PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JANUARY 24, 2008

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, 2008.

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

Work Session ***(Times are approximate and may vary. Items are publicly discussed and direction may be given, if appropriate. No formal action is taken)***
4:15 p.m. Council questions/comments
4:30 p.m. Quarterly goal update
5:00 p.m. Art Board interviews
5:45 p.m. Break

Regular Meeting – City Council Chambers
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 agenda)***

Swearing-in of Police Officer Dustin Brewer

IV WORK SESSION NOTES AND MINUTES OF MEETINGS OF JANUARY 10, 2008

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")***

1. Consideration of approval of the D'Juice Concession Contract Addendum at the Park City Ice Arena

2. Consideration of acceptance of the Mayor's and City Council members' disclosure statements for 2008

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

1. Consideration of approving an Ordinance approving a plat amendment at 154 McHenry Avenue, Park City, Utah
   (a) Public hearing
   (b) Motion to continue to February 28, 2008

2. Consideration of approving a second addendum to the Rail-Central Encroachment Permit

3. Consideration of approving a Master Festival License for the International Pedigree Stage and Stop Dog Sled Race to be held at the Park City Recreation Complex on February 2, 2008
   (a) Public hearing
   (b) Action

4. Consideration of approving an Ordinance approving the record of survey plat for the Tahoma Condominiums located at 650 Rossi Hill, Park City, Utah
   (a) Public hearing
   (b) Action

5. Consideration of approving an Ordinance approving the 61 Thaynes Canyon Drive Subdivision, a plat amendment of Lots 75 and 75A of the Thaynes Canyon Subdivision, Park City, Utah
   (a) Public hearing
   (b) Action

6. Consideration of approving an Ordinance approving the First Amended Anderson Re-Plat, a re-plat of Lot 1 of the Anderson Replat of Lots 24 of Block 55 of the Park City Survey, 439 Ontario Avenue, Park City, Utah
   (a) Public hearing
   (b) Action

7. Consideration of approving a Resolution adopting a 20 year corridor and pedestrian plan for Bonanza Drive, Park City, Utah
   (a) Public input
   (b) Action

VII ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.

Posted: 01/21/08
See www.parkcity.org

Note: This future meeting schedule is TENTATIVE and subject to change.
PARK CITY COUNCIL TENTATIVE MEETING SCHEDULE

January 2008

31 **Joe gone**
Park and Ride update – work 15 min
Neighborhood traffic management program
HPB work program
Tour of Silver Star Affordable Housing units
Consideration of an amendment to the Water Agreement between the City and Talisker Corp
Consideration of an amendment to the Burbs LLC Annexation Agreement/Affordable Housing
Consideration of an Ordinance regulating reckless skiing at ski resorts within Park City's boundaries

February 2008

7 Ordinance – 7888 Aster Lane plat amendment
HFH – approval of land transfer – RDA Meeting
14 Wildfire interface issues - work
21 **No meeting**
28 Ordinance approving a plat amendment for 154 McHenry Avenue, Park City, Utah - KW

March 2008

7
14
21
28

Pending Items:

Resolution - Trails Master Plan
Business market analyses – Phases 1 and 2
Naming rights contract

MEMO

Executive Department

445 Marsac Avenue
P.O. Box 1470
Park City, UT 84060
Tel 435.615.5180
Fax 435.615.4901
www.parkcity.org

To: **City Council**
From: **Tom Bakaly, City Manager**
Subject: **2006 Council Goals Update**
4th Quarter (October – December)
Date: **January 24, 2007**

On January 24, 2008, we have scheduled time in work session for City Council to review goals and action items.

Attached is the latest quarterly summary of action on Council goals for the period of October – December 2007. We have identified completed items in blue, items added during the Visioning Session in yellow and updated items in **bold.**

We continue to tentatively add (in bold) new action items to your goal status report based upon individual input from Council members, the Mayor and staff.

The report also includes quarterly summaries related to traffic calming and neighborhood service requests. This work session will provide an opportunity to for departments to provide operational updates on Council goals if requested.

2007 Park City Goals and Targets for Action – 4th Quarter Report (October - December)

TOP PRIORITY				
Goal 1 Quality and Quantity of Water - Dana Williams and Candace Erickson; Alternate, Jim Hier				
Target for Action ***Staff Coordinator***	**Actions**	**Initial Target Date**	**Revised Target Date**	**Status**
1. Pipeline/Preferred Project Agreements Jerry Gibbs	Determine a preferred project with Weber Basin and Bureau of Reclamation 1. Decision point – Park City/County may opt out 2. WBWCD Water Sales/Petition Agreement 3. Decision point – Park City /County may opt out 4. Design of Pipeline Improvements 5. Pipeline Construction Begins	 03/05 04/05 05/06 01/07 04/09	 03/07 01/07 12/07 **09/08** **04/10**	 Complete Complete Complete Pending Pending
2. Judge Water Treatment Plants **Kathy Lundborg**	1. Judge: NPDES permit 2. Judge: JSSD Engineering Design for delivery 3. Judge: JSSD Delivery System Construction 4. Judge: Determine Scope and Timing for Plant Design and Construction 5. Judge: Resolve Pump Station Location and Land Transfer with Talisker 6. Judge Portal to JSSD Plant Design & Construction	 08/04 04/06 09/05 12/05 12/09	12/07 **05/08** **07/08** **09/08** **12/08** **12/09**	Pending Pending Pending Pending **Pending** **Pending**
3. Other Water Solutions – Supply Options/ Conservation Jerry Gibbs/**Kathy Lundborg**	1. Summit County, Snyderville Basin Water Reclamation District Cooperation Discussions /Stream Flow Enhancements 2. JSSD Water Discussions **3. Water Demand Reduction Plan**	Annual Annual **12/07**	 **04/08**	Ongoing Ongoing **Pending**
4. Water Funding Strategy Jerry Gibbs	1. Pursue future appropriations and authorizations 2. Lobby for passage of Water Resource Development Act (WRDA) Passed House & Senate, Presidential veto override	Annual 05/07	 10/07	Ongoing Complete

TOP PRIORITY

Goal 2 *Preservation of Park City Character* – Liza Simpson and Dana Williams; Alternate, Candace Erickson

Target for Action ***Staff Coordinator***	**Actions**	**Initial Target Date**	**Revised Target Date**	**Status**
1. Old Town Improvements Alison Butz	1. Downtown Projects			
	- Town Plaza/Swede Alley			
	- USPS Talks, Site footprint determined	06/07	**03/08**	**In Progress**
	- Public Dialogue	09/07	**TBD**	Pending
	- Design Complete	12/07	**TBD**	Pending
	- Swede Alley Plaza Construction Complete	10/08	**TBD**	Pending
	- Shell space			
	- Schematic Design	10/06	02/07	Complete
	- Construction		09/07	**In Progress**
	- Executive tenant contracts	04/07	**03/08**	**In Progress**
	- Construction Complete	09/07	**04/08**	Pending
	- Marsac Building			
	- Confirm project with Council		08/07	Complete
	- Space programming exercise	02/07	09/07	Complete
	- Design complete	04/07	**02/08**	**In Progress**
	- Identify and move into temporary spaces		**05/08**	**In Progress**
	- Construction Start	10/07	**05/08**	Pending
	- Construction end	10/08	**08/09**	Pending
2. Affordable Housing Phyllis Robinson	**1. Snow Creek Affordable Housing**	**06/07**		
	-Topographic map			Complete
	-Wetland Delineation		08/07	Complete
	- Pre MPD application for Snow Creek parcel	06/07	01/08	Pending
	- Subdivision/MPD application	07/07	02/08	Pending
	- Groundbreaking		05/08	Pending
	- Completion		03/09	Pending
	2. Complete acquisition of Park Avenue Property	06/07	08/07	Complete
	3. Quarterly Housing Status Report – Set 2007 in lieu fees	06/07	01/08	In Progress
	4. Monitor Developer Obligations	06/07		Ongoing

TOP PRIORITY

Goal 2 *Preservation of Park City Character* – Liza Simpson and Dana Williams; Alternate, Candace Erickson

Target for Action ***Staff Coordinator***	**Actions**	**Initial Target Date**	**Revised Target Date**	**Status**
2. Affordable Housing (Cont.)	5. Analysis of deed restrictions and selection criteria	06/07	04/08	Pending
	6. Housing General Plan Element Review & Update	10/07	06/08	Pending
	7. Seasonal Housing Needs Assessment	**08/08**		Pending
3. Trash and Recycling Jerry Gibbs	1. Execute Letter of Intent – Hazardous Materials	03/07	04/07	Complete
	2. Research: Formation regarding Main Street trash and possible BID/SID	09/04	05/07	Complete
	3. Decision on recycling facility relocation		TBD	Pending
	4. Joint County Trash and Recycling Study		**05/08**	In Progress
4. Environmental Initiatives Alison Butz	1. Identify Action Items for Strategic Plan	07/06		Complete
	2. Implement Strategic Plan	08/06	11/06	Ongoing
	3. Wasatch Back Environmental Alliance – Continue as an active member	Ongoing		Ongoing
	4. Rocky Mountain Energy Grant Findings	05/07	**02/08**	
	5. Green Policy for Capital Projects	06/07		Complete
	6. Adoption of Action Plan	09/07		Complete
	7. Develop and implement citywide green purchasing policy	10/07		Complete
	8. Develop General Municipal building Efficiency Measures	10/07	02/08	In Progress
	9. Inventory CO2 emissions from City operations	10/07	03/08	In Progress
	10. Explore mandatory green building initiatives	02/08	**03/08**	In Progress
	11. Energy Audits of Council Member Homes	10/08		In Progress
	12. Develop employee carpool campaign	**04/08**		Pending
	13. Explore renewable energy options at Park City Ice Arena	**04/08**	**06/08**	**Pending**
5. Historic Preservation Patrick Putt	1. Retain Historic Significance Designation		06/07	Ongoing
	2. Review of Historic District			
	- Adopt Historic Significance Survey		10/07	Complete
	- Steep Slope Issues Update to PC/CC		06/07	Complete
	- Vertical Zoning Update to PC/CC		07/07	Complete
	3. Historic District Guideline Revisions		**03/08**	Ongoing
	4. 801 Park Ave Preservation – anticipated completion		06/08	Ongoing

TOP PRIORITY				
Goal 2 *Preservation of Park City Character* – Liza Simpson and Dana Williams; Alternate, Candace Erickson				
Target for Action ***Staff Coordinator***	**Actions**	**Initial Target Date**	**Revised Target Date**	**Status**
5. Historic Preservation (Cont.)	5. Amend LMC as needed 6. Implementation of City-owned Historic Structures Plan - Upper Main/Park/Sandridge Structures		12/08 12/08 12/08	Ongoing Ongoing Ongoing
6. Senior Issues Phyllis Robinson	**1. Conduct assessment of Senior Center and other services**		**9/08**	**Pending**
7. Staffing Plan for Sustainable Vision and Implementation	1. Pursue self-managed teams to frame policy direction and implement Council Goals 2. Work Plan Completed 3. Long Range Sustainability Community Plan	12/06 05/07 11/07		Complete Complete Ongoing
8. Park City Heights Task Force and Annexation Patrick Putt	1. Completion of Task Force Discussion 2. Annexation – PC review and recommendation to CC on Development Agreement	06/07 12/07	 **01/08**	Complete Ongoing
9. Emergency Transitional Needs (Peace House) Phyllis Robinson	**1. Needs Assessment**		**10/08**	
10. City Owned Property Master Plan (Park Ave/Woodside Ave) Phyllis Robinson	**1. Identify site alternatives**		**08/08**	

TOP PRIORITY				
Goal 3 *Effective Transportation and Parking System* – Jim Hier and Roger Harlan; Alternate, Liza Simpson				
Target for Action ***Staff Coordinator***	**Actions**	**Initial Target Date**	**Revised Target Date**	**Status**
1. Traffic Calming **Brian Andersen**	**See attached Traffic Calming Summary Report** **1. Review Traffic Calming Policy**	 **01/08**		 **Pending**
2. Regional Transportation **Kent Cashel**	1. Enhance Transit Marketing 2. Implement employee carpool incentive program 3. Implement action items from 7/8/05 Transit Planning Summit **and Conduct next Summit (08/07)** 4. Update short-range transit plan with County 5. Secure land for expanded transit maintenance storage facility 6. Feasibility study of expanding existing Public Works facility to accommodate future transit requirements **7. Complete EA work on Ironhorse Site for expanded Transit Facility**	Annual Annual Ongoing 10/05 06/05 10/07 **06/08**	 **08**/07 04/08	Ongoing Ongoing Complete Complete In Progress Complete
3. Transportation Strategic Plan Kent Cashel	1. Alternative Transportation/Walkability Study 2. Annual Progress Report to City Council 3. Implement Transportation Plan Strategies 4 Form Transportation Task Force with School District 5. Recommendations from PCSC/PCMC Transportation Task Force 6. Implement Task Force Recommendations	06/06 12/06 01/07 04/07 09/07	03/07 05/07	Complete Ongoing Ongoing **Complete** **Complete** In Progress
4. Public Parking Brian Andersen, Kent Cashel	1. Parking Garage Revenue 2. Policy on Pay Parking during events **3. Winter Usage Report and Review Paid Parking Hours** 4. Discussion with HMBA re: drop off zones	04/07 06/07 **03/08** **04/08**		Complete Complete **In Progress** **In Progress**
5. Community Transportation Plan Kent Cashel, Jonathan Weidenhamer	1. Park and Ride 2. School Drop 3. Entry Corridor ***linked Transit System to Jeremy Ranch Park & Ride Lot**	 08/07	 8/07	**In Progress** Complete **Ongoing** Complete

TOP PRIORITY				
Goal 3 ***Effective Transportation and Parking System*** **– Jim Hier and Roger Harlan; Alternate, Liza Simpson**				
Target for Action ***Staff Coordinator***	**Actions**	**Initial Target Date**	**Revised Target Date**	**Status**
6. Hwy 248	1. Short Term Assessment and Options 2. Long Term Assessment and options	04/08 04/08		In Progress In Progress
7. Snow Removal	1. Compile and address small action items 2. Update on timeliness, cost, storage and hauling tradeoffs 3. Plan for future enhancements including walkability policy implications	06/08 06/08 06/08		In Progress In Progress In Progress

TOP PRIORITY				
Goal 4 ***World Class, Multi-Seasonal/Resort Community* – Jim Hier and Liza Simpson; Alternate, Joe Kernan**				
Target for Action ***Staff Coordinator***	**Actions**	**Initial Target Date**	**Revised Target Date**	**Status**
1. Economic Development Jonathan Weidenhamer	1. Implementation of 2008-2010 Economic Development Plan 2. Park/Bonanza Redevelopment Area (PBR District) 3. Oquirrh Institute ED Grant Follow-up 4. **Park City Silly Market ED Grant Follow-up** 2. City-wide market analysis and carrying capacity study	 09/06 **06/08**	 08/07 **02/08** **02/08**	Ongoing Complete **Pending** **Pending** **Pending**
2. Support for Arts **Gary Hill, Sharon Bauman**	1. Art in Public Places Implementation 2. Bus Shelter Implementation (8th Shelter) - Future shelters Release RFP 3. Pocket Park Benches, Bike Racks Phase I - Release RFP for two Prospector Parks (Phase II) 4. Completion of Muses at Old Town Transit Center 5. Poison Creek Fish Sculpture Installation 6. Memory Wall - Work Session Discussion 7. Police Facility Lobby Art release RFP - selection of artist for Fall Installation	Ongoing 08/05 05/07 11/07 06/07 **10/07** 01/08	 08/08 04/08 04/08 08/08 03/08 **02/08**	Ongoing In Progress In Progress Complete In Progress Complete In Progress In Progress Complete Pending
3. Community Amenities and Events: Evaluation, Future Direction **Jonathan Weidenhamer & Max Paap**	1. Special Events Retention & Attraction - Economic Development Plan 2. Museum Expansion - Design Review - Financing - Lease 3. Destination Events/Activities Joint Venture 4. Golf Course Pro Shop Acquisition 5. Imperial Hotel Sold or Traded 6. Joint Venture Annual Update – Chamber 6. Strategic Plan for Farm 7. Marsac Remodel Planning (See Old Town Improve) 8. Evaluate Community Wireless Opportunities	Complete 07/05 10/06 Annual 03/05 11/08	 09/07 10/07 10/07 Ongoing 02/07 **05/08** 	Complete Ongoing Complete Complete Complete Ongoing Ongoing Complete Annual Pending In Progress

HIGH PRIORITY				
Goal 5 Recreation, *Open Space and Trails* – Candace Erickson and Liza Simpson; Alternate, Joe Kernan				
Target for Action ***Staff Coordinator***	**Actions**	**Initial Target Date**	**Revised Target Date**	**Status**
1. Ongoing Open Space Acquisition **Alison Butz**	1. Flagstaff - Distribution of open space contribution 2. Gambel Oak - Legislation 3. Red Maple/Air Force 4. Other Properties	03/04 10/04 10/04 09/06	 11/07 04/08 04/08	Ongoing Ongoing Ongoing Pending
2. Conservation Easements Myles Rademan/**Alison Butz**	1. Additional easement monitoring on new acquisitions 2. Conservation Easement on **Clissold**	08/05 **06/08**		Pending **Pending**
3. Trails Matt Twombly	1. Round Valley Trails - Friends of Trails - Cross Country Ski Trails – Mountain Trails Found -Quinn's Loop trails 2. Trailhead Parking Phase II a. Cove b. Round Valley – Quinn's Rec Complex c. Other sites as available 3. Citywide study on Walkable Community/Trails Master Plan Update - WALC Recommendations 4. Review funding level required for trail maintenance standards in trails master plan and present during budget 5. Investigate maintenance standards compared to Basin Recreation for trails	 04/05 09/07 **03/08** **05/08**	 12/07 **03/08** **03/08**	 Complete In Progress Pending Complete Complete **In Progress** **In Progress**
4. Neighborhood Parks/City Park Ken Fisher	1. City Park Recreation Building - Remodel Complete 2. Old Town Park (Wisnewski) - Conceptual Design - Public Input on Conceptual Design - Present Conceptual Plan to Council	 04/07 02/07 03/07	 06/07 06/07 06/07 09/07	 Complete Complete Complete Complete

HIGH PRIORITY				
Goal 5 Recreation, *Open Space and Trails* – Candace Erickson and Liza Simpson; Alternate, Joe Kernan				
Target for Action ***Staff Coordinator***	**Actions**	**Initial Target Date**	**Revised Target Date**	**Status**
4. Neighborhood Parks/City Park (cont.)	**- RFP for design services and construction estimates/documents** **- Construction Contract** **4**. Lights on Basketball Court & Volleyball Court 5. Dog Park – Formation of friends group - Complete Dog Park 6. Neighborhood Park on Holiday Ranch Loop - RFP for design services/development of master plan - Present design options to community - Cup for development of park	**01/08** **02/08** 06/07 01/08 01/08 **03/08** **05/08**	 05/08 07/08	**In Progress** **Pending** **In Progress** Pending Pending **In Progress** **Pending** **Pending**
5. Ice Rink Stacey Noonan	1. Ice Arena Strategic Plan **4. Upgrade Sound System** **5. Redesign Website** **6. Install exterior lighting from overflow parking lot** 2. Ice Fundraising & Naming Campaign - RFP/selection process **- Naming Rights Campaign** 3. Ice Arena Completion – final punch list	11/06 **04/08** **04/08** **04/08** 08/06	03/07 07/07 **08/08** **08/08**	Complete **In Progress** **In Progress** **In Progress** Complete In Progress **In Progress**
6. Recreation and Racquet Club: Next Steps Ken Fisher	1. Dirt Jump Park - **See Holiday Ranch park** -CUP Extension with Planning Commission 2. Racquet Club/recreation - Complete Recreation/Racquet Club Needs Assessment - Update to City Council on Needs Assessment - RFP for Feasibility & Design of Racquet Club - Recommendation – future capital improvements		 04/07 05/07 09/07 09/07 01/08	 Complete Complete Complete Complete Pending

HIGH PRIORITY				
Goal 5 Recreation, *Open Space and Trails* – Candace Erickson and Liza Simpson; Alternate, Joe Kernan				
Target for Action ***Staff Coordinator***	**Actions**	**Initial Target Date**	**Revised Target Date**	**Status**
7. Outdoor Recreation Complex **Matt Twombly**	1. Landscaping (trees, shrubs, drip irrigation) **2. Phase II Improvements**	 **FY'10**	**06/07**	Complete **Pending**
8. Walkability Implementation Phase I Matt Twombly	1. Projects to be identified during budget process **2. Bond & Walkable Advisory Liaison Committee prioritization** **3. Implementation**	**03/08** **03/08** **FY08/09**		**Pending** **Pending** **Ongoing**

HIGH PRIORITY				
Goal 6 Regional Collaboration and Partnerships				
Target for Action ***Staff Coordinator***	**Actions**	**Initial Target Date**	**Revised Target Date**	**Status**
1. Transportation Kent Cashel	See Goal #3			
2. Flagstaff-Wasatch County Tom Bakaly	1. Work with Wasatch County re SR-224 and public versus private access	09/04	04/08	Ongoing
3. Recreation Ken Fisher	See Goal #5			
4. Health Pace Erickson	1. Noxious weed coordination 2. Enforcement on private property	08/04 Ongoing		Ongoing Ongoing
5. Water Jerry Gibbs	See Goal #1			
6. Solid Waste Jerry Gibbs & Joe Kernan	1. Implementation of Solid Waste Alternatives	11/05	**08/08**	Pending
7. Mosquito Abatement Pace Erickson	1. Continued coordination with Summit County	Ongoing		Ongoing
8. Wasatch Back Alliance	1. Continued participation	Ongoing		Ongoing
9. Library Linda Tillson	1. Library Reciprocal Borrowing for Summit County Students	Ongoing		Ongoing
10. Inter-Agency Task Force	1. Meet in Wasatch County (JSSD) -Update of Jordanelle Master Plan	Pending		

OTHER PRIORITIES				
Goal 7 Open and Responsive Government to the Community – Roger Harlan and Joe Kernan; Alternate, Jim Hier				
Target for Action ***Staff Coordinator***	**Actions**	**Initial Target Date**	**Revised Target Date**	**Status**
1. Community Vision 2015 and Beyond **Myles Rademan** **Pat Putt** **Phyllis Robinson**	1. Community Involvement & Outreach **Program Develop** 2. Update Material for Vision Presentations **2008** 3. Develop Neighborhood Request Tracking Report (attached – Attachment B) 4. Review 2nd Homeowners Social (1st weekend in August) 5. Neighborhood Interest Group Meetings 6. General Plan Review with Planning Commission 7. General Plan Update Phase 1 (**Outline)** **8. Neighborhood Meetings** **9. Local tour - FAM Tour**	**04/08** Monthly 05/04 Annual Ongoing Annual	 **06/08**	Ongoing Ongoing Ongoing Ongoing Ongoing Ongoing In Progress In Progress
2. Budget Review & Benchmark Gary Hill	1. Bi-weekly budget review meetings 2. First set of Benchmark Data compiled 3. Draft of Long Range Financial Plan & Service Prioritization **4. Phase II Benchmarks determined with CAST** 5. Finance/Citywide Software System Conversion a. Personnel and Payroll b. Utility Billing c. Business Licensing d. Planning and permits e. Bid and Quote f. Position Budgeting - pending Budget Module g Budget	08/06 10/06 12/06	 01/07 **07/08** 05/07 07/07 10/07 **04/08** **10/08** **10/08** **10/08**	Ongoing Complete Complete **In Progress** Complete Complete Complete **Postponed** **Postponed** **Postponed** **Postponed**
3. Customer Service: Evaluation & Action Plan Myles Rademan	1. Accountability/responsibility training for Staff 2. Volunteer Bank – review program 3. City “Fam” Tour 4. Employee Survey & Training - communication of results	Monthly Annual Ongoing	 **09/07**	Ongoing Pending Annual Ongoing

OTHER PRIORITIES				
Goal 7 Open and Responsive Government to the Community – Roger Harlan and Joe Kernan; Alternate, Jim Hier				
Target for Action ***Staff Coordinator***	**Actions**	**Initial Target Date**	**Revised Target Date**	**Status**
4. Public Safety Lloyd Evans	1. Purchase of Additional Officer Safety Equipment 2. Select & Hire a new Chief of Police 3. Emergency Response Plan Updated - Staff Training 4. Police Facility Complete 5. Community Oriented Program – Citizens Academy **6. Develop Policy & Implement Taser's**	10/06 **04/08** 08/07 12/07 10/07 12/06 **11/07**	04/07 **07/08** **09/08** **12/07** **04/08** **04/08**	**Complete** **In Progress** **In Progress** **Pending** **Complete** **Pending** **In Progress**
5. Communications **Phyllis Robinson** Myles Rademan	1. Leadership 101 2. Media Seminars 3. Sustainability Promotion 4. Park City University **5. Communications Strategic Plan**	Ongoing Ongoing Ongoing Ongoing **04/08**	 **02/08** **03/08** 	Ongoing Ongoing Ongoing Ongoing **In Progress**

Traffic Calming Summary Report
ATTACHMENT "A" TO QUARTERLY STATUS REPORT

Location	**Date Recd**	Phase 1 Meeting	**Citizen Concerns**	**Phase 1 Follow-up**	**Date Completed**
Thaynes Canyon Drive	**10/07**	**NA**	• **Speeding** • **Lower speed limit from 25 mph to 20 mph**	• **Police setup radar trailer 85th percentile 27 mph** • **Citizen contacted and requested no further action**	**Nov 07** **Dec 07**
Prospector/ SR248	3/2006	3/2006	• Traffic using Prospector neighborhoods when school zones back traffic on SR248 • Removal of no left turn signs on SR248 and increased traffic • Traffic speeding and not stopping at stop signs-	• Data collected for both before and after school season start; copy given to HOA • Residents of Prospector neighborhoods comment at Council meeting regarding several traffic concerns; Council directs TCC to work with UDOT to reinstall no left turn signs on SR-248 • Petition received from HOA regarding several issues including long term closure of Wyatt Earp and Buffalo bill and building parking on north side of high school. No Comstock residents signed. • UDOT agrees to reinstall no left turn signs. Signs ordered from vendor. • **Phase 1 meeting** • **No Left turn signals installed** • ***Additional counts taken showing substantial reduction in traffic between 7-9AM*** • **Phase 1 follow-up meeting scheduled for next quarter (11/20/07 complete)**	Aug 2006 Nov 2006 Dec 2006 **Jan 2007** **Feb 2007** **April 2007** **Completed**

Traffic Calming Summary Report
ATTACHMENT "A" TO QUARTERLY STATUS REPORT

Location	Date Recd	Phase 1 Meeting	Citizen Concerns	Phase 1 Follow-up	Date Completed
Meadows Drive/Risner Ridge	05/06	**2006**	• Speeding	• HOA meeting with residents to discuss TCC concerns • Citizen request for permanent driver feedback signs • Ongoing enforcement occurring • Counts with new counters • TCC recommendation pending data collection scheduled for Fall 06 • Counts rescheduled for Spring 07 • Recommendation for feedback sign and narrowing of traffic lanes with striping • Counts Completed On Meadows Drive • Installed feedback sign & painted striping	2002 June 2006 June 2006 Mar 2007 Sept 2007
Risner Ridge	09/05		• Dangerous curve on American Saddler • Intersection approach on bend • Thru route not apparent	• Curve ahead signs installed • Stop ahead sign installed • Squiggly lines painted approaching stops • Further actions pending Spring 06 counts • Counts pending winter season 06-07	Sept 2005 Jan 2006

Traffic Calming Summary Report
ATTACHMENT "A" TO QUARTERLY STATUS REPORT

Location	Date Recd	Phase 1 Meeting	Citizen Concerns	Phase 1 Follow-up	Date Completed
Comstock Drive	**Revised petition 06/07**	**07/10/07**	• Traffic speed and high traffic volumes	• Improve visibility of 25 MPH signs • Enforcement • Permanent driver feedback signs installed • Narrow travel lanes (repainted) • Install "residential area" signs • Painted intersection sight lines • Installed No parking 7-9am on east side • Commercial traffic study Petitioners request no further actions until WALC process (spring 2008)	July 07 Ongoing Sept 07 Sept 07 Sept 07 Aug 07 Dec 07
The remaining items in this report are considered complete by the Traffic Calming Committee.					
Ridgeview	**7/2006**	**NA**	• Children playing ahead signs	• Advised TCC position of placement and purchase of Children playing ahead A-signs is up to HOA. Advised where to obtain.	July 2006
Royal Street (Little Bell Condos)	**7/2006**	**NA**	• Request for speed limit signs and additional asphalt width	• TCC determined signs existed at that location in the past and facilitated replacement but determined no need for additional asphalt width	Aug 2006
Three Kings Drive			• Speeding	• TCC determined this street would not qualify for reduced speeds according to TCC administrative policy	Aug 2006

Traffic Calming Summary Report
ATTACHMENT "A" TO QUARTERLY STATUS REPORT

Location	Date Recd	Phase 1 Meeting	Citizen Concerns	Phase 1 Follow-up	Date Completed
Aspen Springs Drive	05/06		• Additional 20 MPH sign • Crosswalks on trail • Children playing signs	• TCC advised HOA policy-obtain children playing ahead A-signs and place in yard	Aug 2006
SR 248/Kearns	08/05	NA	• Speeding • Noise, higher earth berms • Driver feedback signs • Increase Enforcement • Speed Humps	• Enforcement is ongoing	2005
Silver Pointe			• Emergency access • Neighborhood parking in prohibited areas • Parking damaging landscaping • All-way stop request McHenry/Rossi Hill/Coalition	• Stop request postponed until review of additional area development impacts are assessed	2006
Empire & Lowell Avenues	12/05		• Speeding	• Installed residential speed limit signs	April 06

Traffic Calming Summary Report
ATTACHMENT "A" TO QUARTERLY STATUS REPORT

Location	Date Recd	Phase 1 Meeting	Citizen Concerns	Phase 1 Follow-up	Date Completed
Little Kate Road & Lucky John Drive	04/05	05/12/05	• Additional safety measures near Lucky John school drop area	• Approval of "Abutting School Zone" - flashing beacons and pedestrians present signs have been ordered	TCC no further action

Neighborhood & Business District Needs Assessment
Request for Elevated Levels of Service Request (RELS) - ATTACHMENT "B" TO QUARTERLY STATUS REPORT

Deer Valley Drive and Sunnyside Drive Neighborhood

Weidenhamer

Status Report
Staff met with neighborhood and prioritized requests – Project 1sidewalk on Deer Valley Drive completed. City bus stop installed. Projects 2 – 4 pending addition study/funding

Target for Action	Responsible	Actions	Target Date	Status	Budget
1. Pedestrian Lighting	Twombly (PCMC)	Install street and pedestrian lights from Stonebridge condos to roundabout	12/07	Cost identified ($250k) not in CIP budget	No City funding Private funds: Deer Valley Resort; Neighborhood SID
2. Bus Stop	Cashel Nesset	1. The school bus stop will be temporarily relocated to the NW corner of Sunnyside and Deer Valley Drive to accommodate construction of 601 & 605 Deer Valley Drive at the NE corner. 2. Concrete pad installed. Shelter to be installed **winter 07-08. Concrete pad was installed too close to fire hydrant. Bus shelter redesigned and reordered to accommodate the concrete pad and fire hydrant**	11/06 **08/07**	 **Winter 07-08**	Private **Existing PW**

Neighborhood & Business District Needs Assessment
Request for Elevated Levels of Service Request (RELS) - ATTACHMENT "B" TO QUARTERLY STATUS REPORT

Little Kate Road, Holiday Ranch Loop Road, Lucky John Drive

Status Report
Traffic Calming process has evolved into Walkability Study / Bond process to address capital projects requested.
Walkable Implementation - Approved with 2008 budget
Trails Master Plan to be completed 11/07
Formation of Walkability Advisory Liaison Committee (WALC) - contingent on bond passing 10/07
Vote on Walkability Bond - 11/07

Target for Action	Responsible	Action	Target Date	Status	Budget
1. Crosswalks	**Streets Dept**	1. Crosswalks installed at Little Kate and Lucky John	12/05	Completed	Existing budget
2. **Monitor & Little Kate Intersection**	Weidenhamer/ **Gibbs, Fisher**	1. Realignment of intersection for a 4-way - Funding allocation ($75k) put in '07 budget 2. Temporary bus pullout 3. Install 3-way stop signs 4. Phase 2 – Racquet Club remodel; realign 4 way intersection/ 4-way stop; permanent bus pullout	08/06 008/06 07/07 Pending Raq Club process	Completed Completed Completed	Funded CIP Existing PW

Target for Action	Target for Action	Target for Action	Target Date	Status	Budget
3. **Pedestrian connection from** Little Kate from HRL to schools	**Weidenhamer**	**1. Pending Bond outcome for final project determination** **2. Install "Abutting School Zone" signs w/flashing beacons**	**11/07** **11/07**	**Bond Process** **Signs ordered**	**FY08/09** **Existing**
4. Study on Walkable Community/Trails Master Plan Update	**Weidenhamer**	**1. Final direction on projects pending bond approval/denial**	**11/07**	**Pending**	**Pending**

City Council
Staff Report

Subject:	**Food and Beverage Concession Contract Addendum**
Author:	**Stacey Noonan, Sports Complex General Manager**
Department:	**Ice Arena & Sports Complex**
Date:	**1/24/08**
Type of Item:	**Administrative**

Summary Recommendations:
Authorize the City Manager to execute an addendum to the lease agreement with Marilyn Darby of D'Juice LLC DBA Booster Juice for the food and beverage concession at Park City Ice Arena and Sports Complex, in a form approved by the City Attorney. Staff recommends that Council substitute the first full year of monthly rent obligation with a 50/50 split of net profit with the City.

Topic/Description:
Food and beverage lease agreement addendum for the Park City Ice Arena and Sports Complex.

Background:
The City entered into a lease agreement with D'Juice on June 21, 2007. After alterations to the space and equipment purchases, D'Juice opened to the public on October 1, 2007. Marilyn Darby, the owner has invested a considerable amount of start up costs including fixed improvements ($4,000), equipment purchases ($10,000), and a liquor license ($2,000). Ms. Darby is also in the process of purchasing basic equipment for the upstairs concession area so she can service large ice events and field events. She has made a considerable financial contribution and she also does not take a salary or compensation in order to keep labor costs low.

The current contract requires a lease payment of $500 per month beginning September 1, 2007 or 50% of net profit, whichever is greater. The vendor has not reported a profit and has not made a lease payment for which she is five months in arrears. The contract is written for a three year term with an "out" clause after four months with a 60 day notice.

Analysis:
Providing food service to this venue is extremely important and this is the second vendor attempt to make it work. You might question, what can be so difficult about selling hotdogs? According to a recently published article in Rink Magazine, "Concessions are anything but a "given," and can quite possibly be the most difficult operation to run." If run properly, it can add dollars to the bottom line. The article also states that "With a failure rate of over 50% you just can't waltz into this business (concessions) and expect profitable results."

Because Marilyn has made a serious financial commitment, is working to understand this business, has focused on market testing and is beginning to provide service for events, we believe she is showing a strong commitment to make this operation a success. Further steps are being taken in an effort to make this venue profitable. Included in these steps are the implementation of daily financial report which will allow the rink management team to track sales, inventory loss, product turnover, and an overall understanding of the business. In addition, the concessionaire will take over control of the vending machines in early 2008. After reviewing vending financial reports, staff estimates that vending sales profit should cover the minimum $500 rent that is due during the busy winter months and provide additional revenue to the ice arena. Currently, the ice arena only receives 10% of food and 35% of beverage vending sales. The ice arena would see this percentage increase to 50% of profit with Booster Juice taking over vending operations.

Our goal is to make this profitable for both parties while providing needed service to our customers. As the sports complex business grows, especially the event portion, staff believes we can meet this goal. Marilyn has committed to service all events including Triple Crown needs and test summer food service utilizing the patio. Staff anticipates that profits from Triple Crown alone will cover minimum lease payments this summer. Staff believes it is important to keep in mind that the Sports Complex is a relatively new business and the concessions portion has only been open for 3 months. Staff does not anticipate full recovery of the initial $6,000 annual lease payment in the first year but with event sales including beverage sales, it is possible. Most importantly, both parties are committed to work together to make this operation successful. Staff will continue to review the operation and its financial activity and revisit the contract next fall.

To summarize, in an effort to make this profitable for both parties while providing valuable service, staff recommends the following:

- Forgive the five months of rent payments ($2,500)
- Replace the $500 minimum rent payment through September 2008 – 1 yr from opening with a revenue split as outlined below.
- Split the net vending profit 50/50
- Split any monthly profit 50/50 from the concession areas: two in arena and one at ball field. Amortizing equipment will not go into our monthly financials to determine profit.

Department Review:
The City Manager, the Legal Department, the Sustainability Management Team and the Recreation/Library Management Team have reviewed this report.

Alternatives:

A. Approve:
Authorize the addendum to the lease agreement with Marilyn Darby of D'Juice LLC DBA Booster Juice for the food and beverage concession at the Park City Ice Arena

and Sports Complex. This would allow the concessionaire to continue operations with uninterrupted service. This is staff's recommendation.

B. Deny:
The concessionaire has made it clear that she will stop operations if required to pay a lease when she is not turning a profit. Denying this request would require staff to post a new RFP to seek a new concessionaire or require staff to request funds to operate the concession area in-house or to stop food service and utilize vending operations only.

C. Modify:
Staff is requesting to modify the contract.

D. Continue the Item:
Council could continue the item and direct staff to provide further information at a future date.

E. Do Nothing:
This will have the same effect as denying the request.

Significant Impacts:
The City could stand to loose $500/month in rent for up to 12 months although staff feels the majority of this will be made up through increased food sales and event food sales.

Consequences of not taking the recommended action:
The concessionaire has made it clear that she will stop operations if required to pay a lease when she is not turning a profit. Not taking the recommended action would require staff to post a new RFP to seek a new concessionaire or require staff to request funds to operate the concession area in-house or to stop food service and utilize vending operations only.

Recommendation:
Authorize the City Manager to execute an addendum to the lease agreement with Marilyn Darby of D'Juice LLC DBA Booster Juice for the food and beverage concession at Park City Ice Arena and Sports Complex, in a form approved by the City Attorney. Staff recommends that Council replace the first full year of monthly rent with a 50/50 split of net profit with the City.

Amendment to Concession Agreement

This amendment to Concession Agreement dated June 21, 2007, between Park City Municipal Corporation and D'Juice, LLC is made and entered into this amendment is made and entered into this _____ day of _____, 2008.

The following amendments shall be made:

<u>3: Rent – General Concessions</u>:

a. Concessionaire agrees to pay the City as rent for the use of the premises one half (50%) of the monthly net profits as shown in Attachment B. Beginning September 1, 2007 the concessionaire agrees to pay the City the greater of one half (50%) of the monthly net profits or five hundred dollars ($500) during the months the Rink is in operation. From June 21, 2007 through September 30, 2008, the City agrees to waive the minimum monthly rent requirement of $500.

b. The concession area owned by D'Juice L.L.C. is also known as "Jack's Place."

c. The cost to lease and service vending machines and cost of product will be deducted from the gross profit, as shown in Attachment B.

d. The concessionaire agrees to pay one half (50%) of the net profit from the two concession areas in the arena and the concession area at the ball field, as defined in Attachment B.

e. The concessionaire will not include costs for amortizing equipment into calculations of net profit, as shown in Attachment B.

f. Rent for the previous month is due on the fifteenth day of each month during the term. The rent shall be paid to the Park City Ice Arena and Sports Complex, P.O. Box 1480, Park City, UT 84060.

g. Any payment not made within fifteen (15) days of due date shall automatically bear interest at the rate of eighteen (18) percent per annum from the date payment became due.

h. The concessionaire shall make a daily report of profits to the City using the spreadsheets as shown in Attachment B.

i. Daily closings because of weather will not reduce this monthly rent.

PARK CITY MUNICIPAL CORPORATION
445 Marsac Avenue
Post Office Box 1480
Park City UT 84060-1480

____
Thomas B Bakaly, City Manager

Attest:

____
Janet M. Scott, City Recorder

Approved as to form:

____
Mark D. Harrington, City Attorney

D'Juice, LLC
8178 Gorgoza Pines Rd Ste 1
Park City, UT 84098

____
Marilyn Darby, Owner

STATE OF UTAH)
ss.
COUNTY OF SUMMIT)

On this _____ day of _____, 2008, personally appeared before me Marilyn Darby, whose identity is personally known to me/or proved to me on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that she is the owner of D'Juice, LLC, and acknowledged to me that said Limited Liability Company executed the same.

____
Notary Public

Jack's Place

Daily Sales Report

DATE: ______________________ DONE BY: ______________

Time of service ______________________ # patrons thru facility ________

	Total Sold	Price	Subtotal	Waste (enter as neg.)	Product Cost	Subtotal	Total
Pretzels			$0.00			$0.00	$0.00
Popcorn			$0.00			$0.00	$0.00
Hotdog			$0.00			$0.00	$0.00
Pizza			$0.00			$0.00	$0.00
Small Smoothie			$0.00			$0.00	$0.00
Large Smoothie			$0.00			$0.00	$0.00
Chips			$0.00			$0.00	$0.00
Coffee			$0.00			$0.00	$0.00
Hot Chocolate			$0.00			$0.00	$0.00
Cookies			$0.00			$0.00	$0.00
Sandwich			$0.00			$0.00	$0.00
Quesadilla			$0.00			$0.00	$0.00
Muffins			$0.00			$0.00	$0.00
Water			$0.00			$0.00	$0.00
Beer			$0.00			$0.00	$0.00
Vitamin Water			$0.00			$0.00	$0.00
Other			$0.00			$0.00	$0.00
Other			$0.00			$0.00	$0.00
Other			$0.00			$0.00	$0.00
						Daily Sales	$0.00
						Party Sales	$0.00
						Total Daily Sales	$0.00

Date (last day of month):

Vending Sales

Service Contract

Other Service/parts

Net Profit

I:\Ice\Concessions\Daily Revenue Form (1) 1 08.xls

Jack's Break-Away Bistro
Monthly P&L
Jan-08

Date	Day	Hours Open	Patrons in Arena	Revenue	Labor	Expenses	Total Revenue
1/1/2008	Tue						$ -
1/2/2008	Wed						$ -
1/3/2008	Thurs						$ -
1/4/2008	Fri						$ -
1/5/2008	Sat						$ -
1/6/2008	Sun						$ -
1/7/2008	Mon						$ -
1/8/2008	Tue						$ -
1/9/2008	Wed						$ -
1/10/2008	Thurs						$ -
1/11/2008	Fri						$ -
1/12/2008	Sat						$ -
1/13/2008	Sun						$ -
1/14/2008	Mon						$ -
1/15/2008	Tue						$ -
1/16/2008	Wed						$ -
1/17/2008	Thurs						$ -
1/18/2008	Fri						$ -
1/19/2008	Sat						$ -
1/20/2008	Sun						$ -
1/21/2008	Mon						$ -
1/22/2008	Tue						$ -
1/23/2008	Wed						$ -
1/24/2008	Thurs						$ -
1/25/2008	Fri						$ -
1/26/2008	Sat						$ -
1/27/2008	Sun						$ -
1/28/2008	Mon						$ -
1/29/2008	Tue						$ -
1/30/2008	Wed						$ -
1/31/2008	Thurs						$ -
TOTALS		**0**		**$ -**	**0**	**$ -**	**$ -**

City Council Staff Report

Subject: **Filing Disclosure Statements**
Author: **Janet M. Scott**
Department: **City Manager**
Date: **January 24, 2008**
Type of Item: **Administrative**

Summary Recommendations:
Accept the Mayor's and City Council Members' disclosure statements for 2008 under the Consent Agenda.

Topic/Description:
Filing and maintaining current affidavits with the City are requirements of state law for elected and appointed officials and also provides protection to the individual. Although this matter does not need to appear on the agenda, it has been the Council's practice to formally accept disclosure statements at the beginning of every calendar year.

Significant Impacts:
There are no significant impacts in not accepting Council's disclosure statements at a public meeting.

Consequences of not taking the recommended action:
There are no negative consequences in not accepting Council's disclosure statements at a public meeting.

Recommendation:
Accept the Mayor's and City Council Members' disclosure statements for 2008 under the Consent Agenda.

STATE OF UTAH)
ss
COUNTY OF SUMMIT)

AFFIDAVIT

Comes now Candace Erickson, and having been first duly sworn, deposes and says as follows:

1. That I am currently an elected officer of Park City Municipal Corporation serving in the capacity of City Council member.

2. That I reside at: 2614 Little Kate Road, Park City, Utah

3. That I am an officer, director, agent, employee or my spouse is the owner of substantial interest in the following entities which are subject to regulation by Park City Municipal Corporation (or do, or intend to do business with Park City Municipal Corporation):

Park City Mountain Resort
Cole Sport
Spouse is employed by Stantec Inc.

4. That I have the following investments and personal interest which could have the appearance of a conflict of interest:

Own home at 2614 Little Kate Road.

5. That I do not represent nor intend to represent or assist any persons or business entities in a transaction which involves Park City Municipal Corporation.

6. That I acknowledge and understand that if I obtain additional employment, investments or personal interest subject to Park City regulation or which increase the potential of conflict with my duties as a City Council member or if the nature or value of the interest disclosed in this Affidavit changes significantly or if the value of the interest in the business entity increases significantly at any time during my appointment and service with the City, I will file an updated disclosure

FURTHER Affiant sayeth naught.

DATED this 24th day of February, 2008.

____
Candace Erickson

Subscribed and sworn before me this 24th day of February 2008.

____
Notary Public

STATE OF UTAH)
ss
COUNTY OF SUMMIT)

AFFIDAVIT

Comes now Roger Harlan, and having been first duly sworn, deposes and says as follows:

1. That I am currently an elected officer of Park City Municipal Corporation serving in the capacity of City Council member.

2. That I reside at 2558 Geronimo Court

3. That I am an officer, director, agent, employee or my spouse is the owner of substantial interest in the following entities which are subject to regulation by Park City Municipal Corporation (or do, or intend to do business with Park City Municipal Corporation):

4. That I have the following investments and personal interest which could have the appearance of a conflict of interest:

Own home at 2558 Geronimo Court.

5. That I do not represent nor intend to represent or assist any persons or business entities in a transaction which involves Park City Municipal Corporation.

6. That I acknowledge and understand that if I obtain additional employment, investments or personal interest subject to Park City regulation or which increase the potential of conflict with my duties as a City Council member or if the nature or value of the interest disclosed in this Affidavit changes significantly or if the value of the interest in the business entity increases significantly at any time during my appointment and service with the City, I will file an updated disclosure

FURTHER Affiant sayeth naught.

DATED this 24th day of January, 2008.

____
Roger Harlan

Subscribed and sworn before me this 24th day of January, 2008.

____
Notary Public

STATE OF UTAH)
ss
COUNTY OF SUMMIT)

AFFIDAVIT

Comes now Jim Hier, and having been first duly sworn, deposes and says as follows:

1. That I am currently an elected officer of Park City Municipal Corporation serving in the capacity of City Council member.

2. That I reside at 2599 Morning Sky Court, Park City, Utah 84060

3. That I am an officer, director, agent, employee or my spouse is the owner of substantial interest in the following entities which are subject to regulation by Park City Municipal Corporation (or do, or intend to do business with Park City Municipal Corporation):

4. That I have the following investments and personal interest, which could have the appearance of a conflict of interest:

Own property at:
2599 Morning Sky Court, Park City

5. That I do not represent nor intend to represent or assist any persons or business entities in a transaction, which involves Park City Municipal Corporation.

6. That I acknowledge and understand that if I obtain additional employment, investments or personal interest subject to Park City regulation or which increase the potential of conflict with my duties as a City Council member or if the nature or value of the interest disclosed in this Affidavit changes significantly or if the value of the interest in the business entity increases significantly at any time during my appointment and service with the City, I will file an updated disclosure

FURTHER Affiant sayeth naught.

DATED this 24th day of January, 2008.

____
Jim Hier

Subscribed and sworn before me this 24th day of January, 2008.

____
Notary Public

STATE OF UTAH)
ss
COUNTY OF SUMMIT)

AFFIDAVIT

Comes now Joe Kernan, and having been first duly sworn, deposes and says as follows:

1. That I am currently an elected officer of Park City Municipal Corporation serving in the capacity of City Council member.

2. That I reside at 1970 Stryker Avenue, Park City, Utah 84060

3. That I am an officer, director, agent, employee or my spouse is the owner of substantial interest in the following entities which are subject to regulation by Park City Municipal Corporation (or do, or intend to do business with Park City Municipal Corporation):

Owner of Good Earth Recycling, a Park City company, with contracts with numerous local businesses, individuals, and non-profits.

4. That I have the following investments and personal interest, which could have the appearance of a conflict of interest:

Own property at 1970 Stryker Avenue, Park City, Utah 84060
Own property at 1940 Prospector Avenue – Carriage House Condominiums, Park City, Utah 84060

Fifty percent owner of County Curbside Inc., a recycling company which contracts with Summit County to pick up recycling in several Park City neighborhoods and all of South Summit County.

Minority interest of 2,500 shares in American Skiing Company, the owner of the Canyons Ski Resort.

5. That I do not represent nor intend to represent or assist any persons or business entities in a transaction, which involves Park City Municipal Corporation.

6. That I acknowledge and understand that if I obtain additional employment, investments or personal interest subject to Park City regulation or which increase the potential of conflict with my duties as a City Council member or if the nature or value of the interest disclosed in this Affidavit changes significantly or if the value of the interest in the business entity increases significantly at any time during my appointment and service with the City, I will file an updated disclosure.

FURTHER Affiant sayeth naught.

DATED this 10th day of January, 2008.

____
Joe Kernan

Subscribed and sworn before me this 10th day of January, 2008.

____
Notary Public

STATE OF UTAH)
ss
COUNTY OF SUMMIT)

AFFIDAVIT

Comes now Liza Simpson, and having been first duly sworn, deposes and says as follows:

1. That I am currently an elected officer of Park City Municipal Corporation serving in the capacity of City Council member.

2. That I reside at 510 Main Street #B, Park City, Utah 84060

3. That I am an officer, director, agent, employee or my spouse is the owner of substantial interest in the following entities which are subject to regulation by Park City Municipal Corporation (or do, or intend to do business with Park City Municipal Corporation):

Employee of New Cow USA

4. That I have the following investments and personal interest, which could have the appearance of a conflict of interest:

N/A

5. That I do not represent nor intend to represent or assist any persons or business entities in a transaction, which involves Park City Municipal Corporation.

6. That I acknowledge and understand that if I obtain additional employment, investments or personal interest subject to Park City regulation or which increase the potential of conflict with my duties as a City Council member or if the nature or value of the interest disclosed in this Affidavit changes significantly or if the value of the interest in the business entity increases significantly at any time during my appointment and service with the City, I will file an updated disclosure.

FURTHER Affiant sayeth naught.

DATED this 2^{nd} day of January, 2008.

____
Liza Simpson

Subscribed and sworn before me this 2^{nd} day of January, 2008.

____
Notary Public

STATE OF UTAH)
ss
COUNTY OF SUMMIT)

AFFIDAVIT

Comes now Dana Williams, and having been first duly sworn, deposes and says as follows:

1. That I am currently an elected officer of Park City Municipal Corporation serving in the capacity of Mayor.

2. That I reside at:

2384 Doc Holiday Drive, Park City, Utah

3. That I am an officer, director, agent, employee or my spouse is the owner of substantial interest in the following entities which are subject to regulation by Park City Municipal Corporation (or do, or intend to do business with Park City Municipal Corporation):

Managing broker with Coldwell Banker Residential Realty

4. That I have the following investments and personal interest which could have the appearance of a conflict of interest:

Own property at 2384 Doc Holiday Drive, Park City, Utah

5. That I do not represent nor intend to represent or assist any persons or business entities in a transaction which involves Park City Municipal Corporation.

6. That I acknowledge and understand that if I obtain additional employment, investments or personal interest subject to Park City regulation or which increase the potential of conflict with my duties as a City Council member or if the nature or value of the interest disclosed in this Affidavit changes significantly or if the value of the interest in the business entity increases significantly at any time during my appointment and service with the City, I will file an updated disclosure

FURTHER Affiant sayeth naught.

DATED this 24th day of January, 2008.

____
Dana Williams, Mayor of Park City

Subscribed and sworn before me this 24th day of January, 2008.

____
Notary Public - Janet M. Scott

City Council
Staff Report

Author: Matthew A. Twombly
Subject: Rail Central Encroachment Agreement Addendum
Date: January 17, 2008
Type of Item: Administrative

SUSTAINABILITY IMPLEMENTATION

Summary Recommendation:
Review the request for a second addendum to the Rail Central Encroachment Agreement and amend the agreement to grant a time extension as it relates to the pedestrian connection.

Description:
Topic: Rail Central Encroachment Agreement Addendum
Background:
On August 16, 2006 the City Council reviewed and accepted a request by Centura to amend the Encroachment permit in order to construct an additional 12 spaces for Rail Trail trail-head parking behind Building 2 of the Rail Central Development in lieu of landscaping and to extend the date for the Pedestrian Connection until December 31, 2007. The pedestrian connection contemplates a bridge from the Rail Trail across the Silver Creek to the property to the South adjacent to the Iron Horse Condominiums.

The Walkable/Bikeable Neighborhood Study ("Study") conducted between September of 2006 and March of 2007, identified a pedestrian connection in the general area of Rail Central parcel connecting the Rail Trail and Iron Horse Condominiums. Through the study this issue ranked as the top 8th priority based on the ranking criteria.

In addition to the Study, the City formed a task force to consider the redevelopment of the Park/Bonanza district. The City has also developed the Bonanza Drive Corridor and Pedestrianization Plan, which has identified recommended improvements to be completed in 2009 in conjunction with the Boot Hill Water Line Replacement project. Although these are separate projects, issues and planning processes, they all identify improved pedestrian connections in the area as a high priority.

Analysis:
In the original permit, no dates for completion were specified for the items in the Encroachment Permit other than the submittal of plans for the pedestrian bridge. In the first amendment, the City drafted language which included a completion date of October 15, 2006 for all other items in the permit. These items were completed by the developer in accordance with the addendum.

Since the completion of the items identified in the first addendum to the encroachment permit, the developer of Rail Central has not been able to secure the property on the South side of the Rail Trail between Bonanza Drive and the Iron Horse Condominiums.

On November 28, 2007 the City received a letter from the representatives of Centura Rail Central, from Steven Dougherty of the law offices of Anderson and Karrenberg, requesting an extension to the pedestrian connection section of the agreement.

In order to facilitate and coordinate pedestrian improvements in the area in conjunction with forthcoming WALC recommendations, staff recommends allowing a time extension and amending the Encroachment Permit for a period of three (3) years.

Department Review:
City Manager, Sustainability, departments have reviewed this report and all comments have been incorporated into the report.

Alternatives:
Approve the Request:

Authorize the request for a Second Addendum to the Encroachment Permit on a form approved by the City Attorney's Office (Attached) for a Pedestrian Connection: Extension of Encroachment Permit Section (2)(D) Pedestrian Connection through December 31, 2010.

Deny the Request:
Denying the request will leave the existing Encroachment Permit in place and the developer would not be allowed to construct a pedestrian connection subject to approval of the City Council.

Continuance:
If the Council requires more information prior to making a decision, they may choose to delay the request.

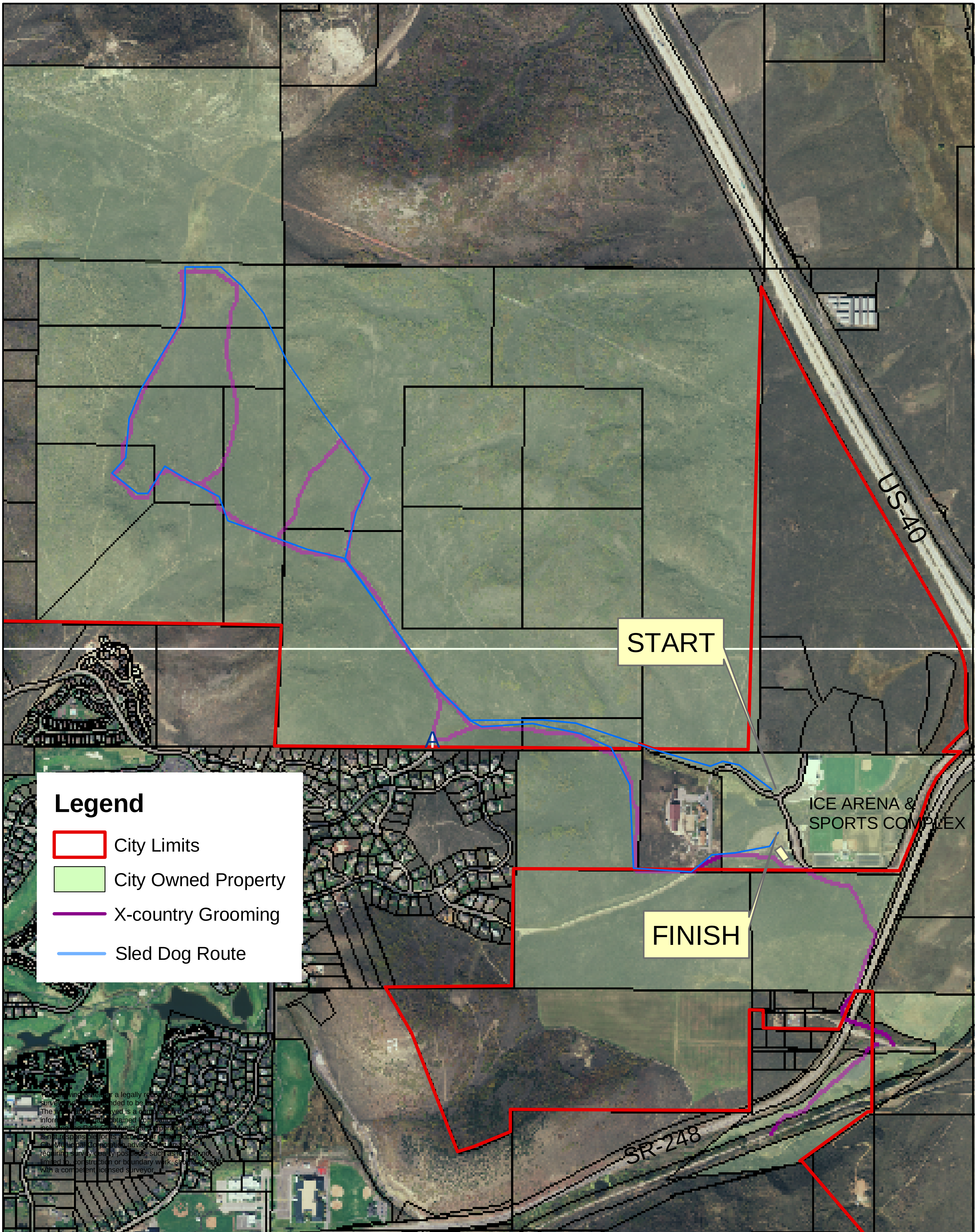
Do Nothing:
The Pedestrian Connection would be considered denied and all other terms of the permit and amendments shall apply.

Significant Impacts:
The proposed addendum to the encroachment permit does not affect the remainder of the agreement. Extending the submittal deadline will allow flexibility and cooperation in constructing the pedestrian connection.

Consequences of not taking the recommended action:
Delaying or denying the request could jeopardize the construction and/or funding of a pedestrian connection in the area.

Recommendation:
Staff recommends that Council review the request for a Second Addendum to the Rail Central Encroachment Agreement and amend the permit to grant a time extension as it relates to the pedestrian connection application.

Attached:
Proposed Addendum



Sled Dog Race Route

0 410 820 1,230 1,640 2,050 Feet

SECOND ADDENDUM TO ENCROACHMENT PERMIT FOR IMPROVEMENTS IN CITY PROPERTY AND EASEMENT FOR PUBLIC ACCESS

THIS SECOND ADDENDUM is made and entered into in duplicate this _____ day of ________________, 2008, by and between PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation and political subdivision of the State of Utah ("City"), M.J.F. 1998 INVESTMENT PARTNERSHIP, LT, a Georgia limited partnership company ("MJF Investment Patnership"), to amend the ENCROACHMENT PERMIT FOR IMPROVEMENTS IN CITY PROPERTY AND EASEMENT FOR PUBLIC ACCESS signed and executed by the Parties, and recorded on November 19, 2003.

WITNESSETH;

WHEREAS, the parties entered into ENCROACHMENT PERMIT FOR IMPROVEMENTS IN CITY PROPERTY AND EASEMENT FOR PUBLIC ACCESS (hereinafter "Original Agreement"); and

WHEREAS, the 2007 Walkable/Bikeable Neighborhood Study identified a pedestrian bridge as a high priority; and

WHEREAS, the Study identified a pedestrian bridge approximate to the pedestrian connection identified in the encroachment permit; and

WHEREAS, MJF Investment Partnership requires additional time to prepare plans for a pedestrian connection; and

WHEREAS, the parties desire to amend the Original Agreement to provide sufficient time for such performance;

NOW, THEREFORE, in consideration of the mutual promises made herein and other valuable consideration, the parties hereto now amend the Original Agreement as follows:

1. **Section (2)(D) <u>Pedestrian Connection</u>**. Subject to the approval of the City Council of Park City, MJF Investment Partnership may construct a pedestrian connection connecting the Rail Trail and Rail Central parcel in a southerly direction across the creek to parcel(s) located south of the Rail Trail. The Parties hereby agree that the City Council of Park City, as owner of the Rail Trail Parcel, has unfettered discretion to approve or deny the pedestrian connection for any reason, including but not limited to aesthetics and scale. If the City Council of Park City has not approved design plans for said pedestrian connection on or before December 31, 2010, then this subsection (2D) shall be null and void and MJF Investment Partnership request to construct said pedestrian bridge shall be considered denied.

2. **<u>OTHER TERMS</u>**. All other terms and conditions of the Original Agreement shall continue to apply.

3. **<u>ENTIRE AGREEMENT</u>**. This Second Addendum is a written instrument pursuant to Section 8 of the Original Agreement between the parties and cannot be altered or amended except by written instrument, signed by all parties.

IN WITNESS WHEREOF the parties hereto have caused this Second Addendum to be executed the day and year first herein above written.

DATED this _____ day of _______________, 2008.

PARK CITY MUNICIPAL CORPORATION
445 Marsac Avenue
P.O. Box 1480
Park City UT 84060-1480

____

Dana Williams, Mayor

Attest:

____

City Recorder's Office

Approved as to form:

____

City Attorney's Office

M. J. F. 1998 INVESTMENT PARTNERSHIP, LP
2245 Monitor Drive
Park City, UT 84060

____

Mark J. Fisher, Manager

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

On this day of , 2008, before me, the undersigned notary, personally appeared Mark J. Fisher, personally known to me/proved to me through identification documents allowed by law, to be the person whose name is signed on the preceding or attached document, and acknowledged that he signed it voluntarily for its stated purpose as Manager for M.J.F. Investment Partnership, a limited liability corporation

____

Notary Public

City Council Staff Report

Sustainability-
Implementation

Subject: International Pedigree Stage Stop Sled Dog Race
Author: Max J. Paap
Department: Sustainability- Implementation
Date: January 24, 2008
Type of Item: Administrative – Master Festival License

Summary Recommendations:
Review the Master Festival License application, conduct a public hearing, and approve the license for the International Pedigree Stage Stop Sled Dog Race, as conditioned, at Quinn's Sports Complex and Round Valley on February 2, 2008.

Description:

Topic:
Review the Master Festival License Application, submitted by the Park City Chamber/Bureau, for International Pedigree Stage Stop Sled Dog Race for February 2nd, 2008.

Background:
The International Pedigree Stage Stop Dog Race will be held in Park City on February 2, 2008. The event is the final leg of a seven day dog sled stage race that starts in Jackson Hole, Wyoming and ends in Park City, Utah. Created in 1996, the race has strived to make sled dog racing more accessible to the public and spreading the word about the importance of immunization of children under the age of two. The race and its stage stop format, have earned the race the title of "the dog friendly race"- attracting the top mushers in the world to compete for its $100,000 purse. The race has continued to grow in popularity through the years, becoming the largest sled dog race in the lower 48 states. Approximately 25 teams will compete in this final leg. This event was approved in 2007 and held on the Rail Trail as an afternoon event.

The International Pedigree Stage Stop Dog Race is consistent with the City Council's Goal #4 which is to continue to promote Park City as multi-seasonal resort by maintaining its status as a World Class Resort which hosts such events as this and to increase the number of events in the winter.

Analysis:
The event will start and finish at Quinn's Sports Complex, near the west side of the building. The race course will take the dog sleds through the groomed Round Valley trails. Prior to the race there will be a "Meet the Mushers" reception in the parking lot closest to the ice arena at 10:00am. The race will begin at 12:00pm and finish at

2:00 pm for the professional mushers and a “Junior Mushers” race will run from 3:00 pm to 4:00 pm on the Round Valley trail. Currently the Mountain Trails Foundation stages their grooming operations at the Quinn’s Sports Complex and the sled dog race course can follow most of the existing groomed trails in Round Valley. The proposed route does not cross roads or highways which have proved to be problematic in previous stages in Park City. Staff has received positive recommendations for the race from Summit Land Conservancy and the Friends of Cross-Country. The race course runs over 4 miles of groomed trails usually available to the public, but will be unavailable to the public from noon to 2PM and 3PM to 4PM on February 2, 2008. Upon completion of the race, the course will be cleaned by the organizers within 2 hours.

The event will include twenty-five (20) teams that have one (1) “musher” and teams of dogs that number twelve (12) to sixteen (16). A group of coaches, veterinarians, friends and family will accompany the team to town. At the races, the organizers expect between 200 and 300 spectators. Concessions will be provided by Booster Juice, the concessionaire at the Park city Ice Arena.

Free Skate Day

Park City Ice Arena will have a free skate day during the Sled Dog Race from noon until 4:00 pm to promote attendance.

Traffic and Parking

Parking for the Sled Dog Event and free skate event will be fully contained within the Quinn’s Sports Complex parking lot. Parking attendants will be on site; NAC has been notified in case of overflow needs.

City Services

Basic City Services will be required to prep the race course on City property prior to and after the event. Coordination of additional grooming services to be determined in further conversations with the race organizers. The applicant has requested no fee waivers. The Building Department will review all temporary structures for compliance with the Building Code.

Department Review:

All applicable departments have reviewed the International Pedigree Stage Stop Sled Dog Race event and their comments have been incorporated within the report

Alternatives:

Approve the Request:

Approve the Master Festival License allowing International Pedigree Stage Stop Dog Race as described. This is staff’s recommendation.

Deny the Request:

Deny the Master Festival License, preventing the addition of International Pedigree Stage Stop Dog Race to Park City's schedule of events. Direct Staff to prepare findings for denial based upon the review criteria and/or failure to timely submit the application.

Modify the Request:

Direct Staff to modify the current findings and approve those findings to add the International Pedigree Stage Stop Dog Race to Park City's schedule of events.

Continue the Item:

The City Council may continue the discussion in order to receive additional information. Due to the proposed date, the next meeting to consider approval would be at the January 31, 2008 meeting.

Significant Impacts:

Park City has held many similar events to the International Pedigree Stage Stop Dog Race. The activities will be contained within described venues and will conclude by 4:00 pm.

Recommendation:

Review the Master Festival License application, conduct a public hearing, and consider approving the license for the International Pedigree Stage Stop Dog Race Master Festival License, February 2, 2008, based on the following:

Findings of Fact:

1. The sled dog event takes place on February 2, 2008 starting at 10:00 pm until 4:00 pm, originating and finishing at the Quinn's Sports Complex with the course running through portions of Round Valley groomed by Mountain Town Trails.
2. Parking for the anticipated crowd size throughout the duration of the event will be accommodated at an on-site parking lot, with overflow parking needs being accommodated at the NAC lot. The conduct of the International Pedigree Stage Stop Sled Dog Race will not substantially interrupt or prevent the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of its Venue.
3. The International Pedigree Stage Stop Sled Dog Race is oriented towards the athletes and their support personnel, but does expect between 200 and 300 spectators. The events associated with the race will not require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.
4. The events are each contained within their own venues. The event will not interfere with police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.
5. The size of the crowd and nature of the event will not create an imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
6. The applicant has been working with City Staff and applicable departments to address all event concerns. The Applicant demonstrates an ability and willingness to conduct the event pursuant to the terms and conditions of this

Chapter and has not failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.

7. The applicant shows significant reasons, such as the nature of the event as a promotion of a community event within Park City.

Conclusions of Law:

1. The application is consistent with the requirements of the Park City Municipal Code, Title 4, Chapter 8.

Conditions of Approval:

1. The applicant will work with Staff in order to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided and paid for by the applicant.
2. Applicants shall provide proof of liability insurance in the amount of two million dollars ($2,000,000) or more as may be required by the Special Events Manager or the City Attorney's Office, and shall further name Park City Municipal Corporation as additional insured. All Applicants shall further indemnify the City from liability occurring at the event except for any claim arising out of the sole negligence or intentional torts of the City or its employees.
3. The applicant shall clean the race route after the race to remove any waste or other items due to the impact of the race.

Exhibits

Exhibit A- Event Description
Exhibit B- Event Map

PARK CITY MUNICIPAL CORPORATION
SPECIAL EVENT AND MASTER FESTIVAL LICENSE
EVENT APPLICATION-PART i
A completed electronic copy submitted to the Special Events Department

Special Events and Facilities Department
435.615.5150
specialevents@parkcity.org

APPLICATION FORM
Part I of the application form (pages 1 and 2) must be completed and submitted **electronically** to the Special Events Department no less than 90 days prior to a Master Festival or no less than 60 days prior to a Special Event. Part II of the application form (pages 3-6) which are more comprehensive, must be submitted 45 days before all events. **Parts I and II of the application must be sent electronically** to the Special Events Department at specialevents@parkcity.org. The application will be reviewed by the Special Events Department and compared to master calendar for date availability. Applicant must schedule a meeting with City Staff 30 days prior to the event to review logistics. Granting of the permit is not guaranteed.

EVENT NAME: International Pedigree Stage Stop Sled Dog Race ("IPSSSDR")

FIRST TIME OR ANNUAL EVENT (IF ANNUAL, HOW MANY YEARS): 6th annual

EVENT DATE(S): February 2, 2008

EVENT TIME(S): 10:00 am - 4:00 pm

EVENT LOCATION(S): *Please describe in detail the exact location(s)*
Quinn's Junction Sports Complex, Park City Ice Arena, Rail Trail and Round Valley

ANTICIPATED ATTENDANCE: 250

EVENT DESCRIPTION: *Please describe in detail the activities associated with the event*
The last stage of a 7-day sled dog race which starts in Jackson, Wyoming, and finishes in Park City. This final stage starts in the parking lot of the Park City Ice Arena with a "Meet the Mushers" expo area for spectators to talk with the race participants and observe the sled dogs. The race course will begin at the Ice Arena heading out to the Rail Trail on the connector trail under Highway 248 and back and then loop around Round Valley finishing back at the Ice Arena.

APPLICANT: *(name of organization)* Park City Chamber/Bureau

CONTACTS
Event Manager: Bob Kollar

Mailing Address: PO Box 1630, Park City, UT 84060
Phone: 435.658.9608 Fax:435.649.4132
Cell Phone:
E-Mail: bob@parkcityinfo.com

Assistant Event Manager: Jason Glidden
Mailing Address:
Phone: Fax:
Cell Phone:
E-Mail: jglidden@parkcity.org

TYPE OF EVENT: *to be confirmed by the Special Events Department*

☐ **Master Festival;** *(If even one box is checked, the event is automatically a Master Festival)*
A public event which any one of the following:
☐attraction of large crowds, (Over 500)
☐street closure,
☐use of City park, building or property,
☐use of off-site parking facility,
☐use of amplified music.

☐ **Special Event;**
A private or public event, which creates significant public impacts through:
☒causes significant public impacts via disturbance, crowd, traffic/parking,
☐disruption of the normal routine of the community or affected neighborhood,
☐necessitates temporary business or liquor licensing
☒event signs, visible from public property
☒temporary structures

CITY SERVICES (SERVICES WILL REQUIRE ADDITIONAL APPROVAL AND FEES)

- request for street closure(s)? ☐yes ☒no
  if yes, then list street(s) and closure time and date:
- request for closure of or access to any public parking spaces? ☐yes ☒no
  if yes, then list lot and closure times and dates:
  if yes, complete and attach *Request for Special Use of Public Parking* form.
- request for use of any City owned bleachers? ☐yes ☒no

SALES AND FOOD VENDING

- will there be beer, wine and/or liquor sales during the event? ☐yes ☒no
  if yes, have you filed a *Beer and Liquor License Application* with Park City Finance Department? ☐yes ☐no
  if yes, have you filed a* Single Event *or* Temporary Beer Permit *application w/ UDABC?* ☐*yes* ☐*no

APPLICATION FEES

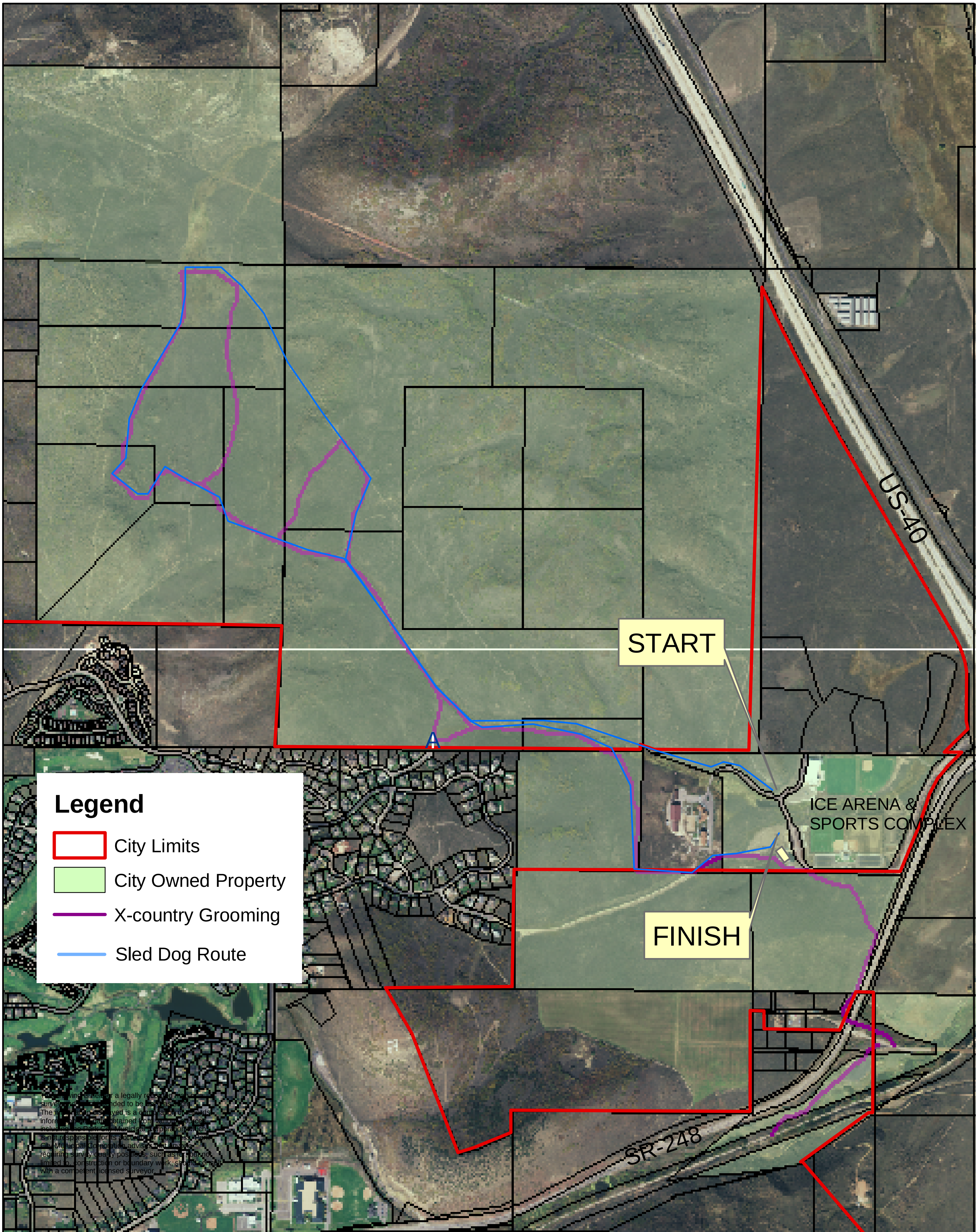
4. All new applications require a $100 processing fee, all applications for returning

events require a $50 application fee, due at the time of application. Additional fees for other services, including Health Department and Fire Department, will be estimated and provided to the applicant. A final bill for services will be delivered to the applicant approximately two weeks after the event concludes. Please remit application check to:

5.
6. Park City Municipal Corporation
7. Attn: Special Events and Facilities
8. P.O. Box 1480
9. Park City, UT 84060
10.

INSURANCE

Park City Municipal requires proof of liability insurance in the amount of two million dollars ($2,000,000) or more, and applicant shall further name Park City Municipal Corporation as an additional insured. This must be submitted 10 days prior to the event.



Sled Dog Race Route

0 410 820 1,230 1,640 2,050 Feet

City Council
Staff Report

Subject: Tahoma Condominiums
Author: Katie Cattan
Date: January 24, 2008
Type of Item: Administrative – Condominium Conversion

PARK CITY 1884
PLANNING DEPARTMENT

Summary Recommendations

Staff recommends the City Council hold a public hearing for the Tahoma Condominiums record of survey plat and consider approving the record of survey plat based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Topic

Applicant	Bill Salmon, Tahoma LLC
Location	650 Rossi Hill Drive
Zoning	Residential Medium Density (RM)
Adjacent Land Uses	Single and Multi-family Housing

Background

On July 26, 2007, the City approved a building permit for the construction of the triplex at 650 Rossi Hill Drive. A triplex is an allowed use in the Residential Medium Density (RM) Zone. The triplex at 650 Rossi Hill Drive is known as the Tahoma Condominiums.

On October 31, 2007, the City received a completed application for a condominium conversion for the triplex. Approval of the condominium conversion would allow for each of the units to be sold separately.

The Planning Commission heard this application at its regular meeting on January 9, 2008, and forwards a positive recommendation. There was no public input.

Analysis

The triplex is located at 650 Rossi Hill Drive, lot 5 of the Snow Park subdivision. A triplex dwelling is an allowed use in the RM zone. The minimum lot size for a triplex is 4,687 square feet. The area of the lot is 13,299 square feet. The LMC special requirements for multi-unit dwellings (Section 15-2.15-4) regarding setbacks and open space have been met within the existing conditions. A rezone for lots 1-5 occurred in 1991. Specific conditions were required for these lots. The front setback is 25', the rear setback is 15' and the side yard setbacks are 10' as required minimums. The existing conditions comply with the 60 percent open space requirement of the zone and subdivision. The building footprint and driveway do not exceed 5320 square feet of the total square footage of the land area, as documented within the planning files. The required minimum of two enclosed off street parking spaces for each unit was met. The building complies with the maximum FAR of .5 with a 500 square foot garage allowance.

Parking requirements for the triplex have been met within the parking garage. The parking ratio requirement for a triplex (Section 15-3-6) is two parking spaces per dwelling unit. The parking garages contain six spaces, two for each unit.

The 3 condominium units vary in floor area. Unit 1 has 3341 square feet of private ownership. Unit 2 has 3359 square feet of private ownership. Unit three has 3283 square feet of private ownership. Decks, patios, and driveways are designated limited common ownership. Open space and portions of driveways are designated common area. A major City waterline exists within the utility easement along the west property line.

Staff finds good cause for this condominium conversion as the units comply with the regulations of the Land Management Code and can be sold separately.

Department Review
This project was reviewed at an interdepartmental review on November 6, 2007. Representatives from the City's Building, Engineering and Planning Departments, and the City Attorney's Office were in attendance. Minor issues brought up during this meeting were resolved with the applicant.

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

Public Input
One call was received by Planner Cattan during this process. The call was an inquiry regarding the timing of the application. The person was wondering why the condominium conversion application did not occur prior to issuance of a building permit.

Alternatives

1. The City Council may approve the Tahoma Condominiums record of survey plat as conditioned or amended; or
2. The City Council may deny the Tahoma Condominiums record of survey plat and direct staff to make Findings for this decision; or
3. The City Council may continue the discussion of the Tahoma Condominiums record of survey plat.

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

Consequences of not taking the Suggested Recommendation
The three units could not be separately sold.

<u>Recommendation</u>

Staff recommends the City Council hold a public hearing and consider approving the Tahoma Condominiums record of survey plat based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Exhibits

Exhibit A – Proposed Ordinance
    Attachment 1 - Record of Survey plat

Ordinance No. 08-

AN ORDINANCE APPROVING THE RECORD OF SURVEY PLAT FOR THE TAHOMA CONDOMINIUMS LOCATED AT 650 ROSSI HILL DRIVE, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 650 Rossi Hill Drive have petitioned the City Council for approval of the Tahoma Condominiums record of survey plat; 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 January 9, 2008, to receive input on the Tahoma Condominiums record of survey plat;

WHEREAS, the Planning Commission, on January 9, 2008, forwarded a positive recommendation to the City Council; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the Tahoma Condominiums record of survey plat.

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 Tahoma Condominiums record of survey plat as shown in Attachment 1 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 650 Rossi Hill Drive, lot #5 of the Snow Park subdivision.
2. The property at 650 Rossi Hill Drive is referred to as the Tahoma Condominiums.
3. The zoning is Residential Medium Density (RM).
4. The area of the lot is 13,299 square feet.
5. The existing conditions comply with the 60 percent open space requirement of the zone.
6. A triplex is an allowed use within the RM zoning district.
7. The triplex at 650 Rossi Hill Drive complies with the setback requirements and the open space requirements for multifamily dwellings in the RM district.
8. The LMC requires two parking spaces per unit for a triplex.
9. Each unit within the triplex at 650 Rossi Hill Drive has two dedicated parking spaces within the garage.
10. The findings within the Analysis section are incorporated within.

Conclusions of Law:

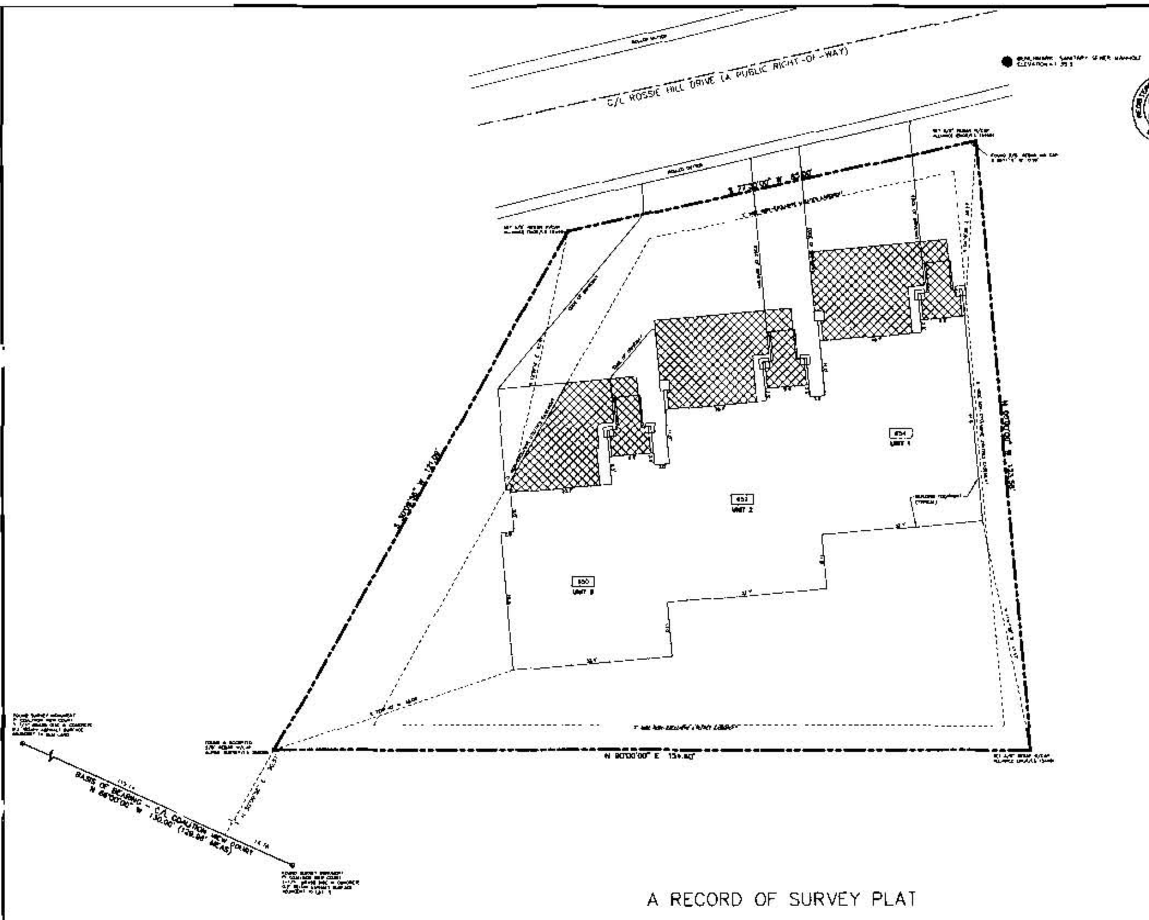
1. There is good cause for this condominium record of survey.
2. The record of survey is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed record of survey.
4. Approval of the record of survey, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the record of survey 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 record of survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.

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

PASSED AND ADOPTED this 24th day of January, 2008.



A RECORD OF SURVEY PLAT

TAHOMA CONDOMINIUMS

A CONDOMINIUM PROJECT LOCATED IN SECTION 15
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SURVEYOR'S CERTIFICATE

John Demkowicz certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491 as prescribed by the laws of the State of Utah and that by authority of the owner I have prepared this Record of Survey map of the TAHOMA CONDOMINIUMS and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

John Demkowicz ______ Date ______

BOUNDARY DESCRIPTION

LOT 5, SNOW PARK SUBDIVISION, 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 undersigned is the owner of the herein described tract of land, having caused the same to be subdivided into Units, Common Areas, and Limited Common Areas as provided in the Utah Condominium Ownership Act (Section 57-8-1) and as shown on this Record Of Survey Plat to be known hereafter as TAHOMA CONDOMINIUMS, does hereby consent to the recordation of this Record of Survey Plat in accordance with Utah Law.

ALSO, the owner or its representative hereby irrevocably offers for dedication to the City of Park City all the streets, land for local government uses, easements, parks and required utilities and easements shown on the plat and construction drawings in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his hand this _____ day of

______________, 2007

Tahoma LLC, a District of Columbia Limited Liability Company
By Baker Street Properties LLC, a District of Columbia Limited Liability Company, its Manager
By William C. Salmon, Authorized Signer

ACKNOWLEDGMENT

State of __________
ss
County of __________

On this _____ day of ____________________, 2007 William C. Salmon personally appeared before me, the undersigned Notary Public, in and for said state and county, having been duly sworn, William C. Salmon acknowledged to me that he is the manager of Tahoma LLC and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

____
A Notary Public commissioned in the State of ______________

____
Printed Name

Residing in ______________

My commission expires ______________

OWNERSHIP DESIGNATIONS

- PRIVATE OWNERSHIP
- LIMITED COMMON OWNERSHIP
- COMMON OWNERSHIP

0' 10' 20'

NOTE

1. The dimensions of the private owners and square footage calculations are based on drawings supplied by the architect. The square footages shown on this plat are calculated in accordance with the Utah Condominium Act.
2. See recorded survey S-6787 in the Summit County Recorder's Office.

LEGEND

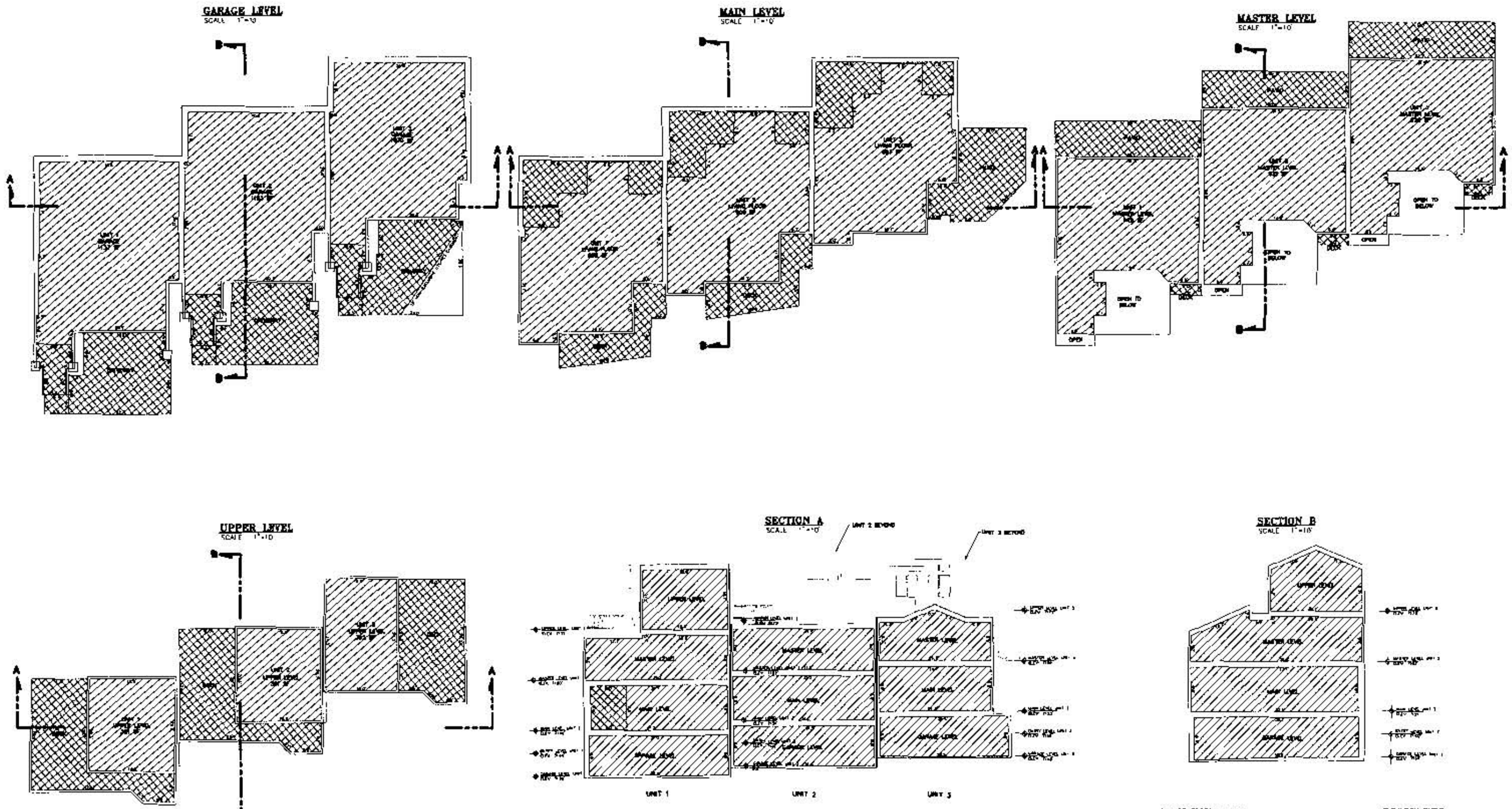
Street address or Parcel ID

SHEET 1 OF 2

JOB NO.: 10-9-06 FILE: K:\SnowParkSubdivision\dwg\srv\plat2006\100906.dwg

Alliance Engineering — Consulting Engineers, Land Planners, Surveyors	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ___ DAY OF ________, 2007 A.D. BY ________ S.B.W.R.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ___ DAY OF ________, 2007 A.D. BY ________ CHAIRMAN	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ___ DAY OF ________, 2007 A.D. BY ________ PARK CITY ENGINEER	APPROVED AS TO FORM THIS ___ DAY OF ________, 2007 A.D. BY ________ PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ___ DAY OF ________ 2007 A.D. BY ________ PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ___ DAY OF ________ 2007 A.D. BY ________ MAYOR	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF ________ DATE ____ TIME ____ BOOK ____ PAGE ____ ________ FEE ________ RECORDER

NOV 14



OWNERSHIP DESIGNATIONS
PRIVATE OWNERSHIP
LIMITED COMMON OWNERSHIP

SQUARE FOOTAGE TABLE

UNIT No.	LEVEL GARAGE	MAIN	MASTER	UPPER	TOTAL
1	1137	898	925	381	3341
2	1153	900	925	341	3319
3	1073	893	925	392	3283

ELEVATION TABLE

UNIT No.	LEVEL GARAGE	MAIN	MASTER	UPPER
1	7150	7153	7164	7175
2	7141	7151	7162	7175
3	7145	7148	7160	7171

SHEET 2 OF 2

JOB NO.: 10-9-06 FILE X:\SnowParkSubdivision\dwg\srv\plat2006\100906.dwg

Alliance
(435) 649-9467
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF ____________
DATE ______ TIME ____ BOOK _____ PAGE _____
FEE
RECORDER

NOV 14

A RECORD OF SURVEY PLAT

TAHOMA CONDOMINIUMS

A CONDOMINIUM PROJECT LOCATED IN SECTION 15
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

City Council
Staff Report

Subject: 61 Thaynes Canyon
Author: Kirsten A. Whetstone, AICP
Date: January 24, 2008
Type of Item: Administrative – Plat Amendment

PARK CITY 1884
PLANNING DEPARTMENT

Summary Recommendations
Conduct a public hearing, consider public input, discuss the 61Thaynes Canyon Drive Subdivision, being a replat of Lots 75 and 75A of the Thaynes Canyon Subdivision, and consider approving the replat based on the findings of fact, conclusions of law and conditions of approval as stated in the ordinance.

Topic/Description

Applicants:	Bill Mammen, owner's representative
Project Address:	61 Thaynes Canyon Drive
Zoning:	Single Family District (SF)
Adjacent Land Uses:	Single family residential and Park City Municipal golf course
Reason for Review:	Plat amendments require Planning Commission review and City Council approval

Background
On October 18, 2007, the City received a completed application for the 61 Thaynes Canyon Drive Subdivision. The property is located at 61 Thaynes Canyon Drive and is within the Single Family (SF) zoning district. The proposed plat combines Thaynes Canyon Subdivision Lots 75 and 75A into one lot of record (Exhibit A). Lot 1 of the proposed 61 Thaynes Canyon Drive Subdivision contains 14,438 square feet.

The property is currently improved with one existing single family house and mature landscaping. Because the existing home was constructed within the rear setback area of Lot 75 the home is a non-conforming structure and expansion of the home is not permitted (Exhibit B).

The applicant is requesting the plat amendment to create one lot of record and to remove the property line between Lot 75 and remnant Lot 75A. These lots are commonly owned.

The Thaynes Canyon Subdivision plat was approved by City Council in July of 1971. An addition to this plat, to add Lots 65A – 84A, was approved in February of 1977. The added land was a remnant "inlet" of golf course land that was not utilized or maintained by the golf course. This land was subdivided and deeded to the adjacent lot owners in Thaynes Canyon for their private use and maintenance. As a condition of the subdivision and as an agreement between the City and the Royal Street Land Company (owners at the time), the remnant lots of land were restricted in use (Exhibit C).

This recorded agreement limits the sale of the remnant lots to “only those persons who have right, title, and interest in Lots 65 to 84, inclusive of the existing Thaynes Canyon Subdivision.” It further limits the use to “only landscaping, private recreational facilities, and fencing.” And finally there is a restriction that states “there shall be no construction, erection, or maintenance of any buildings for use as primary dwelling buildings on the said lots of 65A to 84A inclusive, but the construction of garages and other ancillary buildings may, at the discretion of the City, be permitted, provided further, however, that a conditional use permit is first obtained from the City.”

Removal of the common lot line would allow additions to the house subject to the 1977 Agreement, as the house would be a conforming structure. However, per the Agreement, no additions to the house would be allowed to cross the previous rear lot line, but could be constructed up to currently existing lot line. All requirements of the LMC continue to apply.

There is an existing utility and drainage easement located along the rear lot line of Lot 75. The applicant has verified through Blue Stake that there are no existing utilities in this easement area. The applicant is also proposing to dedicate a 7’ utility and drainage easement along both side lot lines and along the new rear lot line.

On January 9, 2008, the Planning Commission conducted a public hearing, discussed public input related to setbacks and Thayne’s Canyon CCRs, and voted to forward a positive recommendation to the City Council, as conditioned.

Analysis

The property is located in the Single Family (SF) zone. The proposed plat amendment would create one lot of record from an existing platted lot and an adjacent remnant lot under common ownership. The lot will continue to have access from Thaynes Canyon Drive. The purpose of this plat amendment is to combine the remnant Lot 75A with the main Lot 75 to remove the non-conforming status of the existing structure. The existing structure was constructed to within 5’ of the rear lot line of Lot 75 is lot. This plat amendment does not create any non-conforming circumstances, nor does it increase density because the number of lots is not increased.

Staff finds good cause for this plat amendment as a lot and remnant parcel will be combined into one lot of record. Similar plat amendments have been approved in the immediate neighborhood to combine the adjacent remnant parcels with the existing lots. The resulting lot size is consistent with the pattern of development in the neighborhood. The plat amendment would change the status of the house from a legal non-conforming house to a conforming house by moving the rear property line away from the existing house allowing the house to meet the rear lot line requirements of the zoning district. If approved the owners of 61 Thaynes Canyon Drive could propose additions to the existing lot provided they were in compliance with the LMC and satisfied all requirements of the1977 Agreement and the conditions of approval of this plat amendment.

Department Review
This project has gone through an interdepartmental review. Issues discussed included the existing utility easement, requirement of an existing conditions survey, and questions regarding whether an addition could be constructed across the common property line between Lot 75 and Lot 75A. These issues have been resolved by additional information from the applicant and/or by conditions of approval.

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

Alternatives

- The City Council may approve the 61 Thaynes Canyon Drive plat amendment as conditioned or amended; or
- The City Council may deny the 61 Thaynes Canyon Drive plat amendment and direct staff to prepare findings supporting this recommendation; or
- The City Council may continue the discussion to a date certain to allow the applicant time to respond to any additional concerns or issues raised at the hearing.

Significant Impacts
There are no significant fiscal or environmental impacts that result from this application. As conditioned, the applicant would be allowed to construct up to the previous shared property line with the parcel and the existing landscaping, patios, and outdoor amenities would be allowed to exist on the remnant parcel as legal uses. The house would no longer be a non-conforming structure because it would meet the required rear setback from Lot 75A and additions could only be proposed, subject to the 1977 agreement.

Consequences of not taking the Suggested Recommendation
The house and landscaping amenities would remain as they exist and no additions could be proposed to the non-conforming structure. Additional construction could be proposed on Lot 75A subject to the 1977 agreement and current LMC requirements.

Recommendation
Staff recommends the City Council hold a public hearing for the 61 Thaynes Canyon Drive Subdivision, a plat amendment of Lots 75 and 75A of the Thaynes Canyon Subdivision, consider any input, and consider approving the plat amendment based on the findings of fact, conclusions of law, and conditions of approval in the draft ordinance.

Exhibits
Ordinance
Exhibit A- proposed plat
Exhibit B- existing conditions survey
Exhibit C- 1977 Agreement
Exhibit D- plat showing Lots 65A-84A

Ordinance No. 08-

AN ORDINANCE APPROVING THE 61 THAYNES CANYON DRIVE SUBDIVISION, BEING A PLAT AMENDMENT OF LOTS 75 AND 75A OF THE THAYNES CANYON SUBDIVISION, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 61 Thaynes Canyon Drive, known as Lots 75 and 75A of Thaynes Canyon Subdivision, have petitioned the City Council for approval of the 61 Thaynes Canyon Subdivision; and

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

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

WHEREAS, the Planning Commission held a public hearing on January 9, 2008, to receive input on the 61 Thaynes Canyon Drive Subdivision;

WHEREAS, the Planning Commission, on January 9, 2008, forwarded a recommendation to the City Council; and,

WHEREAS, on January 24, 2008, the City Council conducted a public hearing and discussed the 61 Thaynes Canyon Subdivision, plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the plat amendment to create one lot of record from an existing lot and an adjacent remnant lot.

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 61 Thaynes Canyon Subdivision, a plat amendment, 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, known as Lots 75 and 75A of the Thaynes Canyon Subdivision, is located at 61 Thaynes Canyon Drive.
2. The property is located in the Single Family (SF) zoning district.
3. The Thaynes Canyon Subdivision plat was approved by City Council in July of 1971. An addition to the plat, to add Lots 65A - 84A, was approved in February of 1977. The added land was deeded to the adjacent lot owners for their private use and maintenance subject to a 1977 recorded agreement, known as the 1977 Agreement, entered into by and between Royal Street Land Company (owner of the land at the time) and Park City Municipal Corporation.
4. Lots 75 and 75A are under common ownership.

5. Lot 75 consists of 7,938 square feet and the adjacent remnant lot, Lot 75A consists of 6,500 square feet. The plat amendment creates one lot of record consisting of 14,438 square feet for an existing single family house and associated landscaping, and outdoor amenities.
6. The existing house is a legal non-conforming structure because the rear portion of the house is located within the existing rear setback area of Lot 75.
7. The plat amendment would remove the common lot line between Lots 75 and 75A, which is the current rear lot line of the house. The house would no longer be a nonconforming structure. Additions could be proposed provided the additions meet all applicable requirements of the LMC, the 1977 Agreement, and conditions of approval of this plat amendment.
8. There is an existing utility and drainage easement located along the shared lot line. This easement would be vacated with this plat amendment. Upon recordation of the plat, additional 7' utility and drainage easements will be dedicated along the side and rear lot lines of the new Lot 1.
9. The applicant has verified through Blue Stake that there are no existing utilities in the existing utility easement area between Lots 75 and 75A.

Conclusions of Law

1. There is good cause for this subdivision, being a replat of two existing lots, in that one lot of record is created under common ownership from a lot and a remnant lot and no remnant lots are created. Any development on the remnant lot would be subject to the 1977 Agreement, the LMC, and these conditions of approval.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding plat amendments and subdivisions.
3. As conditioned, neither the public nor any person will be materially injured by the proposed plat amendment.
4. As conditioned, approval of the plat amendment does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat 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 at the County within one year of the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.
3. All conditions of approval of the Thaynes Canyon Subdivision shall continue to apply in full force and effect. A note shall be added to the plat to this effect.
4. A note shall be added to the plat restating items number 2 and 3 of the 1977 Agreement as follows, 1) That portion of Lot 1, previously known as Lot 75A, is restricted and limited to uses of landscaping, private recreation facilities (as defined by the LMC), and fencing, and 2) No construction, erection or maintenance of any buildings for use as primary dwelling buildings on that portion of Lot 1 that was previously known as Lot 75A, is allowed, but the construction of garages and other

ancillary buildings may, at the discretion of the City, be permitted provided that a conditional use permit is first obtained from the City.

5. That portion of Lot 1 previously described as 75A shall be cross hatched and so noted as a condition precedent to recordation of the plat.
6. Applicant shall get written approval from all franchised utility providers agreeing to the extinguishment of the utility easement prior to plat recordation.

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

PASSED AND ADOPTED this 24th day of January, 2008.

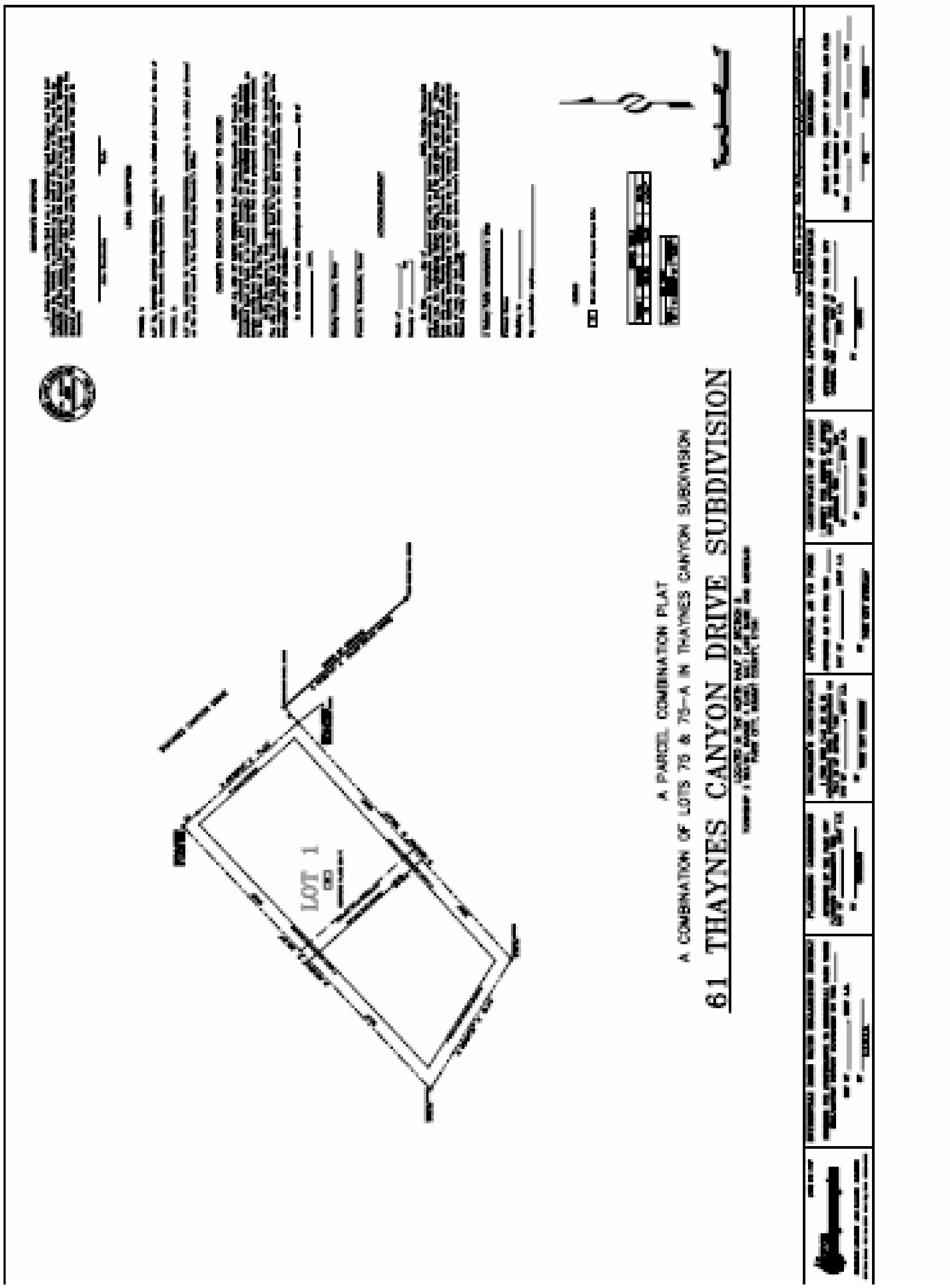

LOT 1
A PARCEL COMBINATION PLAT
A COMBINATION OF LOTS 75 & 75–A IN THAYNES CANYON SUBDIVISION
61 THAYNES CANYON DRIVE SUBDIVISION

Exhibit A

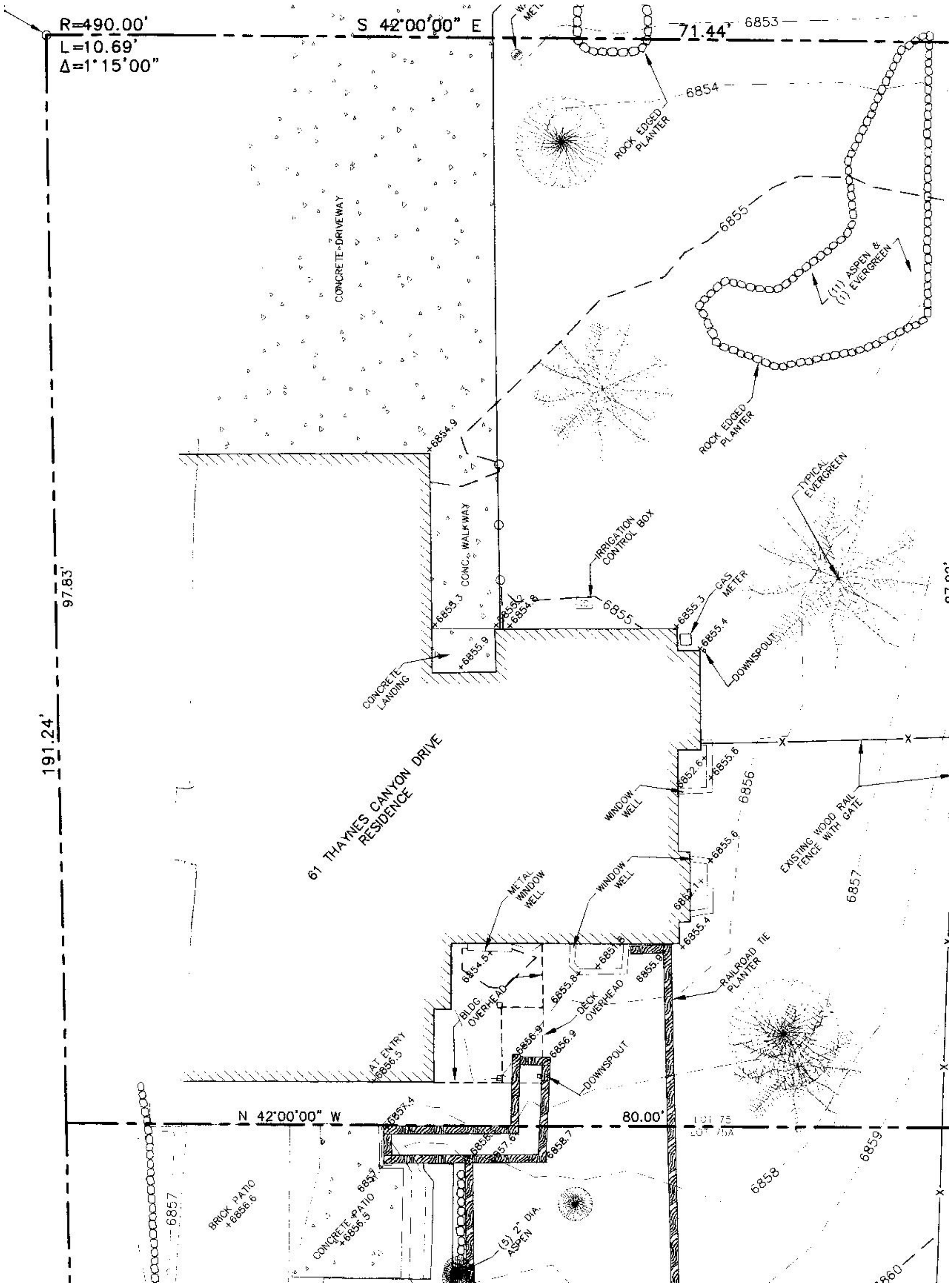

R=490.00'
L=10.69'
Δ=1°15'00"
S 42°00'00" E
71.44'
6853
6854
6855
6856
6857
6858
6859
ROCK EDGED PLANTER
CONCRETE DRIVEWAY
(11) ASPEN & (1) EVERGREEN
ROCK EDGED PLANTER
TYPICAL EVERGREEN
IRRIGATION CONTROL BOX
GAS METER
CONC. WALKWAY
CONCRETE LANDING
DOWNSPOUT
97.83'
191.24'
61 THAYNES CANYON DRIVE RESIDENCE
WINDOW WELL
EXISTING WOOD RAIL FENCE WITH GATE
METAL WINDOW WELL
WINDOW WELL
RAILROAD TIE PLANTER
BLDG. OVERHEAD
DECK OVERHEAD
AT ENTRY +6856.5
DOWNSPOUT
N 42°00'00" W
80.00'
BRICK PATIO +6856.6
CONCRETE PATIO +6856.5
(5) 2" DIA. ASPEN

Exhibit B

GRANTOR: ____
GRANTEE: ____
RELEASED: ____
ABSTRACTED: ____
STAMPED: ____

RECORDED 5-2-77 at 10:31 M. Page 324
REQUEST: Royal Street Land Co.
FEE $5.00 WANDA Y. SPRIGGS, SUMMIT CO. RECORDER
By Wanda Y. Spriggs
INDEXED ____ ABSTRACT ____

AGREEMENT

This Agreement made and entered into this 23RD day of March, 1977, by and between ROYAL STREET LAND COMPANY, a Utah corporation, hereinafter referred to as the "developer," and PARK CITY, a municipal corporation, hereinafter referred to as the "City."

WITNESSETH:

WHEREAS, Developer is the owner and developer of a certain tract of land, located within the city limits, and more specifically described in the attached Exhibit "A" which by reference is incorporated herein and made a part hereof; and

WHEREAS, said tract of land has been subdivided into lots and affects lots 65 to 84 of the existing Thaynes Canyon Subdivision; and

WHEREAS, the City Council wishes to approve the subdivision of the said tract of land as a platted subdivision, subject, however, to certain conditions hereinafter enumerated; and

WHEREAS, said conditions of approval as contained herein, shall be recorded simultaneously with the recordation of the final approved plat of said subdivision, and shall affect only lots 65 to 84 of the Thaynes Canyon subdivision.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and other good and valuable considerations, the parties agree as follows:

BOOK M93 PAGE 324

Exhibit C

1. The property described in the attached Exhibit "A", as subdivided in lots numbering 65A to 84A inclusive, shall be offered for sale by the owner-developer, to only those persons who have right, title and interest in lots 65 to 84, inclusive, of the existing Thaynes Canyon Subdivision.

2. The use of lots 65A to 84A, inclusive, shall be restricted and limited to only landscaping, private recreation facilities and fencing.

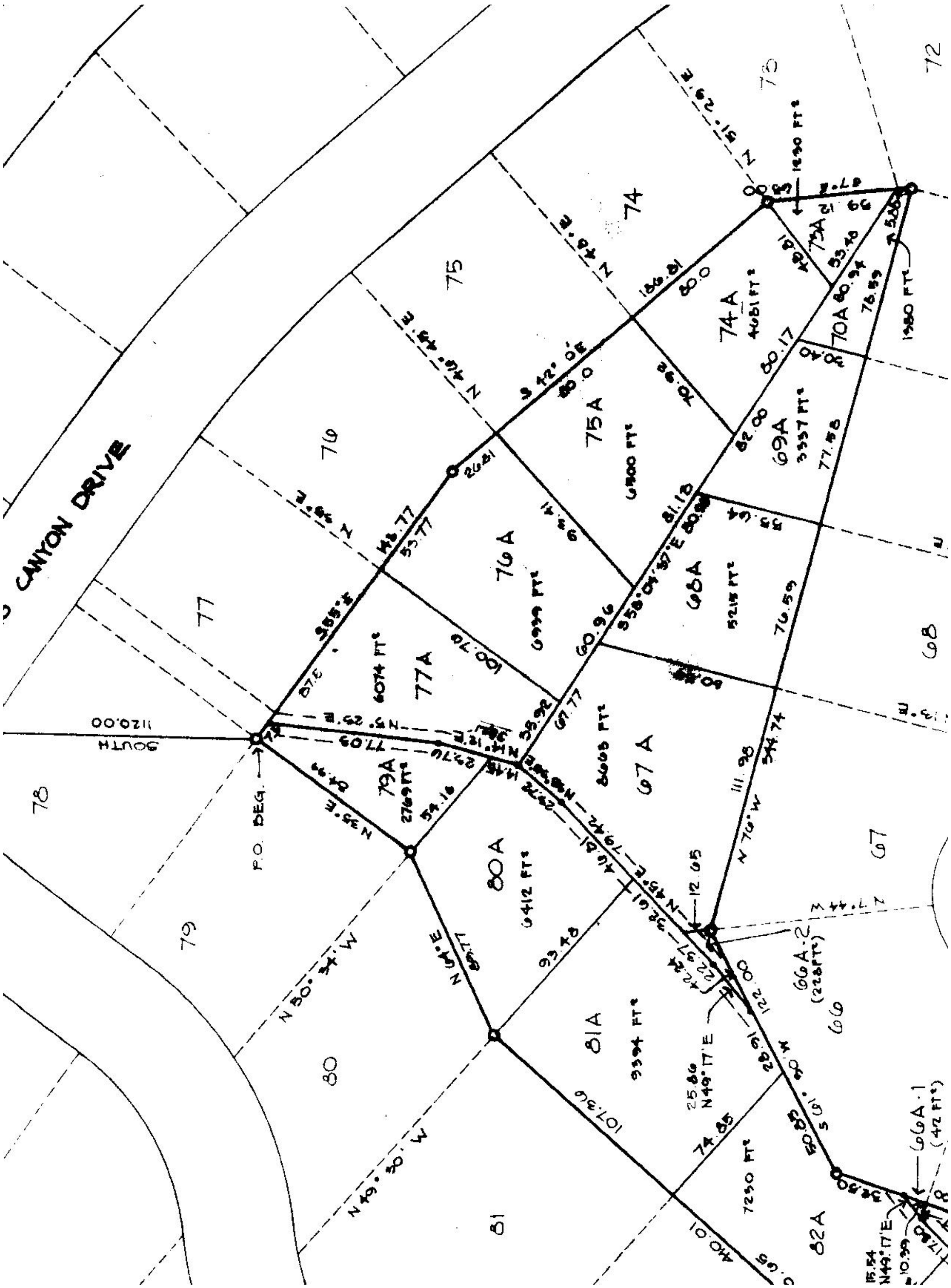
3. There shall be no construction, erection or maintenance of any buildings for use as primary dwelling buildings on the said lots of 65A to 84A inclusive, but the construction of garages and other ancillary buildings may, at the discretion of the City, be permitted, provided further, however, that a conditional use permit is first obtained from the City.

4. This agreement shall be part of and be annexed as an Exhibit to the final approved plat of the plat known as "Addition to Lots 65 to 84 Thaynes Canyon Subdivision, and shall be recorded as such, said subdivision plat being recorded as number 137581.

DEVELOPER ROYAL STREET LAND COMPANY	PARK CITY CORPORATION
By Marvin Berg President	By Leon Uriarte Mayor

BOOK 93 PAGE 325

-2-



CANYON DRIVE
SOUTH
1120.00
P.O. BEG.
74A
4081 FT²
75A
6800 FT²
76A
77A
6074 FT²
79A
80A
6412 FT²
81A
9394 FT²
82A
7250 FT²
67 A
68A
5215 FT²
69A
70A
73A
66A.2
66A.1

Exhibit D

City Council Staff Report

Subject: 439 Ontario Avenue
Author: Kirsten A. Whetstone, AICP
Date: January 24, 2008
Type of Item: Administrative- Plat Amendment

PLANNING DEPARTMENT

Summary Recommendations: Conduct a public hearing, consider public input, discuss the 439 Ontario Avenue replat, being a replat of Lot 1 of the Anderson replat and Lot 24 of Block 55 of the Park City Survey, and consider approving the replat based on the findings of fact, conclusions of law and conditions of approval as stated in the ordinance.

Topic

Applicant:	Jonathan deGray, owner's representative
Location:	439 Ontario Avenue
Zoning:	Historic Residential (HR-1)
Adjacent Land Uses:	Residential
Reason for Review:	Plat amendments require Planning Commission review and City Council approval.

Background

The applicant represents Richard Bracy, the owner of Lots 22, 23, and 24 of Block 55 of the Park City Survey. On September 17, 2002, the Community Development Director approved an administrative lot line adjustment to combine Lots 22 and 23 into one 3,750 sf lot, leaving Lot 24 in the original configuration as an 1,875 sf Old Town lot. The lot line adjustment was recorded as the Anderson Replat.

On November 27, 2007, the City received a complete application to amend the Anderson Replat by reconfiguring Lots 23 and 24 into a single lot of record consisting of 3,750 square feet, leaving Lot 22 as originally platted (as an 1,875 square foot Old Town lot) (Exhibit A).

There is an existing contemporary single family house on Lot 22 with a deck and associated landscaping on Lot 23. The applicant proposes to remove the deck and landscaping and construct a house on the new lot of record (the combination of Lots 23 and 24), leaving the existing house on Lot 22. Removing the deck will be required in order to not have a non-compliant setback and encroachment onto the adjacent lot.

A portion of a driveway traverses the easterly portion of Lots 23 and 24 to accommodate vehicular access to the residence located on Lot 25. Lot 25 is under separate ownership. (Exhibit B) The existing house complies with the required 3' side yard setbacks (2.7' to the eave line as allowed in the LMC exceptions) and the 10' front and rear setbacks. A steep slope CUP and Historic District design review are required prior to issuance of any building permits on the new Lot. No other applications have been submitted for review at this time.

On January 9, 2008, the Planning Commission conducted a public hearing, considered input regarding the existing shared driveway, and forwarded a positive recommendation with revised conditions.

Analysis

The purpose of this application is to reconfigure two lots into 2 lots of record. Lot 1 will consist of 1,875 square feet and Lot 2 will consist of 3,750 square feet. There is good cause for the application as the future construction, subject to Historic Design Review and Steep Slope conditional use permitting, will be located on a lot of record, compatible with the historic fabric and development patterns in Old Town. Additionally, an access easement will be memorialized on the plat for the existing driveway across the eastern portion of this property for the benefit of Lots 1 and 2 as well as Lots 25 and 26 adjacent to the south.

The property is located in the HR-1 zone. Therefore, the applicant must meet criteria for construction in the Historic District Design Guidelines and Land Management Code Chapter 15-2.2. This plat amendment will not increase the number of lots or units and is consistent with the findings of fact and conclusions of law of the initial Anderson replat.

A Steep Slope CUP and Historic District Design review are required prior to issuance of any building permits. A construction mitigation plan shall be submitted with the Steep Slope CUP to contemplate and address impacts on the neighborhood due to construction on subject property, specifically how access to the residence on Lot 25 will be maintained during construction. Staff recommends a condition of approval that the existing access to Lot 25 be addressed with a cross access easement across Lots 23 and 24.

Staff finds good cause in that the replat, as conditioned, will not cause undue harm on any adjacent property owners because the proposal is consistent with the Anderson replat of 3 lots into 2. As conditioned, the replat meets requirements of the Land Management Code and all future development will be reviewed for compliance with requisite Building and Land Management Code requirements.

Department Review

The request was discussed at an interdepartmental staff review meeting on December 4, 2007, where representatives from local utilities and City Staff were in attendance. Construction mitigation; reciprocal easements for snow shedding, construction, access and retaining walls; and modification of existing utility services were discussed. Requirements for a fire protection plan, including residential modified 13-D fire sprinklers systems, were discussed and shall be included on the plat. Snow shedding easements along all side property lines are required to be dedicated on the plat. Snyderville Basin Water Reclamation District will need to sign the final plat prior to recordation to ensure that issues regarding sewer service, easements, and abandonment of existing redundant laterals/lines have been addressed. A condition of approval that the encroaching and non-conforming deck structures be demolished prior to plat recordation was discussed and is a condition of approval. The City Attorney and City Engineer will review the plat for form and compliance with the LMC and State Law prior to recordation.

Public Notice

Notice of this hearing was sent to property owners within 300 feet. An adjacent property owner contacted staff with general questions regarding the plat and was supportive of the amendments and driveway easement. At the public hearing an adjacent neighbor was supportive of the easement and concerned about parking for the house and/or construction that might block the driveway. The Commission added a condition of approval stating that parking can not block the driveway.

Alternatives

- The City Council may approve the replat as conditioned or amended, or
- The City Council may deny the replat and direct staff to make findings for this decision, or
- The City Council may continue discussion on this item to a date certain or uncertain and provide specific direction to staff and the applicant.

Significant Impacts

This replat does not change the number of lots or units that could be constructed. Impacts are those typically associated with construction of new homes on narrow, steep lots on narrow streets, for example excavation, shoring, use of adjacent property for construction access, parking, dust, noise, delivery delays, and general inconveniences to residents and visitors. There are several construction projects currently underway in this neighborhood. Staff recommends that the construction mitigation plan address mitigation of impacts specific to this neighborhood and that a draft of the mitigation plan be presented to the Planning Commission at the time of the Steep Slope CUP public hearing so that neighbors will have an opportunity to provide input.

Consequences of not taking the Recommended Action

The property will remain as platted. A single family house could be constructed on the vacant Lot 24 and the existing Lot One of the Anderson replat, (as previously re-platted from Lots 22 and 23) is of sufficient size to accommodate a single family home or duplex. Duplexes are a conditional use in the HR-1 zone.

Recommendation

Staff recommends the City Council conduct a public hearing, discuss the proposed replat, and consider approving the replat based on the findings of fact, conclusions of law, and conditions of approval in the ordinance.

EXHIBITS

Ordinance

Exhibit A- Proposed Plat Amendment
Exhibit B- Existing Conditions
Exhibit C- Standard Project Conditions

Ordinance No. 08-

AN ORDINANCE APPROVING THE FIRST AMENDED ANDERSON RE-PLAT, A REPLAT OF LOT 1 OF THE ANDERSON REPLAT AND LOT 24 OF BLOCK 55, OF THE PARK CITY SURVEY, PARK CITY, UTAH

WHEREAS, the owner of the property known as 439 Ontario Avenue, has petitioned the City Council for approval of a replat of Lot 1 of the Anderson Replat and Lot 24 of Block 55 of the Park City Survey to reconfigure the property into two lots of record as shown on Exhibit A; and

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

WHEREAS, on January 9, 2008, the Planning Commission held a public hearing to receive public input on the proposed replat and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on January 24, 2008, the City Council held a public hearing on the proposed replat; and

WHEREAS, the proposed replat allows the property owner to reconfigure two Old Town lots into two different lots of record; Lot 1 consisting of 1,875 square feet and Lot 2 consisting of 3,750 square feet; and

WHEREAS, it is in the best interest of Park City, Utah to approve the replat to reconfigure the Anderson replat by creating an 1,875 sf lot for an existing contemporary structure and create a 3,750 sf lot for future construction to comply with the Land Management Code, Historic Design guidelines, and the current Building and Fire Codes.

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

<u>SECTION 1. APPROVAL.</u> The plat amendment shown in Exhibit A is approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval. The above recitals are hereby incorporated as findings of fact.

<u>Findings of Fact</u>

1. The property is located in the Historic Residential (HR-1) zone.
2. The HR-1 zone is a residential zone characterized by a mix of contemporary residences and smaller historic homes.
3. The replat will reconfigure the Lot 1 of the Anderson Replat and Lot 24 of Block 55 into two lots of record; Lot 1 consists of 1,875 square feet and Lot 2 consists of 3,750 square feet.

4. There is an existing non-historic, contemporary, single family house on Lot 1 and Lot 2 is a vacant lot with various decks and landscape improvements that will be removed.
5. Access to the property is from a private driveway off of platted Ontario Avenue. Ontario Avenue is a steep, narrow street with a steep embankment on the western edge that limits direct access to the lots.
6. The minimum lot size for a single family home in the HR-1 zone is 1,875 square feet.
7. The maximum building height limit in the HR-1 zone is 27 feet above existing grade. A maximum of 27' from final grade around the perimeter of the building is also required. Building height is reviewed further at the time of the Design Review, as well as during the required conditional use permit for Steep Slope review.
8. Minimum setbacks for the existing house on Lot 1 are 3' on the sides and 10' in the front and rear. Minimum setbacks for the future house will be determined by the LMC in effect at the time of the Historic District Design Review and Steep Slope CUP applications.
9. A shared driveway providing access to Lots 21 through 26 crosses the easterly portion of the subject property. A minimum 12' clear and unobstructed drive lane needs to be maintained on this private driveway. Required off-street parking shall not interfere with this driveway. The property owner has agreed to place an access easement on this driveway and to show this easement on the plat.
10. Snow shedding easements along side property lines are necessary to accommodate snow shedding off of adjacent buildings, due to the minimum side yard setbacks.
11. Minimal construction staging area is available along Ontario Avenue. Reciprocal construction easements with the adjacent may be necessary.
12. Snow removal is necessary for emergency access, and snow storage areas are necessary for good snow removal.
13. The amended plat can not be recorded until the encroaching deck at 439 Ontario is relocated onto new Lot 1 to remove the non-conforming building setbacks and encroachments.

<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.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. As conditioned the plat amendment is consistent with the Park City General Plan.

<u>Conditions of Approval</u>

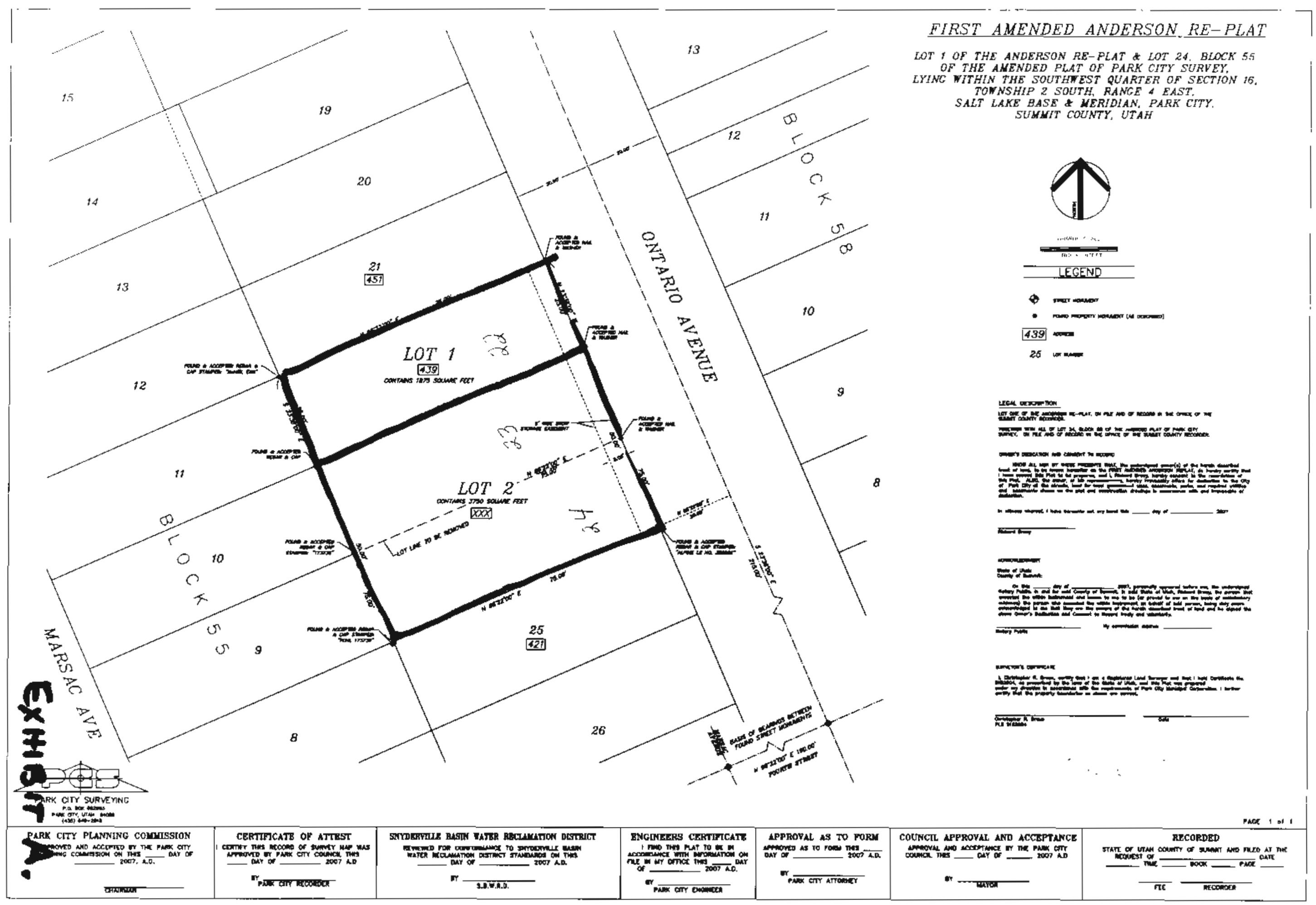
1. The City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. Prior to the receipt of a building permit for construction on this lot, the applicant

shall submit an application for Historic Design Review for review and approval by the Planning Department for compliance with applicable Historic District Design Guidelines.

3. Prior to the receipt of a building permit for construction on this lot, the applicant shall submit an application for a Steep Slope Conditional Use permit, if any portion of the proposed construction is located on a slope of 30% or greater.
4. The encroaching deck on Lot 1 shall be removed or relocated prior to plat recordation.
5. A fire protection plan shall be included with the building permit submittal for review and approval by the Building Department prior to permit issuance. A note shall be included on the plat requiring residential modified 13-D fire sprinkler systems for all new construction on Lot 2.
6. 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 and the plat will be void.
7. Reciprocal snow shedding easements shall be dedicated on the plat along all side property lines for adjoining lots.
8. Access to the proposed lots shall be from a 12 foot wide private access drive off of Ontario Avenue. This driveway shall be shown on the plat as a private access easement for the benefit of the adjacent Lots 25 and 26, as well as for the benefit of Lots 1 and 2 of the First Amended Anderson replat.
9. A construction mitigation plan to address mitigation of construction impacts specific to this neighborhood, lot configuration, and driveway access situation shall be presented to the Planning Commission at the time of the Steep Slope CUP public hearing to allow sufficient opportunity for public input from the immediately affected neighborhood.
10. All standard conditions of approval shall apply.
11. No off-street parking will be located within the driveway easement.

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

PASSED AND ADOPTED this 24th day of January, 2008.


FIRST AMENDED ANDERSON RE-PLAT
LOT 1 OF THE ANDERSON RE-PLAT & LOT 24, BLOCK 55 OF THE AMENDED PLAT OF PARK CITY SURVEY, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
LEGEND
439
25
ONTARIO AVENUE
MARSAC AVE
BLOCK 58
BLOCK 55
LOT 1
439
CONTAINS 1875 SQUARE FEET
LOT 2
CONTAINS 3750 SQUARE FEET
XXX
LOT LINE TO BE REMOVED
22
23
24
21
451
25
421
26
PARK CITY SURVEYING
PARK CITY PLANNING COMMISSION
CERTIFICATE OF ATTEST
PARK CITY RECORDER
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
S.B.W.R.D.
ENGINEERS CERTIFICATE
PARK CITY ENGINEER
APPROVAL AS TO FORM
PARK CITY ATTORNEY
COUNCIL APPROVAL AND ACCEPTANCE
MAYOR
RECORDED
FEE
RECORDER
PAGE 1 of 1
EXHIBIT A.

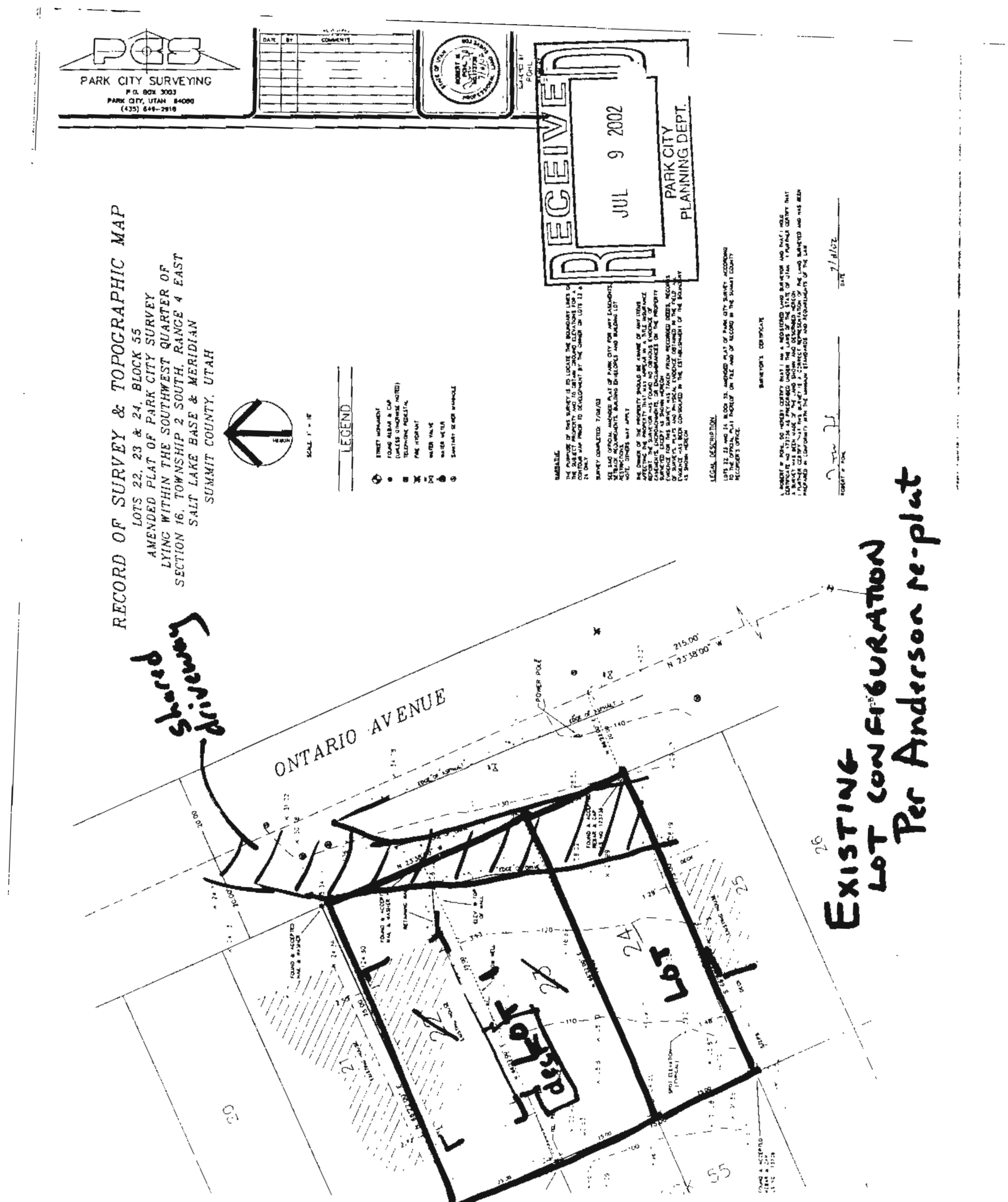

PARK CITY SURVEYING
P.O. BOX 3003
PARK CITY, UTAH 84060
(435) 649-2918
RECORD OF SURVEY & TOPOGRAPHIC MAP
LOTS 22, 23 & 24, BLOCK 55
AMENDED PLAT OF PARK CITY SURVEY
LYING WITHIN THE SOUTHWEST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH
LEGEND
RECEIVED
JUL 9 2002
PARK CITY
PLANNING DEPT.
ONTARIO AVENUE
shared driveway
LOT
deck
LOT
24
Existing
Lot configuration
Per Anderson re-plat

EXHIBIT B

Exhibit C- Standard Conditions

PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.
8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to removal.
10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. Final landscape plans, when required, shall be reviewed and approved by the Planning Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall

be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.

12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
14. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.

April 2007

City Council Staff Report

Subject: Scope of the 2009 Bonanza Drive reconstruction project and adoption of a 20-year corridor plan for Bonanza Drive
Author: Eric DeHaan, P.E., City Engineer
Department: Executive
Date: January 24, 2008
Type of Item: Adminstrative

Summary Recommendations:

The Council should discuss the Bonanza Drive project with staff and the City's consultant, H.W. Lochner, Inc. Under *New Business*, the Council should take any public input and approve the resolution adopting the plan.

Topic/Description:

As discussed at the January 10th Council meeting, a new water line must be installed up Bonanza Drive no later than 2009. The water line will disrupt traffic on Bonanza Drive, and it has become apparent that any short-term upgrades to Bonanza that are needed with regard to walkability, bike lanes, drainage, and utilities should be coordinated with the 2009 project. The City hired H.W. Lochner to conduct extensive public outreach and to recommend a scope for the 2009 project that optimizes the alternative transportation amenities, while keeping Bonanza functional as one of our two north-south arterial roads serving Old Town and Deer Valley. Lochner has also prepared a 20-year corridor plan for Bonanza so the framework for Bonanza's role in the Park-Bonanza redevelopment is set. The corridor plan is under separate cover and is also available at the City's website, www.parkcity.org.

Background:

Lochner held a series of meetings and created numerous public input opportunities to obtain a detailed inventory of the public's goals for Bonanza. As much coordination as possible for walkability/bikeability components was implemented. Nearly 90 messages, letters, comment sheets, and other communications were received. The City's water consultant for the 2009 water line project, Bowen-Collins Associates, contributed survey information and the early conceptual water line design. A stakeholders committee was set up to allow Lochner and staff to focus on the needs of nearby property owners and major traffic generators as well as the general public's input. When City voters approved the $15 million walkability bond, Lochner's scope was expanded to look at an optimal conceptual tunnel location. The WALC committee voted to recommend funding the Bonanza tunnel with $1.15 million from the walkability bond.

Analysis:

Although numerous walkability-related projects affecting Bonanza were prioritized in the Landmark study, the staff and Lochner also needed to balance other aspects of the City's infrastructure. There aren't many good alternatives to Bonanza as a traffic arterial. Specifically, the Park Avenue corridor between Kearns and Empire Avenue is reaching its own failure point. At peak times such as Sundance and ski holiday periods there is essentially no extra capacity on Park Avenue and on the other City routes paralleling Bonanza (Short Line, Three Kings Drive) to accept any new traffic transferred from Bonanza. Lochner, therefore, suggests that Bonanza Drive needs to remain a competent route for traffic, and that moving heavy truck traffic off Bonanza would rapidly become counter-productive as well as extremely difficult to enforce. Lochner and staff recommend that the City use other tools at its disposal to move heavy trucks off Bonanza and into off-peak periods, such as Construction Mitigation Plans for private-sector projects and careful wording in contracts for large City capital projects such as the Town Plaza.

Because of adverse impacts on walkability and because of lack of right-of-way, Lochner does not recommend widening Bonanza to five lanes. No existing driveways will be removed, but certain turning movements will be curtailed. Please be aware that staffing the Bonanza reconstruction, with it many facets, will be difficult, which is one reason we are getting early buy-in as to the scope of the project.

The longer-term modifications to Bonanza would be flexible to accommodate the redevelopment of the Park-Bonanza district. No new driveways will be allowed on Bonanza.

Department Review:
This report and the Bonanza corridor plan involved representatives from Sustainability, Budget/Grants, Public Works, Transit, Engineering, Water, and Economic Development.

Alternatives:

A. Approve the Request:
The City Council should approve the Resolution adopting the corridor plan for Bonanza Drive. This is Staff's recommendation.

B. Deny the Request:
Not approving the resolution will likely delay the 2008 design for the 2009 construction.

C. Continue the Item:
If the Council needs more information the resolution can be continued, but the staff would prefer the resolution is adopted so the 2008 design work can commence.

Significant Impacts:
The 2009 Bonanza Drive reconstruction will draw funds from the Water Fund to pay for the 12-inch transmission line, the $1.8 million capital project for Bonanza (partially funded by a UDOT grant which requires environmental study) and the $1.15 million from the walkability bond. Staff will utilize existing staff to coordinate management of the project and will likely contract for technical project assistance as has been the case with prior large streets projects.

Consequences of not taking the recommended action:
Because it will take most of 2008 to hire the design engineer for the environmental work and for the actual design work to occur, significant delays in determining the scope of the project will jeopardize the project itself.

Recommendation:
The Council should approve the resolution adopting the 20-year corridor plan for Bonanza Drive.

Resolution No. ____ - 2008

A RESOLUTION ADOPTING A 20-YEAR CORRIDOR AND PEDESTRIANIZATION PLAN FOR BONANZA DRIVE IN PARK CITY, UTAH

WHEREAS, Bonanza Drive is an important arterial roadway; and

WHEREAS, walkability and sustainability are important goals in Park City; and

WHEREAS, Park City engaged the professional services of H.W. Lochner, Inc. to create a corridor plan for Bonanza Drive; and

WHEREAS, H.W. Lochner has held numerous public meetings and obtained significant public input regarding Bonanza Drive; and

WHEREAS, previous engineering studies by staff and by Interplan, Inc., validate the importance of Bonanza Drive as an arterial for pedestrians, bicycles, vehicular traffic, and emergency response;

NOW, THEREFORE BE IT RESOLVED, by the City Council of Park City that the Bonanza Drive Corridor and Pedestrianization Plan are hereby adopted; and

BE IT FURTHER RESOLVED that a design effort will be undertaken in 2008 to accommodate construction in 2009 of the following elements of Bonanza Drive:

1. 12-inch water line; pavement reconstruction; preserve the existing water transmission line and other existing utilities.
2. 8' x 10' diagonal pedestrian tunnel under the intersection of Iron Horse Drive and Bonanza, with ADA ramps and stairs.
3. 6' sidewalks on each side of Bonanza at back of gutter.
4. 5' bike lanes on each side of the road, at-grade.
5. Raised median in strategic locations to reduce certain left turns.
6. Design a future traffic signal at Iron Horse Drive and Bonanza and provide necessary conduit runs for future signal.
7. Install Hawk Beacon signal at existing crosswalk.
8. Install way-finding signs in English and Spanish for additional walkability.
9. Install other pedestrian and/or landscape amenities as determined during final design.

PASSED AND ADOPTED this 24th day of January, 2008.

PARK CITY MUNICIPAL CORPORATION

____

Mayor Dana Williams

Attest:

____

Janet M. Scott, City Recorder

Approved as to form:

____

Mark D. Harrington, City Attorney