMPROVEMENTS IDENTIFIED IN CONDITION #30 OF THE MPD (I.E. CONSTRUCTION OF THE PUBLIC PARK, TRAILS WITHIN THE FIRST PHASE, TRAIL CONNECTIONS TO THE RAIL TRAIL ON BOTH THE NORTH AND SOUTH SIDES OF RICHARDSON FLAT ROAD, AS DESCRIBED IN THE MPD FINDINGS OF FACT, AND OTHER NEIGHBORHOOD AMENITIES ASSOCIATED WITH THE FIRST PHASE), SHALL BE PROVIDED TO THE CITY PRIOR TO BUILDING PERMIT ISSUANCE FOR NEW CONSTRUCTION WITH EACH PHASE. ALL PUBLIC IMPROVEMENTS SHALL BE COMPETED ACCORDING TO THE CITY STANDARDS PRIOR TO RELEASE OF GUARANTEE. THE TWENTY-FIVE PERCENT SHALL BE HELD BY THE CITY THE WARRANTY PERIOD AND UNTIL SUCH IMPROVEMENTS ARE ACCEPTED BY THE CITY.

SETBACK REQUIREMENTS:
PARK HOMES (P LOTS 1-28)
FRONT YARD: 10' TO MAIN STRUCTURE OR FRONT PORCHES
SIDE YARD: 0'
SIDE STREET (CORNER LOT): 10' TO ALL STRUCTURES
SIDE YARD ADJACENT TO OPEN SPACE: 5'
REAR YARD: 15' TO MAIN STRUCTURE
MINIMUM DISTANCE BETWEEN STRUCTURES SHALL BE 12'.

SETBACK REQUIREMENTS :
COTTAGE HOMES (C LOTS 1-4)
FRONT YARD: 15' TO MAIN HOUSE; FRONT PORCHES OR SINGLE STORY BAYS WITHIN 10'
SIDE YARD: 5' FOR ALL HOMES
SIDE STREET (CORNER LOT: 10' FOR ALL STRUCTURES
REAR YARD: 20' TO MAIN HOUSE

**DEVELOPER**
**IVORY DEVELOPMENT, LLC**
**978 EAST WOODOAK LANE**
**MURRAY, UTAH 84107**
**801-747-7440**

SHEET 2 OF 2

PROJECT NUMBER : 4976
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 8/6/12


ENSIGN
SALT LAKE CITY
45 West 10000 South
Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNUTAH.COM
LAYTON
Phone: 801.547.1100
TOOELE
Phone:435.843.3590
CEDAR CITY
Phone:435.865.1453


## PARK CITY HEIGHTS PHASE 1 SUBDIVISION


LOCATED IN PORTIONS OF SECTION 11,
AND THE SOUTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH


RECORDED #

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
REQUEST OF : ____________
DATE: ________ TIME: ________ BOOK: ________ PAGE: ________
FEE$ SUMMIT COUNTY RECORDER

3340 North Center Street
Lehi, UT 84043
Fax: 801-747-7091
Office: 801-407-6841
Bradm@IvoryDevelopment.com

IVORY DEVELOPMENT

November 15, 2012

Park City Municipal Corporation
Planning Department
445 Marsac Ave
PO Box 1480
Park City, Utah 84060

RE: Park City Heights, Phase 1

Ivory Development is requesting an extension of the final plat approval for the Park City Heights, phase 1 subdivision. During the construction of the subdivision, historical mining tailings were encountered on the property. Ivory is requesting an extension of this approval be granted to allow for the time necessary to prepare the necessary environmental documents required by the State DEQ and EPA to clean the historical mining wasted from the site.

If you have questions or need additional information, please contact me.

Kind Regards,

Brad

Brad Mackay, P,E,
Senior Project Manager

# City Council
# Staff Report

**Subject:** **1063 Norfolk Ave Plat Amendment**
**Author:** **Mathew Evans, Senior Planner**
**Date:** **24 January, 2013**
**Type of Item:** **Administrative – Plat Amendment**
**Project Number:** **PL-12-01693**

**Summary Recommendations**

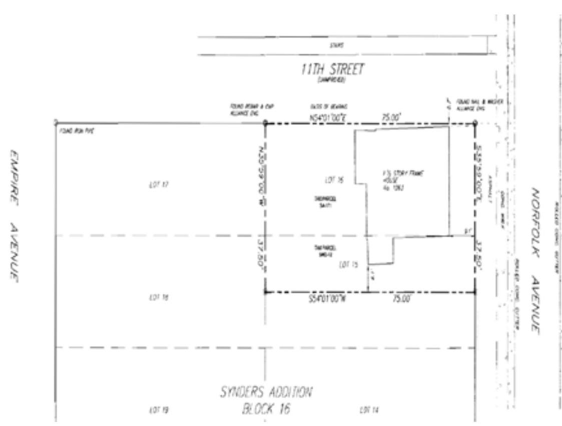
Staff recommends the City Council hold a public hearing and consider approving the 1063 Norfolk Avenue Plat Amendment based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

**Description**

| | |
|---|---|
| Applicant: | Michael and Letitia Lawson |
| Location: | 1063 Norfolk Avenue |
| Zoning: | Historic Residential (HR-1) |
| Adjacent Land Uses: | Residential |
| Reason for Review: | Plat amendments require Planning Commission review and City Council approval |

**Proposal:**

The applicant is requesting a Plat Amendment for the purpose of combining all of Lot 16 and half of Lot 15 of the Snyders Addition to Park City, Block 16. There is an existing historic home on the property that is identified as Historically Significant on the City's Historic Sites Inventory, and the applicant wishes to combine the lots in order to move forward with a Historic District Design Review (HDDR) approval for an addition of a basement/garage and rear addition to the existing historic home. The Plat Amendment approval and recordation is necessary prior to the approval of the HDDR.



## Background

The 1063 Norfolk Avenue property is listed on the Historic Sites Inventory as a "Significant" site which includes a small Mining era home constructed in 1911. The 739-square foot home was originally built as a cross-wing frame house with a rectangular front porch located within the "L" of the wing. Between 1940 and 1995, this porch was enclosed, the roofline extended, and the entrance moved to the south elevation. During that same period, a vertical double-pane window was added at the attic level of the front north gable end elevation, and the front bay window was replaced with the current double horizontal sliding window.

In October 2012, the applicant submitted a complete application for the proposed plat amendment as well as an HDDR Pre-application and met with the Design Review Team (DRT). The applicants propose to restore the façade of the home to its original historic design, including reconstructing the front porch and bay window, as well as removing the attic window. The applicants also wish to construct a basement and basement level garage as well as a rear addition to the home. The applicants indicated that the current home has no foundation, the structural members have begun to rot and the floor of the home is in disrepair. Upon conducting a site visit to the residence, Staff noted some of the same concerns regarding the deterioration of the floor due to the absence of a foundation or external supports.

On December 12, 2012, the Planning Commission held a Public Hearing and voted unanimously to recommend approval of the 1063 Norfolk Avenue Subdivision. Although the Planning Commission held a Public Hearing, no public input was offered at the meeting. The applicant plans to make a full HDDR submittal once the plat amendment is approved. Work will not be allowed to commence until the plat amendment is recorded.

## Analysis

Planning Staff believes there is good cause for the application. The home currently straddles the lot line between Lots 15 and 16 of the Snyders Addition, Block 16. The plat amendment is necessary in order for the applicants to make the necessary improvements and desired additions to the home. Staff finds that the plat will not cause undo harm on any adjacent property owners because the proposal meets the requirements of the Land Management Code and all future development will be reviewed for compliance with requisite Building and Land Management Code requirements.

The property is situated on the corner of Norfolk Avenue and 11$^{th}$ Street. Although 11$^{th}$ Street is not an improved city street, it is a City-owned right-of-way, and the 11$^{th}$ Street Stairway is maintained by the City and used by the public. According to information shown on the Sanborn maps, historically this property had a detached carriage home located in the back yard that was accessed from the 11$^{th}$ Street right-of-way, which was historically un-paved. The applicants are not proposing to re-build the carriage house, nor are they obligated to as part of the HDDR process due to the fact that the garage was likely torn down (or burned down) at some point in the distant past.

Even if the existing structure did not straddle the lot line, the north half of Lot 15 would be unbuildable due to the fact that it is not large enough to build on (does not meet the minimum lot size) by itself. The southern portion of Lot 15 is owned by the adjacent owner, who also owns all of Lot 14. The one and a half lot configuration is very typical on Norfolk Avenue.

**Existing Conditions - 1063 Norfolk Ave Home**

- Lot Size: 2,812.5 square feet (one and a half Old Town lots)
- Home Size: 739 square feet
- Footprint 739 square feet
- Accessory Structures: 0 - None
- Stories: 1 (with habitable attic space above the master)
- Setbacks: Front – 9'1", Rear - 32', Side (n) .07-1', Side (s) 6.1'
- Height: 19' approximately

**HR-1 Zone Designation Lot Requirements**
**(Based on a 2,812.5 square foot lot)**

- Maximum Building Footprint: 1,201 square feet
- Side-yard Setback Requirement: 3 feet minimum, 6 feet combined
- Front and Rear-Yard Setbacks: 10 feet minimum, 20 feet combined.
- Max Height: 27 feet

The existing .07 foot (8.4 inches) side-yard setback between the north property line and the home is legal-nonconforming, but considered legally compliant because of its historic status. The south setback is at six feet (6') is conforming; the front setback at nine feet (9') is nonconforming, but compliant due to the historic status; and the rear yard is also conforming (with 22 feet to spare). The proposed plat amendment does not increase any degree of nonconformity with respect to setbacks. The home is historic, and thus the current setbacks are automatically considered legal-compliant per §15-2.2-4 of the LMC; however, additions to the home would be required to meet the current setback requirements.

Aside from an HDDR and Building Permit if the applicant wishes to add an addition to the house, there are no other regulatory processes anticipated for this property. There are no steep slope issues, and there are no likely variances necessary as well.

**<u>Process</u>**
Approval of this application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18.

**<u>Department Review</u>**

This project has gone through an interdepartmental review. There were no issues raised by any of the departments regarding this proposal. It is likely that the sewer lateral does not meet SBWRD requirements and will need to reconstructed as part of the project. The applicant should meet with SBWRD prior to the reconstruction of the home to determine the best location of the new sewer lateral.

**Notice**
The property was posted and notice was mailed to property owners within 300 feet in accordance with the requirements in the LMC. Legal notice was also put in the Park Record in accordance with the requirements of the LMC.

**Public Input**
No public input was received at the December 12, 2012 Planning Commission meeting, and no public input has been presented to Staff at the time of writing this report. Public input may be taken at the regularly scheduled City Council public hearing and at the Council meeting January 24, 2013.

**Alternatives**
- The City Council may approve the 1063 Norfolk Avenue Plat Amendment as conditioned or amended; or
- The City Council may deny the 1063 Norfolk Avenue Plat Amendment and direct Staff to make Findings for this decision; or
- The City Council may continue the discussion on 1063 Norfolk Avenue Plat Amendment to a date certain.

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

**Consequences of not taking the Suggested Recommendation**
The proposed plat amendment would not be recorded and two existing parcels would not be adjoined. Any additions to the historic house would be limited to the existing rear lot line.

**Recommendation**
Staff recommends that the City Council hold a public hearing for the 1063 Norfolk Avenue Plat Amendment, consider the recommendation from the Planning Commission, and approve the proposed Plat Amendment based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

**Exhibits**
Ordinance
Exhibit A – Vicinity Map
Exhibit B – Plat and Record of Survey

**Ordinance No. 13-**

**AN ORDINANCE APPROVING THE 1063 NORFOLK AVENUE PLAT AMENDMENT LOCATED AT 1063 NORFOLK AVENUE, PARK CITY, UTAH.**

WHEREAS, the owners of property located at 1063 Norfolk Avenue have petitioned the City Council for approval of the 1063 Norfolk Avenue Plat Amendment; and

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

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

WHEREAS, the Planning Commission held a public hearing on December 12 2012, to receive input on the 1063 Norfolk Avenue Plat Amendment;

WHEREAS, the Planning Commission, on the aforementioned date, forwarded a recommendation to the City Council;

WHEREAS; the City Council, held a public hearing on January 24, 2013; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the 1063 Norfolk Avenue Plat Amendment.

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

**SECTION 1. APPROVAL.** The above recitals are hereby incorporated as findings of fact. The 1063 Norfolk Avenue Plat Amendment as shown in Exhibit "B" is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 1063 Norfolk Avenue within the Historic Residential (HR-1) Zoning District.
2. The property is shown on the Historic Sites inventory as a "Significant Site" and includes a 739 square foot mining-era home constructed in 1911.
3. The applicants are requesting to combine one and a half Old Town lots into one Lot of Record.
4. The plat amendment is necessary in order for the applicant to move forward with and HDDR for the purpose of a basement level and rear yard addition to the home.
5. The amended plat will create one new 2,812.5 square foot lot.
6. Currently the property is one and a half separate Old Town Lots, Lot 16 and half of Lot 15. The other half of Lot 15 is adjoined to Lot 14.

7. The existing historic 739 square foot home is listed as “Significant” on the Historic Sites Inventory.
8. The applicant is considering a basement level addition to the home, including a garage and a rear yard addition. The application will also include a proposal to bring back the original covered front porch and bay window, as well as remove the front attic window, which was an out-of-period addition.
9. The existing historic home straddles Lots 15 and 16 of the Snyders Addition and cannot be moved per the Historic District Guidelines.
10. The proposed additions to the existing historic home will require a review under the adopted 2009 Design Guidelines for Historic Districts and Historic Sites through the HDDR process.
11. The maximum building footprint allowed is 1,201 per the HR-1 LMC requirements. The current square footage is 739, which would allow a maximum footprint addition of 462 square feet.
12. There are nonconforming setbacks associated with this property, including the north side yard and (west/east/south) front yard setbacks. New additions to the rear of the historic home would require adherence to current setbacks as required in the HR-1 District, as well as be subordinate to the main dwelling in terms of size, setback, etc., per the requirements of the adopted 2009 Design Guidelines for Historic Districts and Historic Sites.

<u>Conclusions of Law:</u>
1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

<u>Conditions of Approval:</u>
1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year’s time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. No building permit for any work that expands the footprint of the home or would first require the approval of an HDDR shall be granted until the plat amendment is recorded with the Summit County Recorder’s office.
4. Modified 13-D sprinklers may be required for any addition or renovation of the existing structure, to be determined by the Chief Building Official at the time of review of the building plan permit submittal.

5. A 10 foot wide public snow storage easement will be provided along the frontage of the property.

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

PASSED AND ADOPTED this 24th day of January, 2013.

PARK CITY MUNICIPAL CORPORATION

________________________________
Dana Williams, MAYOR

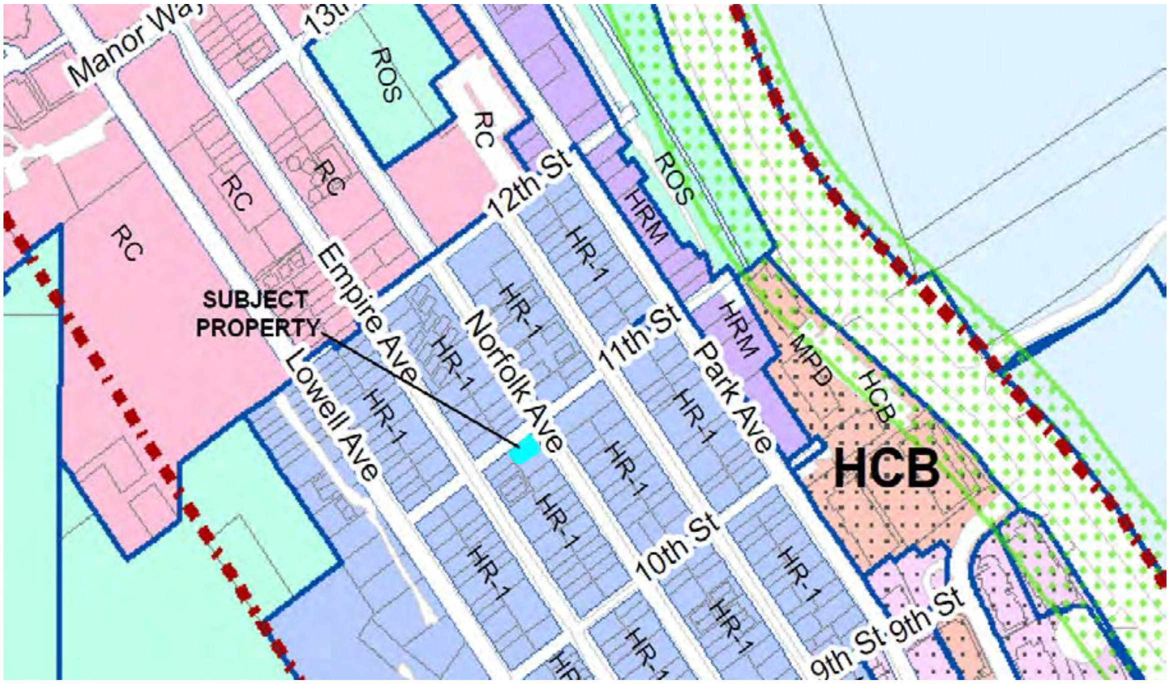
ATTEST:

________________________________
Jan Scott, City Recorder

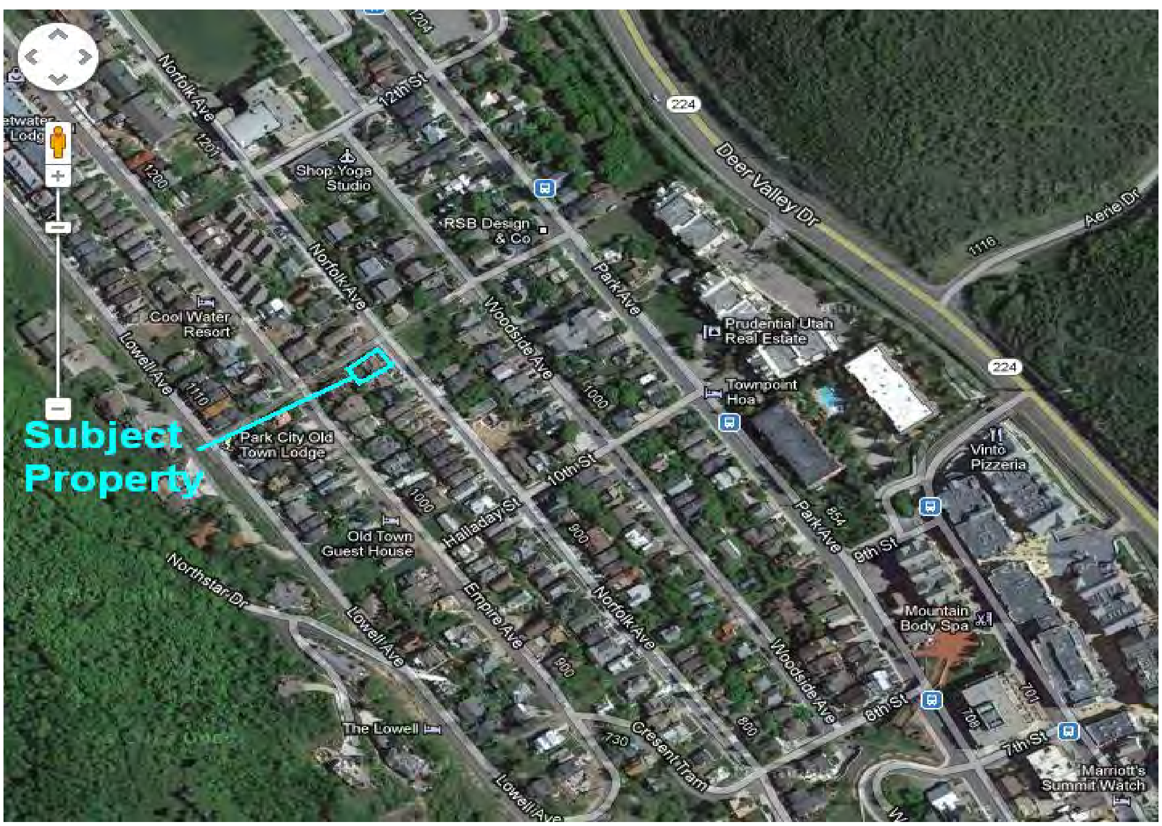
APPROVED AS TO FORM:

________________________________
Mark Harrington, City Attorney

**Exhibit A**



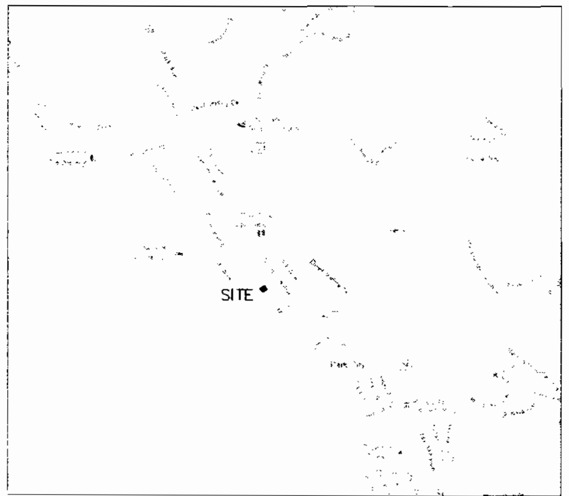
Manor Way
ROS
RC
RC
RC
RC
RC
12th St
ROS
HRM
HR-1
SUBJECT
PROPERTY
Empire Ave
Norfolk Ave
Lowell Ave
HR-1
HR-1
HR-1
11th St
HRM
Park Ave
MPD
HCB
HCB
HR-1
HR-1
HR-1
10th St
HR-1
HR-1
HR-1
9th St
9th St

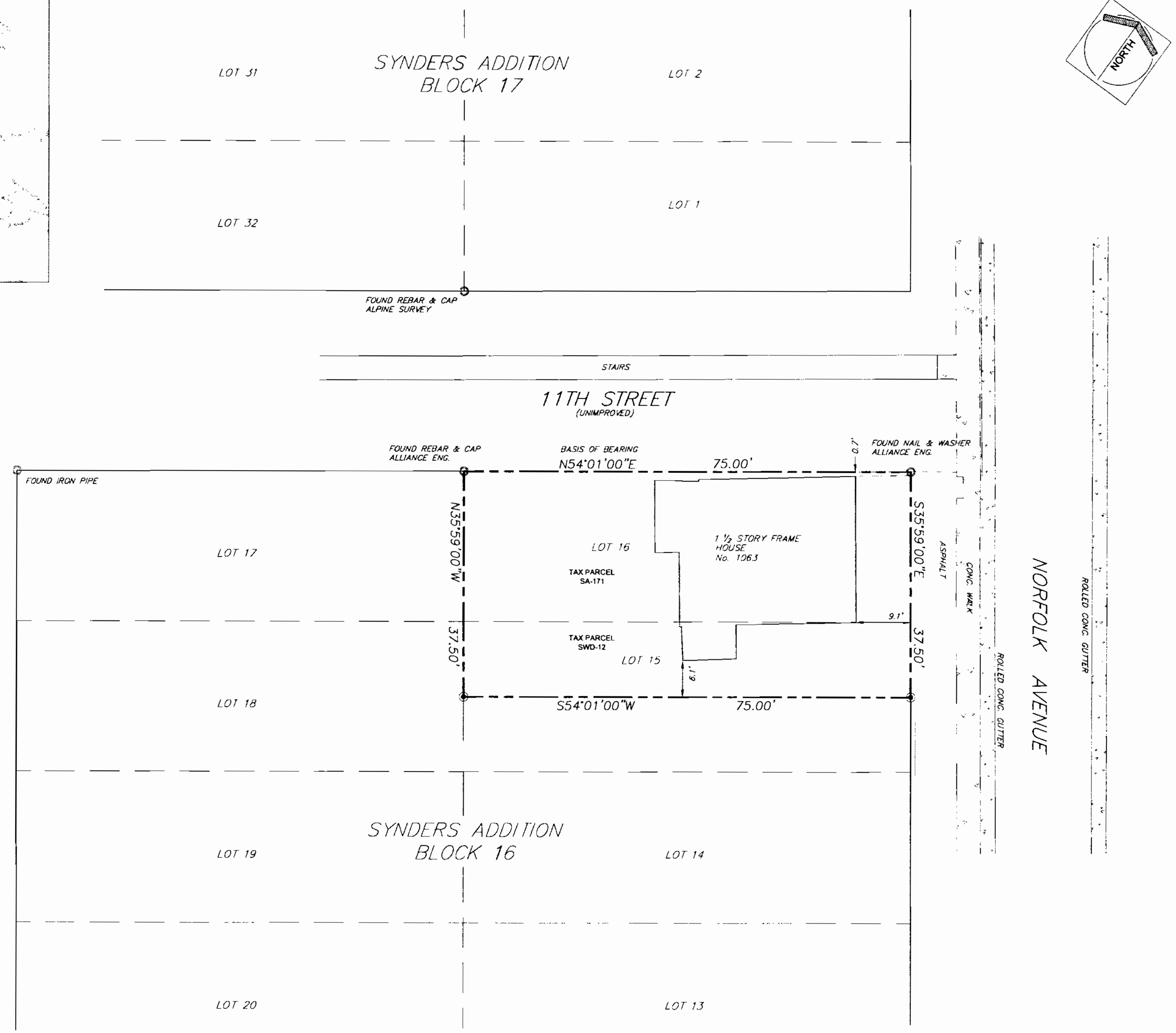
Subject
Property
Norfolk Ave
12th St
Shop Yoga
Studio
RSB Design
& Co
Deer Valley Dr
224
Aerie Dr
Park Ave
Woodside Ave
Cool Water
Resort
Lowell Ave
Prudential Utah
Real Estate
Townpoint
Hoa
Park City Old
Town Lodge
10th St
Vinto
Pizzeria
Old Town
Guest House
Halladay St
9th St
Northstar Dr
Empire Ave
Norfolk Ave
Mountain
Body Spa
Lowell Ave
Woodside Ave
8th St
The Lowell
Crescent Tram
7th St
Marriott's
Summit Watch

# 1063 NORFOLK SUBDIVISION

LOCATED IN
BLOCK 16, SNYDERS ADDITION TO PARK CITY
SUMMIT COUNTY, UTAH




VICINITY MAP




## LEGAL DESCRIPTION

THE NORTH HALF OF LOT 15 AND ALL OF LOT 16, BLOCK 16, SNYDERS ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

## OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents That the owners of the hereon described tracts of land, hereby causes the same to be divided into lots and private streets, as set forth in this plat, hereafter to be known as

"1063 NORFOLK SUBDIVISION"

Also, the owners hereby dedicate to Summit County, Snyderville Basin Water Reclamation District, Mountain Regional Water Service District, and Park City Fire District, a non-exclusive easement over the roadways and utility easements shown on this plat for the purpose of providing access for utility installation, maintenance use and eventual replacement, and to provide access for emergency services Those areas that are intended for public use are hereby dedicated to Summit County

Executed this _____ day of ________ , 2012

MICHAEL B. LAWSON, OWNER

LETITIA C. LAWSON, OWNER

## ACKNOWLEDGMENT

State of Utah
County of Summit

The foregoing was acknowledged before me this _____ day of __________ 2012 by Lawson, Owners of the above describeed property

Notary Public
Residing at: ____________
My commission expires ____________

## CONSENT TO RECORD

State of Utah
County of Summit

The undersigned lien holder hereby consents to the recordation of the plat

By: ____________
Authorized Official

The foregoing consent to record was acknowledged before me this _______ day of ____________, 2012.

Notary Public
Residing at: ____________ My commission expires. ________

## SURVEYOR'S CERTIFICATE:

I, Russell E. Campbell, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 316833 as prescribed under the laws of the State of Utah. I further certify that a boundary survey has been made of the land shown on this plat and described hereon and that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law as of the date of survey, October, 2012.

Russell E. Campbell

Date

RECEIVED
OCT 19 2012
PARK CITY
PLANNING DEPT.

0 5 10 20 30
SCALE: 1"=10'

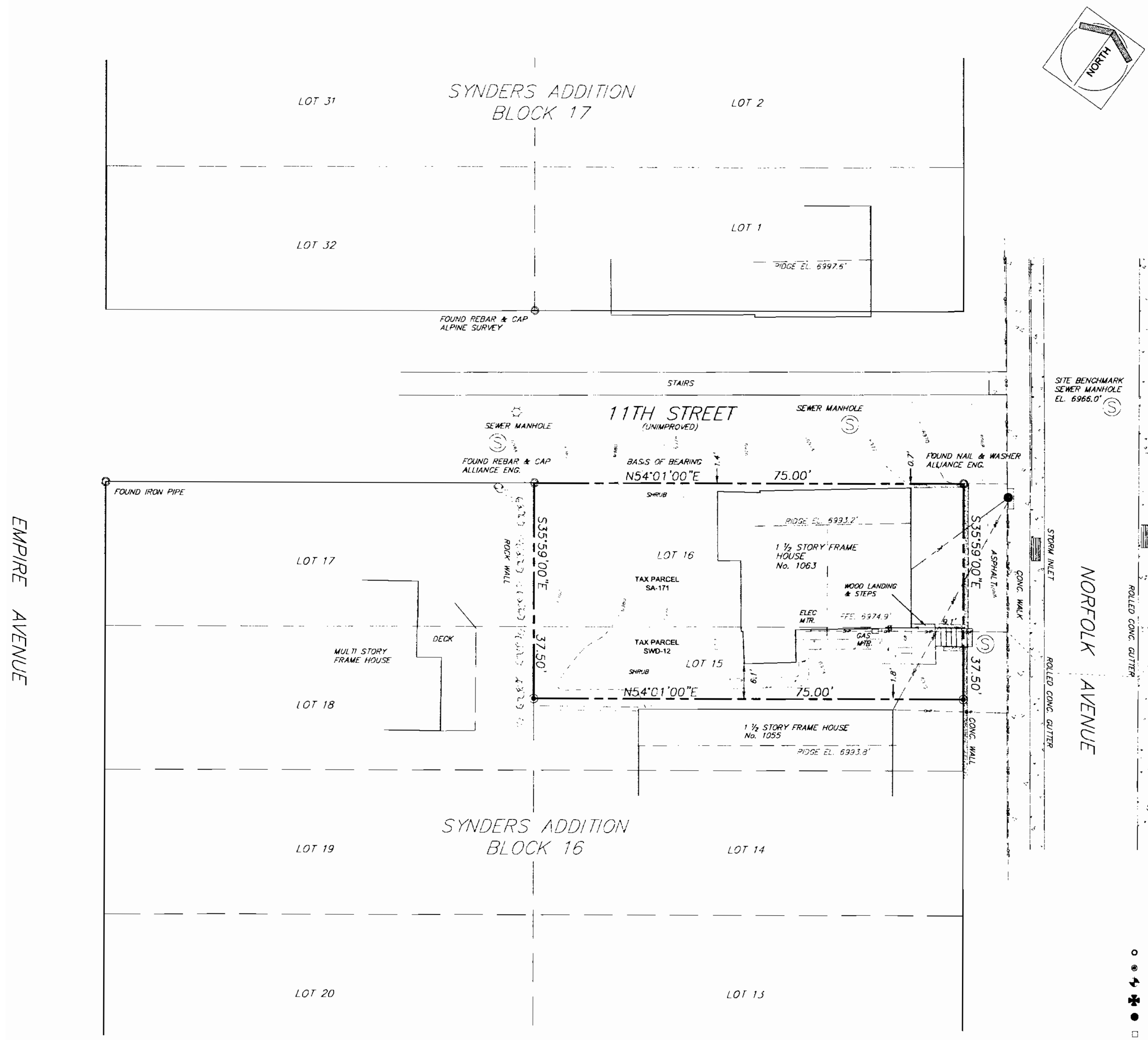
NOTES:

1) It is the purpose of this Amended Plat to combine the 2 Parcels as shown hereon. No other changes, revisions, or amendments are made or implied, and any and all other easements, restrictions, and/or instruments of record shall remain in place unless shown otherwise hereon

LOCATED IN
BLOCK 16, SNYDERS ADDITION TO PARK CITY
SUMMIT COUNTY, UTAH


BASELINE SURVEYING, Inc
1058 East 2100 SOUTH
Salt Lake City, UT 84106
(801) 209-2152


| CERTIFICATE OF ATTEST | CITY PLANNING COMMISSION | COUNCIL APPROVAL AND ACCEPTANCE | CITY ENGINEER | SEWER DISTRICT | APPROVAL AS TO FORM | RECORDED |
|---|---|---|---|---|---|---|
| I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF ________ 2012. | APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF ________ 2012. | APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ______ DAY OF ________ , 2012. | I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE, THIS ____ DAY OF ________ 2012. | REVIEWED FOR CONFORMANCE TO JORDANELLE SPECIAL SERVICE DISTRICT STANDARDS THIS _____ DAY OF ________ , 2010 | APPROVED AS TO FORM ON THIS ____ DAY OF ________ 2012. | ENTRY NO ________ BOOK _____ PAGE _____ STATE OF UTAH COUNTY OF SUMMIT DATE ________ TIME ________ RECORDED AND FILED AT THE REQUEST OF: ________ |
| PARK CITY RECORDER | PLANNING COMMISSION CHAIRMAN | MAYOR | PARK CITY ENGINEER | J.S.S.D. | PARK CITY ATTORNEY | COUNTY RECORDER |




LEGEND

- FOUND REBAR & CAP (AS NOTED)
- SET REBAR & CAP LS 316833
- STREET MONUMENT
- SECTION CORNER
- UTILITY POLE
- TELEPHONE PEDESTAL
- LIGHT POLE
- BOUNDARY LINE
- LOT LINE
- BLOCK LINE
- OVERHEAD UTILITY LINE

0 5 10 20 30
SCALE: 1"=10'

SURVEY DESCRIPTION

THE NORTH HALF OF LOT 15 AND ALL OF LOT 16, BLOCK 16, SNYDERS ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

SURVEYOR'S CERTIFICATE:

I, Russell E. Campbell, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No 316833 as prescribed under the laws of the State of Utah. I further certify that the boundary survey shown hereon was derived from direct field observation and represents the existing conditions and boundary as of the date of survey, October 5, 2012.

Russell E. Campbell

Date

NARRATIVE:

The survey was prepared for Michael and Teash Lawson.

The purpose of the survey is to locate the boundary, existing house, improvements, and adjacent improvements, and to stake the corners.

The Basis of Bearing is the North line of Lot 16 as shown.

Public utilities, if shown, were located from available design information and/or by direct surface observation as noted. Owner should contact local utility company or governing municipality for verification and/or location of any underground public utilities.

Site Bench Mark is sewer manhole at the intersection of Norfolk Avenue and 11th Street as shown, El 6966.0', USGS Datum

This survey does not show building setbacks, easements, or underground utilities. Locations of which should be verified prior to any construction.

The Owner of the property should be aware of any items affecting the property that may appear in a Title Insurance Report; The Surveyor has found no obvious evidence of easements, encroachments, or encumbrances on the property surveyed except as shown hereon.

LOCATED IN
BLOCK 16, SNYDERS ADDITION TO PARK CITY
SUMMIT COUNTY, UTAH

RECEIVED
OCT 19 2012
PARK CITY
PLANNING DEPT.

BASELINE SURVEYING, Inc

| DATE | BY | COMMENTS |
|---|---|---|
| | | REVISIONS |

JOB No
956

SURVEY BY
RC

DRAWN BY
RC

BOUNDARY AND TOPOGRAPHIC SURVEY
1063 NORFOLK AVENUE
TAX PARCELS SA-171 & SWD-12
PARK CITY, SUMMIT COUNTY, UTAH

SHEET
1 of 2