PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
December 1, 2016

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, December 1, 2016.

OFF SITE RIBBON CUTTING CEREMONY

2:00 p.m. Ribbon Cutting Ceremony for New Main Street Trolley at the Park City Transit Center

CLOSED SESSION

2:30 p.m. To Discuss Property and Litigation

STUDY SESSION

3:30 p.m. – Summit County Mental Health Services and Needs Assessment Discussion PAGE 4

4:30 p.m. – Discuss Lower Park Avenue Affordable Housing in the 1300 Block of Woodside and Empire Avenues (Location of the Current Senior Center Parcel) PAGE 6

WORK SESSION

5:15 p.m. Council Questions and Comments

5:30 p.m. – Discuss the Possible Relocation of the Senior Use/Program to a Shared Community Center at City Park PAGE 22

REGULAR MEETING

6:00 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

III. PUBLIC INPUT *(ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)*

IV. CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from November 3, 2016 and November 10, 2016 PAGE 32

V. CONSENT AGENDA

Request to Authorize the City Manager to Exercise the (3) Three Year Contract Extension Option in a Form Approved by the City Attorney with “Republic Services” for Municipal Solid Waste and Recycling Collection Services for the Commercial/Business Sector Within the Main Street Area Including Park City Municipal Buildings for an Annual Amount Not to Exceed $17,000 for City Facilities and $68,000 for the Historic Park City Alliance (HPCA) Main Street Area PAGE 56

VI. OLD BUSINESS

Update on Possible Acquisition of the Southern Portion of 1251 Kearns Blvd. (The Yard) PAGE 59

VII. NEW BUSINESS

1. Request to Authorize the Annual Insurance Premiums to Fund Insurance Placements for Park City for the 2017 Calendar Year – Property Insurance: $185,273.00 to Affiliated FM; Public Entity Liability Insurance: $185,319.00 to States Self-Insurers Risk Retention Group, Inc.; Workers’ Compensation Insurance: $201,637.27 for Our Workers Compensation Fund; Cyber Liability Insurances: $44,944.20 to Beazley Insurance Co.; and Crime Insurance: $3,950.00 to Travelers Insurance Company; in a Form Approved by the City Attorney PAGE 90

   (A) Public Hearing (B) Action

2. Consideration to Approve Resolution 27-2016, a Resolution Adopting the 2017 City Property Disposition List PAGE 97

   (A) Public Hearing (B) Action

3. Consideration to Approve Ordinance 2016-51, an Ordinance Approving the Tram Tower Subdivision Located at 664, 672, and 698 Woodside, Park City, Utah, Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney PAGE 106

   (A) Public Hearing (B) Action

4. Consideration to Approve Ordinance 2016-52, an Ordinance Approving the Second Amended Aspen Springs Ranch Subdivision Phase II Plat Amendment, Amending Ranch Lot 3 and Lot 46, Located at 2636 and 2644 Aspen Springs Drive, Park City, Utah PAGE 136

   (A) Public Hearing (B) Action

5. Consideration to Continue a Public Hearing Regarding the 2nd Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision, for Goldener Hirsch Inn, Located at 7520-7570 Royal Street East, Park City, Utah PAGE 159

   (A) Public Hearing (B) Continuation to December 15, 2016

VIII. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m.
Posted: See: www.parkcity.org

DATE: December 1, 2016

TO HONORABLE MAYOR AND COUNCIL

DATE: November 22, 2016

TO HONORABLE MAYOR AND COUNCIL

The City Council has requested a Study Session to review the results of the recently completed Summit County Mental Health Services and Needs Assessment. Councilmember Nann Worrel will introduce Richard Bullough, Summit County's Health Director to present the results of the survey to Council.

As stated in Bullough's initial presentation to the County Council on November 9, 2016, it has long been recognized that mental health is critical to population health, and the public conversation around mental health and substance abuse has elevated in recent years. In Summit County, there have been several factors driving this discussion. Some of these include personal experiences and stories of our residents, and others have been issues related to the known impacts on legal and social systems. Regardless of the specific issue, as the discussion increased many began to ask for possible changes related to the mental health and substance abuse treatment system and programs in Summit County.

Before launching on a plan to create, improve, and/or increase services, it was important to assess resident experiences and potential gaps in what services are needed and provided. As such, this Summit County Mental Health Services and Needs Assessment was conducted.

Over 1000 Summit County residents were ultimately engaged in the assessment. Engagement tools included citizen, health provider, and criminal justice surveys, as well as clergy interviews and community focus groups.

In advance of the Study Session, please feel free to refer to the full Assessment <http://summitcounty.org/DocumentCenter/View/4046> report for detailed findings, and to the Assessment PowerPoint <http://summitcounty.org/DocumentCenter/View/4041> for a condensed overview.

Respectfully:

Linda Jager, Community Engagement Manager

Respectfully:

Linda Jager, Community Engagement Manager

DATE: December 1, 2016

TO HONORABLE MAYOR AND COUNCIL

The City Council is being asked to provide preliminary direction on a preferred concept for affordable housing on City property between Woodside and Empire Avenues. The City Council will consider the financial analysis and presentation, during which staff and Elliott Work Group will walk Council through each of the housing options and explain the main policy variables, which should be considered, when evaluating the project, including:

- Rent versus for sale units;
- Product mix, size and type;
- Density;
- Level of subsidy; and
- Design, zoning, neighborhood compatibility.

Currently staff is supportive of Option 2, which is a mixed project of ownership (townhomes or stacked flats) and rental units (stacked flats) in that:

- Our housing study identifies there is a need for both;
- It is compatible with the neighborhood context;
- It appears to be financially viable (meaning not above our bonding capacity), meaning we can develop it ourselves, which we believe it will give us more control over the outcomes, and will be less expensive.

Respectfully:

Jonathan Weidenhamer, Economic Development Manager

City Council
Staff Report

Subject:	**Lower Park Avenue Affordable Housing in the 1300 block of Woodside and Empire Avenues (location of the current Senior Center Parcel (1361 Woodside)**
Authors:	**Jonathan Weidenhamer** **Nate Rockwood** **Anne Laurent**
Department:	**Economic Development, Budget, Community Development**
Date:	**December 1, 2016**
Type of Item:	**Administrative**

Summary Recommendation

Provide preliminary direction on a preferred concept for affordable housing on City property between Woodside and Empire Avenues. City Council should consider the financial analysis and presentation, during which staff and Elliott Work Group will walk Council through each of the housing options and explain the main policy variables, which should be considered, when evaluating the project, including:

- Rent versus for sale units;
- Product mix, size and type;
- Density;
- Level of subsidy; and
- Design, zoning, neighborhood compatibility.

Currently we are supportive of Option 2, which is a mixed project of ownership (townhomes or stacked flats) and rental units (stacked flats) in that:

- Our housing study identifies there is a need for both;
- It is compatible with the neighborhood context;
- Mountainlands Community Housing has expressed preliminary support for a mixed project; and
- It appears to be financially viable (meaning not above our bonding capacity), meaning we can develop it ourselves, which we believe it will give us more control over the outcomes, and will be less expensive.

Acronyms

AMI	Area Median Income
PCMC	Park City Municipal Corporation
RDA	Lower Park Avenue Redevelopment Authority

Background

August 25, 2016 City Council Meeting (p.3: link)

The staff report from the August 25, 2016 City Council meeting, where significant direction was provided on the scope of Phase 1 or Woodside Park (the former fire station parcel) has detailed background and overview of:

- Housing affordability;
- Housing mix;
- Housing budget;
- Public engagement;
- Specific funding analysis on that parcel.

Funding

As part of the Council adopted 5-year capital improvement plan, the City has allocated $40 million towards archiving its affordable housing goals. This $40 million is a funding mixture to be achieved by leveraging future 15-year property tax increment in the LPA RDA, leveraging sales tax revenue from the Additional Resort Communities Sales Tax and sales of asset generated by the sales of individual affordable housing units or the sale of a larger collection of rentable units to a management company.

Currently only a portion of the potential affordable housing projects are developed to a point to which they can be evaluated in the context of the $40 million budget. An understanding the funding sources and expenditure types will aid City Council in evaluating current and future proposals. Because of the high cost of land and construction in Park City and the comparatively low sales ranges established by the community development staff, the total subsidy required for affordable housing units in the City will be significant. With preliminary pro forma analysis of many on the potential projects underway staff has prepared a funding allocation flow plan specific to the $40 million budget and Councils adopted housing goals by type. This financial flow analysis allows Council and staff to make informed financial decision on building and unit type, sales or rental rates, and density (unit count) in the contexts of the larger housing financial plan and housing unit goal. This plan will also be used to lay out a recommended path forward in regards to project timing, debt issuance and recommend potential for sales and rental unit types and prices.

Housing Policy Levers Related to the financial models

As we move forward implementing Council's housing goals, developing concepts for Lower Park Avenue, the Yard and other pending housing projects, City Council will need to consider multiple concepts that balance the following levers:

- Rent versus for sale units;
- Product mix, size and type;
- Density;
- Level of subsidy; and
- Design, zoning, neighborhood compatibility.

Rent versus For Sale Units

Housing staff is finalizing a housing study which among other things will quantify the city’s rental need. Preliminary findings suggest that there are large deficiencies in both rental and for sale units (below 100% Average Median Income (AMI)). These findings ***may*** trigger somewhat of a shift in focus to building a mix of owner and 12-month lease rental units, in that rental is a market that has not been met in many years.

Historically, City Council has directed staff to focus on ownership units for two primary reasons(these are not the opinions of each and every individual elected official; rather the following are the general, historical sentiments towards municipal investment in for-purchase versus for-rent properties):

1. Maintaining community vibrancy through creation of affordable units that would be occupied on a year-round basis. A few of the underlying concepts related to ownership:
   a. Longevity in the community is higher amongst those who own property than those who rent property;
   b. Those who own property in the community may have a greater, vested interest in long term community outcomes and may be more likely to become involved in the community.
2. A belief that the business community should provide and/or contribute to the creation of employee housing units for seasonal employees.
3. Municipal investment in rental housing should be considered once strong inroads have been made into the affordable ownership market.
4. Other organizations, particularly those who can take advantage of the tax credits associated with rental unit development, may be better situated to develop rental units.
5. Municipal investment in ownership units makes the most sense because:
   a. The private sector is unlikely to develop these units; and
   b. Municipal funding can do more with fewer dollars by subsiding ownership units and reinvesting the sale price into other affordable units. In essence, building a significant quantity of rental units would severely diminish funding and may limit the City’s ability to directly fund additional large affordable housing developments moving forward.

With regard to municipal investment in both ownership and rental units, there are many tradeoffs, assumptions, and differing viewpoints related to this topic, including:

- Meeting with Scoot Loomis on November 7, and his professional opinion that building a mix of owner and rental units is suitable for this location;
- Housing for year round residents is a critical need;
- HPCA wants units for employees;
- Staff are not targeting seasonal units, however if a seasonal worker is willing to assume a 12 month lease, it would be challenging from precluding them and maintain fair housing practices;
- Employees that live in town and therefore don’t commute into town for work align with our transportation goals;

- Year round residents that don’t work in town align with community goals, but are inconsistent with our transportation goals; and
- Staff anticipates future near-term opportunities to provide rental units in Bonanza Park and Prospector neighborhoods.

Product mix, size, type

Understanding that focusing on a mix of 12-month lease rental and for sale units has a very direct impact on size and type of unit:

- Ownership units will be more inclined to be single family and townhome orientation; However, there can easily be small, efficiency, for rent accessory units within the townhomes;
- For rent units often end up being configured as apartment or “stacked flats”, where double loaded corridors with shared areas for elevators with common parking areas. If the goal is “for sale” affordable housing units, the amount and market interest in stacked flats should be evaluated more in depth;
- Stacked flats are the most efficient use of space, and can therefore be the densest;
- Staff is of mixed opinions on where the best location is for each type;
- Ownership & HOA’s for a mixed for rent/for sale product can get tricky in terms of special assessments; and
- Mixing market units with affordable, can further underwrite the housing program; and
- Market units would need to be located within the boundaries of the LPA RDA.

Density

City Council has very aggressive goals for increasing the quantity of deed restricted affordable housing units. Of late, City Council has been willing to consider projects that have a mix of ownership and rental units. Forgoing an opportunity to pursue dense projects may be inconsistent with stated affordable housing goals.

Level of Subsidy

The $40 million, as budgeted, anticipates zero return on land acquisitions and an 80 percent recovery on construction costs. Each of the project options returns approximately 75 percent of the construction cost if all units were priced at 60% AMI as for sale units. Staff is currently evaluating the return on construction cost if units were restricted as rentals as sold to a management firm. It is not recommended that the City retain rental units as this would not allow the City to reinvest funds into the next affordable housing project.

As discussed above, staff is currently outlining a potential funding allocation plan specific to the $40 million which will be useful when setting the AMI levels or market rate options. It is anticipated that Lower Park and the Yard will be the first large-scale projects addressing housing needs. The project in Lower Park RDA has more flexibility to include market rate units in the project which may be used to offset other large affordable housing that are in the funding pipeline. For example, market rate units in a portion of the Lower Park project could potentially raise the subsidy level on the project above 100% and allow more sale of asset funding to be used on another large project outside the RDA boundaries. By reviewing options in the context of the financial flow analysis, Council will be able to weigh these options in better context to the overall funding sources and housing goals.

Design, zoning, neighborhood compatibility

Neighborhood compatibility will be at the forefront of the regulatory process. While the MPD and Affordable MPD process allow for 4 story buildings and parking flexibility, what the Planning Director and Commission ultimately determine as compatible will affect these projects considerably. A full review will not take place until the submission of a complete application. All final approvals are subject to applicable regulatory approvals through the standard application process.

Absorption

Staff anticipates the market will easily absorb any of the presented densities of affordable housing. With regard to any market rate units in this project, if priced appropriately, the proximity of these units to the Park City Mountain base area will help minimize the amount of time the City has to carry these units.

While not anticipated to be an issue at this early stage, the City continues to develop affordable housing units of any type – and market rate units to support the affordable units – paying attention to and forecasting absorption rates will become increasingly important. Need, price, and state of the US economy, and state of the local real estate market are all factors staff will evaluate to provide absorption forecasts for future municipal projects.

Analysis

While different staff members hold differing opinions on where the best location is for each housing type, staff members agree that delivering a mix of rental and for sale units of different building types, sizes, and levels of affordability is preferred.

Summary of Options:

Summary of Options	Option 1	Option 2	Option 3
Unit Types	3 Stacked Flat (apartment buildings) w/ Underground Parking	1 Stacked flat (apt.building) w/ Underground Parking & 3 Multi-Unit Townhouse Buildings	2 Apartment Buildings w/ Underground Parking & 1 Multi-Unit Townhouse Building
Rental/For Sale	Rental	Mixed	Mixed
Height	3 Stories	3 Stories	3 Stories
Building Density	Each Building has 27 Housing Units	The Apartment Building has 27 Affordable Housing Units; There are 17 townhomes total, each with an additional studio apartment.	The 2 Apartment Buildings have 27 Affordable Housing Units each; There are 7 Townhouses, each with an additional Studio Apartment.
Overall Density	81 units	63 units	68 units
Total Cost	$21.3 million	$15.5 million	$17.7 million
ROI Total Cost	75%	74%	74%
Subsidy per Unit	$66,770	$63,301	$68,644
Pros	Highest unit count option	Provides Variety in Housing Types	Provides Variety in Housing Types
	Project Scale Fits into Surrounding Buildings	Townhouse Construction Cost is Lower	Townhouse Construction Cost is Lower
	Parking is Primarily Under Cover	Townhouse Type is Good for Ownership	Townhouse Type is Good for Ownership
		Project Scale Fits into Surrounding Buildings	Project Scale Fits into Surrounding Buildings
		Parking is Primarily Under Cover	Parking is Primarily Under Cover
		Phased Construction is Possible	Phased Construction is Possible
		Soils Cost could be Lower due to Less Underground Parking	Soils Cost could be Lower due to Less Underground Parking
		Provides Best Access into Apartment Building Underground Parking	
Cons	Most Expensive Project Due to Underground Parking and Common	Unit Count is Lowest	Unit Count is Lower
	Soil Costs could be Higher due to Underground Parking	Driveway Adjacent to Plaza Area Diminishes Quality of Plaza Space.	
	Unit Types Similar		
	For Sale Units Construction Cost is Higher		

Currently staff is unanimous in its support of Option 2, which is a mixed project of ownership (townhomes or stacked flats) and rental units (stacked flats):

- Our housing study identifies there is a significant need for both rental and ownership units , meaning we don’t believe lack of absorption is a risk;
- It is compatible with the neighborhood context;
- The stacked flats can be either rental or for sale;
- The stacked flats can be either market or affordable;
- Mountainlands Community Housing has expressed preliminary support for a mixed project; and
- It appears to be financially viable (meaning not above our bonding capacity) to develop it ourselves, which we believe it will give us more control over construction timing and the overall project outcome, and will be less expensive in terms of not needing to pay a third party developer a profit.

Other Analysis

- Option 1 may be too dense for the neighborhood and is limited to stacked flats and doesn’t provide a variety of housing types;
- Parking, or lack thereof in almost all cases limits number of units. In the case where a structured parking solution is available, it should be explored. Especially in this case when a mass excavation option (i.e. dig one hole) can accommodate a financially efficient parking garage is available;

- Access to the stacked flats building along Empire is a challenge. Taking access to an underground parking structure from Empire limits the impacts taking access from Empire would have on the developable footprint; and
- We did explore two or three market rate single family homes at Empire, but the stacked flat option for rental or ownership and for market or affordable provides significantly higher bang for the buck.

Financial Comparison

Exhibit C, shows a financial comparison of each of the three options with AMI level controlled for comparison at 60% for sale units. (Staff is continuing to work on a comparison methodology of for rental units).

The comparison at 60% AMI, shows relatively similar ROI of 75%. Option one, is the densest with an estimated unit count of 81 and an estimated construction cost of just over $21 million. Option two, is less dense at 63 units and an estimated construction cost of $15.5 million and a per unit subsidy of $63,301 (lowest). Option three falls in-between with a unit count of 68 for a total construction cost of $17.7 million and a per unit subsidy of $68,644 (highest). All three options are within the RDA's bonding capacity and return. All options show a good ROI and low per unit subsidy.
The "recommended with Mix of 60% & 80% AMI"' option, details option two with a mix of AMI which allows the project to meet the targeted 80% ROI on construction costs. Each option could potentially be adjusted to meet the 80% ROI level.

General Plan Review

Goal 7 of the Park City General Plan 2014 Volume 1(Link to General Plan) is: *Life Cycle Housing: Create a diversity of primary housing opportunities to address the changing needs of residents* (p. 70). Relevant Community Planning and City Implementation Strategies are:

7.1 *Identify sites within primary residential neighborhoods in which one or more of the following could be accommodated (p. 72).*
  7.1.1 *Decreased minimum and maximum lot size requirements that might allow for affordable/attainable infill housing.*
  7.1.2 *Increased density that might allow for affordable/attainable housing.*
  7.1.3 *Smaller residential units to create market rate attainable housing in Park City and/or "step down" housing options for seniors in the community.*
7.7 *Utilize RDA funding for new housing opportunities and retrofit existing, aging residential housing stock* (p. 73).
7.8 *Leverage the State required 20 percent of RDA funds for affordable housing to secure greater resources for housing needs city-wide* (p. 73).
7.9 *Explore opportunities to create "step down" housing for empty nesters as well as progression of housing types that might include assisted living and long-term care units. Public Private Partnership (PPP) opportunities should be considered* (p. 73).

Goal 8 is: *Workforce Housing: Increase affordable housing opportunities and associated services for the workforce of Park City* (p.74). Relevant Community Planning and City Implementation Strategies are:

8.1 Increased *affordable housing opportunities through implementation of strategies within the housing toolbox.*
8.4 Update *incentives for density bonuses for affordable housing developments to include moderate and mixed-income housing.*
8.5 Evaluate *the Land Management Code to remove unnecessary barriers to affordable housing.*
8.15 *Identify and acquire property for future development of affordable housing.*
8.17 *Prioritize housing acquisitions that support multiple City goals, such as historic preservation and/or carbon reduction.*

Exhibits

A	Alternatives
B	Pros & Cons
C	Financial Comparison Tables

Development Data:

Stacked Flats BLDG. (A) 27 Units
Footprint: 8,775 sf
Total: 26,325 sf

Stacked Flats BLDG. (B) 27 Units
Footprint: 7800 sf
Total: 23,400 sf

Stacked Flats BLDG. (C) 27 Units
Footprint: 8,775 sf
Total: 26,325 sf

Total: 81 Units

Woodside Park

Park City, Utah

Phase Two
Option (1)

ELLIOTT WORKGROUP

11-01-16

Development Data:

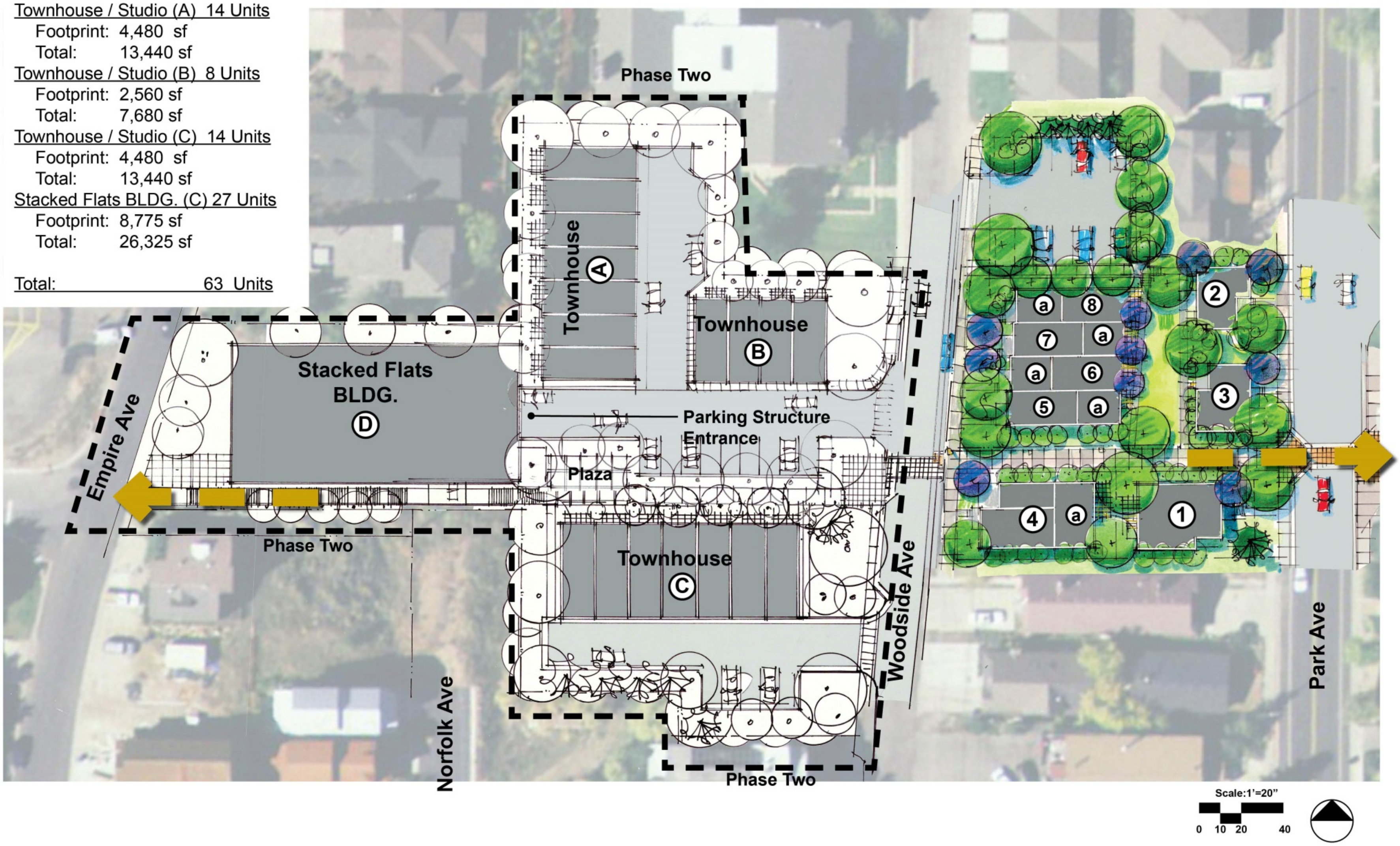
Townhouse / Studio (A) 14 Units
Footprint: 4,480 sf
Total: 13,440 sf

Townhouse / Studio (B) 8 Units
Footprint: 2,560 sf
Total: 7,680 sf

Townhouse / Studio (C) 14 Units
Footprint: 4,480 sf
Total: 13,440 sf

Stacked Flats BLDG. (C) 27 Units
Footprint: 8,775 sf
Total: 26,325 sf

Total: 63 Units



Woodside Park

Park City, Utah

Phase Two
Option (2)

ELLIOTT
WORKGROUP

11-01-16

Development Data:

Stacked Flats BLDG. (A) 27 Units
  Footprint: 8,775 sf
  Total: 26,325 sf

Townhouse / Studio (B) 14 Units
  Footprint: 4,480 sf
  Total: 13,440 sf

Stacked Flats BLDG. (C) 27 Units
  Footprint: 8,775 sf
  Total: 26,325 sf

Total: 68 Units

Woodside Park

Park City, Utah

Phase Two
Option (3)

ELLIOTT
WORKGROUP

11-01-16

ELLIOTT WORKGROUP

Lower Park Avenue Phase 2 Analysis

November 1, 2016

Option 1

- Three Apartment Buildings with Underground Parking
- Buildings are Three Stories Tall and are configured as Stacked Flat Apartments
- Each Building has twenty-seven Affordable Housing Units
- **Total Unit Count is Eighty-One**

Pros:
- Unit Count is the Highest with this Project
- Project Scale Fits into Surrounding Buildings
- Parking is Primarily Under Cover
- Phased Construction is Possible

Cons:
- Most Expensive Project Due to Underground Parking and Common Areas
- Soil Costs could be Higher due to Underground Parking
- Unit Types Similar
- For Sale Units Construction Cost is Higher

Option 2

- One Apartment Buildings with Underground Parking and Three Multi-Unit Townhouse Buildings
- Buildings are Three Stores Tall
- The Apartment Building has twenty-seven Affordable Housing Units and is configured as Stacked Flats, and there are Seventeen Townhouses with Seventeen Studio Apartments
- **Total Unit Count is Sixty-One**

Pros:
- Provides Variety in Housing Types
- Townhouse Construction Cost is Lower
- Townhouse Type is Good for Ownership
- Project Scale Fits into Surrounding Buildings
- Parking is Primarily Under Cover
- Phased Construction is Possible
- Soils Cost could be Lower due to Less Underground Parking
- Provides Best Access into Apartment Building Underground Parking

Cons:
- Unit Count is Lowest
- Driveway Adjacent to Plaza Area Diminishes Quality of Plaza Space.

Option 3

- Two Apartment Buildings with Underground Parking and One Multi-Unit Townhouse Building
- Buildings are Three Stores Tall
- The Two Apartment Buildings have twenty-seven Affordable Housing Units each and are configured as Stacked Flats, and there are Seven Townhouses with Seven Studio Apartments
- **Total Unit Count is Sixty-Eight**

Pros:

- Provides Variety in Housing Types
- Townhouse Construction Cost is Lower
- Townhouse Type is Good for Ownership
- Project Scale Fits into Surrounding Buildings
- Parking is Primarily Under Cover
- Phased Construction is Possible
- Soils Cost could be Lower due to Less Underground Parking

Cons:

- Unit Count is Lower

Option 1

Lower Park Avenue Affordable Housing in the 1300 block of Woodside and Empire Avenues - 60% AMI - 3 Stacked Buildings

Building	AMI %	Unit Type	Total Sq./Ft	Bedroom per Unit	# of Units per Type	Sq./Ft per Unit	Cost per Sq./Ft W/O Land** (average)	Estimated Construction Per Unit	Cost of Land Per Unit	Total Cost per Unit	Sale of Housing Unit	Total Subsidy	Total Subsidy Without Land
A	60%	One Bedroom	3,600	1	9	400	$ 236	$ 94,486	$ -	$ 94,486	$ 173,835	$ (79,349)	$ (79,349)
	60%	Two Bedroom	7,800	2	12	650	$ 236	$ 153,540	$ -	$ 153,540	$ 198,779	$ (45,239)	$ (45,239)
	60%	Three Bedroom	6,000	3	6	1,000	$ 236	$ 236,216	$ -	$ 236,216	$ 223,677	$ 12,539	$ 12,539
		Circ. Stor. & Effic Factor	8,925			8,925	$ 206	$ 1,840,478	$ -	$ 1,840,478		$ 1,840,478	$ 1,840,478
		Garage	8,775			8,775	$ 136	$ 1,195,295	$ -	$ 1,195,295		$ 1,195,295	$ 1,195,295
B	60%	One Bedroom	3,600	1	9	400	$ 236	$ 94,486	$ -	$ 94,486	$ 173,835	$ (79,349)	$ (79,349)
	60%	Two Bedroom	7,800	2	12	650	$ 236	$ 153,540	$ -	$ 153,540	$ 198,779	$ (45,239)	$ (45,239)
	60%	Three Bedroom	6,000	3	6	1,000	$ 236	$ 236,216	$ -	$ 236,216	$ 223,677	$ 12,539	$ 12,539
		Circ. Stor. & Effic Factor	6,000			6,000	$ 236	$ 1,417,296	$ -	$ 1,417,296		$ 1,417,296	$ 1,417,296
		Garage	8,900			8,900	$ 136	$ 1,212,322	$ -	$ 1,212,322		$ 1,212,322	$ 1,212,322
C	60%	Two Bedroom	17,550	2	27	650	$ 236	$ 153,540	$ -	$ 153,540	$ 198,779	$ (45,239)	$ (45,239)
		Circ. Stor. & Effic Factor	8,775			8,775	$ 206	$ 1,809,545	$ -	$ 1,809,545		$ 1,809,545	$ 1,809,545
		Garage	8,775			8,775	$ 156	$ 1,370,795	$ -	$ 1,370,795		$ 1,370,795	$ 1,370,795
		Moving Senior Center Cost						$ 147,630		$ 147,630		$ 147,630	$ 147,630
		TOTAL	**102,500**		**81**	**102,500**		**21,359,270**	**-**	**21,359,270**	**15,950,905**	**5,408,365**	**5,408,365**

** Includes construction, site preparation, permits & fees, design & 15% contingency (construction and site cost per sq. ft. $190) * Cost of Senior Center also includes $432,310 for making the building functional

Percentage Subsidy	25%	25%
Subsidy Per Unit	$ 66,770	$ 66,770

ROI Construction Cost	75%
ROI Total Cost	75%

Option 2 (Recommended)

Lower Park Avenue Affordable Housing in the 1300 block of Woodside and Empire Avenues - 60% AMI - 1 Stacked Building and Townhouses

Building	AMI %	Unit Type	Total Sq./Ft	Bedroom per Unit	# of Units per Type	Sq./Ft per Unit	Cost per Sq./Ft W/O Land** (average)	Estimated Construction Per Unit	Cost of Land Per Unit	Total Cost per Unit	Sale of Housing Unit	Total Subsidy	Total Subsidy Without Land
A	60%	Three Bedroom - Townhouse	10,200	3	6	1,700	$ 239	$ 406,215	$ -	$ 406,215	$ 341,757	$ 64,457	$ 64,457
		Studio		Studio	6								
		Garage	1,375			1,375	$ 139	$ 191,056	$ -	$ 191,056		$ 191,056	$ 191,056
B	60%	Three Bedroom - Townhouse	8,500	3	5	1,700	$ 239	$ 406,215	$ -	$ 406,215	$ 341,757	$ 64,457	$ 64,457
		Studio		Studio	5								
		Garage	1,375			1,375	$ 139	$ 191,056	$ -	$ 191,056		$ 191,056	$ 191,056
C	60%	Three Bedroom - Townhouse	11,900	3	7	1,700	$ 239	$ 406,215	$ -	$ 406,215	$ 341,757	$ 64,457	$ 64,457
		Studio		Studio	7								
		Garage	1,750			1,750	$ 139	$ 243,162	$ -	$ 243,162		$ 243,162	$ 243,162
D	60%	Two Bedroom	17,550	2	27	650	$ 239	$ 155,317	$ -	$ 155,317	$ 198,779	$ (43,462)	$ (43,462)
		Circ. Stor. & Effic Factor	8,775			8,775	$ 209	$ 1,833,534	$ -	$ 1,833,534		$ 1,833,534	$ 1,833,534
		Garage	8,775			8,775	$ 159	$ 1,394,784	$ -	$ 1,394,784		$ 1,394,784	$ 1,394,784
		Moving Senior Center Cost*						$ 147,630		$ 147,630		$ 147,630	$ 147,630
		TOTAL	**70,200**		**63**	**70,200**		**15,506,655**	**-**	**15,506,655**	**11,518,677**	**3,987,978**	**3,987,978**

** Includes construction, site preparation, permits & fees, design & 15% contingency (construction and site cost per sq. ft. $190) * Cost of Senior Center also includes $432,310 for making the building functional

Percentage Subsidy	26%	26%
Subsidy Per Unit	$ 63,301	$ 58,647

ROI Construction Cost	74%
ROI Total Cost	74%

Option 3

Lower Park Avenue Affordable Housing in the 1300 block of Woodside and Empire Avenues - 60% AMI - 2 Stacked Buildings and Townhouses

Building	AMI %	Unit Type	Total Sq./Ft	Bedroom per Unit	# of Units per Type	Sq./Ft per Unit	Cost per Sq./Ft W/O Land** (average)	Estimated Construction Per Unit	Cost of Land Per Unit	Total Cost per Unit	Sale of Housing Unit	Total Subsidy	Total Subsidy Without Land
A	60%	One Bedroom	3,600	1	9	400	$ 237	$ 94,726	$ -	$ 94,726	$ 173,835	$ (79,109)	$ (79,109)
	60%	Two Bedroom	7,800	2	12	650	$ 237	$ 153,930	$ -	$ 153,930	$ 198,779	$ (44,849)	$ (44,849)
	60%	Three Bedroom	6,000	3	6	1,000	$ 237	$ 236,815	$ -	$ 236,815	$ 223,677	$ 13,138	$ 13,138
		Circ. Stor. & Effic Factor	8,925			8,925	$ 207	$ 1,845,827	$ -	$ 1,845,827		$ 1,845,827	$ 1,845,827
		Garage	8,775			8,775	$ 137	$ 1,200,555	$ -	$ 1,200,555		$ 1,200,555	$ 1,200,555
B	60%	Three Bedroom - Townhouse	11,900	3	7	1,700	$ 237	$ 402,586	$ -	$ 402,586	$ 341,757	$ 60,829	$ 60,829
		Studio		Studio	7		$ 47						
		Garage	1,750			1,750	$ 137	$ 239,427	$ -	$ 239,427		$ 239,427	$ 239,427
C	60%	Two Bedroom	17,550	2	27	650	$ 237	$ 153,930	$ -	$ 153,930	$ 198,779	$ (44,849)	$ (44,849)
		Circ. Stor. & Effic Factor	8,775			8,775	$ 207	$ 1,814,805	$ -	$ 1,814,805		$ 1,814,805	$ 1,814,805
		Garage	8,775			8,775	$ 157	$ 1,376,055	$ -	$ 1,376,055		$ 1,376,055	$ 1,376,055
		Moving Senior Center Cost						$ 147,630		$ 147,630		$ 147,630	$ 147,630
		TOTAL	**83,850**		**68**	**83,850**		**17,719,101**	**-**	**17,719,101**	**13,051,276**	**4,667,825**	**4,667,825**

** Includes construction, site preparation, permits & fees, design & 15% contingency (construction and site cost per sq. ft. $190)   * Cost of

Senior Center also includes $432,310 for making the building functional

Percentage Subsidy	26%	26%
Subsidy Per Unit	$ 68,644	$ 68,644

ROI Construction Cost	74%
ROI Total Cost	74%

Option 2 (Recommended with Mix of 60% & 80% AMI)

Lower Park Avenue Affordable Housing in the 1300 block of Woodside and Empire Avenues - 60% AMI - 1 Stacked Building and Townhouses

Building	AMI %	Unit Type	Total Sq./Ft	Bedroom per Unit	# of Units per Type	Sq./Ft per Unit	Cost per Sq./Ft W/O Land** (average)	Estimated Construction Per Unit	Cost of Land Per Unit	Total Cost per Unit	Sale of Housing Unit	Total Subsidy	Total Subsidy Without Land
A	80%	Three Bedroom - Townhouse	10,200	3	6	1,700	$ 239	$ 406,215	$ -	$ 406,215	$ 413,997	$ (7,783)	$ (7,783)
		Studio		Studio	6								
		Garage	1,375			1,375	$ 139	$ 191,056	$ -	$ 191,056		$ 191,056	$ 191,056
B	60%	Three Bedroom - Townhouse	8,500	3	5	1,700	$ 239	$ 406,215	$ -	$ 406,215	$ 341,757	$ 64,457	$ 64,457
		Studio		Studio	5								
		Garage	1,375			1,375	$ 139	$ 191,056	$ -	$ 191,056		$ 191,056	$ 191,056
C	80%	Three Bedroom - Townhouse	11,900	3	7	1,700	$ 239	$ 406,215	$ -	$ 406,215	$ 413,997	$ (7,783)	$ (7,783)
		Studio		Studio	7								
		Garage	1,750			1,750	$ 139	$ 243,162	$ -	$ 243,162		$ 243,162	$ 243,162
D	60%	Two Bedroom	17,550	2	27	650	$ 239	$ 155,317	$ -	$ 155,317	$ 198,779	$ (43,462)	$ (43,462)
		Circ. Stor. & Effic Factor	8,775			8,775	$ 209	$ 1,833,534	$ -	$ 1,833,534		$ 1,833,534	$ 1,833,534
		Garage	8,775			8,775	$ 159	$ 1,394,784	$ -	$ 1,394,784		$ 1,394,784	$ 1,394,784
		Moving Senior Center Cost*						$ 147,630		$ 147,630		$ 147,630	$ 147,630
		TOTAL	**70,200**		**63**	**70,200**		**15,506,655**	**-**	**15,506,655**	**12,457,793**	**3,048,862**	**3,048,862**

** Includes construction, site preparation, permits & fees, design & 15% contingency (construction and site cost per sq. ft. $190)   * Cost of

Senior Center also includes $432,310 for making the building functional

Percentage Subsidy	20%	20%
Subsidy Per Unit	$ 48,395	$ 44,836

ROI Construction Cost	80%
ROI Total Cost	80%

DATE: December 1, 2016

TO HONORABLE MAYOR AND COUNCIL

The footprint of the current Senior Center building is insufficient to meet the current or future senior program. To keep the affordable housing pipeline filled, Council provided direction on November 3, 2016 to relocate the current Senior Center *building* to another location and then continue to target spring 2018 for Phase 2 of the Lower Park Avenue Redevelopment Area (RDA) housing project, specifically the project between Woodside and Empire Avenues.

At the November 3 meeting staff simply asked Council the question of whether the building should be relocated or demolished and indicated that should Council choose reuse, staff would return at a later date with an analysis of possible locations and uses for the current Senior Center Building. Where the current Senior Center building does not sufficiently meet the current and anticipated future needs of the Senior program, staff recommended moving that program to a new facility.

While it is likely we will target relocation of the current Senior Center *building* in spring of 2018 to minimize the duration of a temporary relocation for the seniors, it is of paramount importance to decide on their final location as soon as possible in order to continue our planning.

Council discussions to date have focused on keeping the Senior Center and associated programming in the general vicinity of the current building location, therefore relocation options are limited. Options staff has narrowed our focus to include:

1. A new facility;
2. Addition to the Municipal Athletic Recreation Complex (MARC);

Staff is not recommending the MARC because there is no funding tied to the Recreation Master Plan and because competition and prioritization of space for this use at the Marc is uncertain. Lastly, it is unclear if the planning process will allow additional expansion of the MARC facility due to density and or parking limitations. Because an existing community center project is funded in the current RDA budget, staff recommends narrowing our focus to that location.

We will refocus on the future of the existing senior facility (Keetley Train Depot) at a future Council meeting.

Respectfully:

Jonathan Weidenhamer, Economic Development Manager

RDA
Staff Report

Subject:	**Lower Park Avenue Update – Consideration of Relocation of the Senior Use/Program**
Authors:	**Jonathan Weidenhamer**
Department:	**Sustainability**
Date:	**December 1, 2016**
Type of Item:	**Administrative**

Summary Recommendation

Provide direction on preferred location for the relocated senior program and use. Staff recommends moving the use to a new shared community center at the City Park.

Executive Summary

The footprint of the current Senior Center building is insufficient to meet the current or future senior program. To keep the affordable housing pipeline filled, Council provided direction on November 3, 2016 to relocate the current Senior Center *building* to another location and then continue to target spring 2018 for Phase 2 of the Lower Park Avenue Redevelopment Area (RDA) housing project, specifically the project between Woodside and Empire Avenues.

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Acronyms

MARC	Municipal Athletic and Recreation Center
PCMC	Park City Municipal Corporation
RDA	Lower Park Avenue Redevelopment Authority

The Opportunity

The City has secured approximately 2.2 acres of contiguous property between Park and Woodside Avenues in the 1300 block. The current senior facility is in this location and needs to be relocated to allow efficient programming of the site for housing. City Council has identified approximately $40 million to pursue their critical goal of creating affordable housing. The Council has also approved $4.5M in the Capital budget for a recreation/community center to be located at the City Park, despite lack of an adopted recreation master plan and overall funding strategy.

Background

- On August 25, 2016 the City Council provided preliminary direction on housing at the former fire station parcel (Phase 1). Specific input can be found at the following (link);
- On September 20, 2016 the City hosted a community open house on multiple projects at the library community room. Options for the fire station parcel and possible relocation of the Senior Center program/facility were highlighted.
- On October 10, 2016 the City Council provided support for the preliminary architectural details, massing and scale of Phase 1 and directed staff to move forward with the planning process (p.3 - Oct 20 link);
- On November 3, 2016, the City Council discussed options for relocation of both the senior facility (the former Keetley Train Depot) and the future location of the senior use: (staff report link p.48); (recording 3:19:00); the minutes are incomplete at time of publishing. Direction was summarized at 3:31:37: "… And it seems like the majority of Council would like to explore the site at the existing Recreation Building location. Is that correct?..." From the recording, staff concluded that, at that time, four Council members wanted the Senior program included in the future new Rec Building at City Park, adjacent to Miner's Hospital, and two elected officials were interested in exploring the opportunity at the PC MARC.
- At the November 10 City Council meeting, uncertainty of the direction was expressed. Subsequently, City Council requested the future location of the senior program (lunch and activities) be revisited at the as soon as possible; accordingly this item was placed on the December 1 City Council meeting agenda.

Analysis

City Council expressed a consensus at the November 3 City Council work session that a new facility is needed to allow for updated adequate programming for the seniors in that the current floorplan of the existing facility is not sufficient for the growth and expansion of the senior use. Additionally, use of the current site is necessary to pursue Council's housing goals.

Therefore, staff recommends that City Council focus on the question of the future Senior Center program.

Existing Senior Program and Operations

The current building's floor plan is not conducive to the senior use and operations. Combining senior programming into a shared community facility makes sense from an efficiency standpoint (shared staff, costs, management and programming, etc.) – especially where the current Senior Center building is underutilized. Our team has identified a preliminary overview of the current and future needs for a senior operational and use program.

Future Amenities Requested by Seniors

Conversations have taken place with the seniors throughout public engagement process that began in March 2015 (and in previous discussions prior to the formal engagement process). The discussions / outreach opportunities have outlined various options including the area near the library, the fire station lot, the MaWhinney lot and Miner's Hospital, and the rebuild of the Recreation Center in City Park. While many locations have been discussed, the seniors have centered their discussion more on the amenities they would like to see which include:

- Lunch Space for 80 – 120 people on Mondays and Thursdays
- Convening Space including a comfortable sitting area (couches and chairs), billiard tables, TV, tables for cards and puzzles, etc.
- Kitchen with secure locked pantry / storage
- Secured storage space
- Welcoming desk with area to secure supplies and information.
- Accessible restrooms – no door entrance
- ADA accessible
- Transit Access
- Parking to match their needs.

Communicating with Seniors on their needs and wants

Kim Clark, who has led the City's community outreach with the Seniors for the past three years, indicated that there has been a significant amount of discussion with the seniors and while the Seniors have asked for additional programming at the MARC and they have also requested additional community type programming and things like Arts & Crafts and then said "More than anything, they have come up with a list of amenities that they would like to see, wherever they are. That is parking, ADA access, transit, kitchen, space for their lunches – for 80 to 120 people – and then a comfortable space where they can convene with pool tables and different things like that. So I think that is more of their focus and they do want to know where they are going to go."

Through additional personal follow up conversations with three of the Seniors who attended the November 3, 2016 meeting, they indicated that they were pleased that they knew where they would be going and then stressed that they wanted to either minimize the amount of time they needed to be in a temporary facility or, if at all possible, wanted to move from the current facility right into the new one.

Alternatives

With regard to possible inclusion of The MARC as a possible location for future Senior Center programming, staff would recommend Council consider one of the following options:

1. Alternative 1 - Shared Senior/Community Center at City Park: Exclude The MARC from consideration because including it as an option may slow down the process of placing affordable housing on the city-owned property in the Lower Park area and The MARC site is already space constrained and will compete with already prioritized uses identified in the Rec Master Plan; or
2. Alternative 2 – Further Explore Relocating The Senior Program to an expanded MARC: Including in a scoping exercise two locations: (not recommended)
    a. The site of the recreation building in City Park; and
    b. The MARC; or
3. Alternative 3 – Comprehensive Site Study: Step back and do a separate, comprehensive evaluation of what other sites could be utilized within the City (not recommended).

While the Seniors have indicated they would like to know to where the future Senior Center program will be located, staff believes identifying the right space is the top priority. Accordingly, should Council direct staff to conduct Alternative 2, a scoping exercise/feasibility study of the PC MARC location vs. the future Rec Building in City Park, staff believes this feasibility study could be completed in two to three months. This scoping exercise/feasibility study is currently included in the existing contract, but would additionally need input from the Recreation Advisory Board.

In terms of timing, considering additional site alternatives could jeopardize the timeline to scope and budget a community center project during the FY2018 Capital budget process (spring 2017), by delaying the following timeline which is necessary to start construction in fall 2018 (critical path items for budget in red below):

What (draft, estimated schedule)	start	fin	2016	2017												2018												2019							
Senior/Community Center@ City Park			12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8
Issue RFP for design and/or just scoping	12/16	1/16	x	x																															
Procure design team	12/16	2/17	x	x	x																														
Finalize contract	1/17	2/17		x	x																														
Project Scoping - Schematic design (30%)	2/17	4/17			x	x	x	x																											
Capital Budget Process	5/17	6/17						x	x																										
CIP Budget Approved	6/17	6/17							x																										
New contract for design and construction	7/17	8/17								x	x																								
Design Development (60%)	8/17	10/17										x	x	x																					
Construction Design (90%)	11/17	1/18													x	x	x																		
Bid	3/18	3/18																x																	
Construction Recreation wing	8/18	5/19																					x	x	x	x	x	x	x	x	x	x			
Construction Senior wing	8/18	8/19																					x	x	x	x	x	x	x	x	x	x	x	x	x

Alternative 1 - Shared Senior/Community Center at City Park

A new Recreation Building located next to Miner’s Hospital (replacing the current Rec Building in that location) project has an approved budget in the FY17 capital budget of $4.5M. The final scope and budget would be targeted for the FY18 budgeting process, for a recommended start of construction in September 2018. The design team has completed preliminary assumptions of how senior programming could fit within the building design brought forth with the Recreation Master Plan at City Park.

It is important to note that outside of approving the CIP Budget that contained a funding placeholder for the future City Park Recreation Building, staff has not developed nor has City Council has not seen or approved any plans for this building. While the current City Council adopted CIP contains $4.5 million for the City Park Recreation Building project, it should be noted that this budget was entered in during the concept stage of the process. As staff continues to define the scope and use of the building, it is likely that the current budget will be reevaluated with the scope/use and further evaluated in the context of the 15-year LPA RDA Financial Plan during the FY18 budget process. Any recommended changes would need to be authorized by City Council in a future budget process.

Throughout the community engagement process and number of benefits and challenges were discussed regarding this location and are listed below.

Considerations – Opportunities

- Fits most desired amenities for seniors
- Community center compliments Miners Hospital functions and enhances community use of the City Park
- Creates a multi-generational community space
- Community center located close to existing outdoor space, convenient for gatherings and receptions
- Expands community campus
- Front door parking / access will be easily accommodated with the new design.
- Additional parking could be accommodated behind Miner’s Hospital provided.
- Allows for desired community space for events (80-250), class space, community kitchen, interaction space, and non-profit meeting space.
- Funding is available through the RDA and capital budget.

Considerations – Challenges

- Perception that the Community space is further away from transit than current level of service, where the MARC drop off is adjacent to front door.
- Sharing 9-11 weeks with summer camp.
- Park Avenue is busy during Sundance.
- Need to confirm parking spots available and transit access.

Alternative 2 – Further Explore Relocating Senior Program to an expanded MARC

On Thursday, October 27, 2016 six local seniors, Summit County Senior Citizen Liaison Heather Nalette and Park City Municipal’s Ken Fisher, Kim Clark and Karen Yocum went on a tour of senior centers in Lehi and Provo. Both centers visited are attached to recreation centers.

The following is a summary of the visit from the Recreation Manager:

> *The group discussed the potential of locating the senior center on the north east corner of the PC MARC where we have planned a multi-purpose gym and a second floor of additional fitness space. The seniors present were surprisingly supportive of this idea but ultimately expressed that they will be happy wherever they go as they just want their relocation to be settled.*
>
> *There are certainly pros & cons of each location and I have not had the opportunity to discuss the options with staff nor the Recreation Advisory Board.*
>
> ***Pros of Senior Center at PC MARC***
>
> - *Adjacent to transit route and stop;*
> - *Potential for shared, accessible parking – timing of programming would be critical;*
> - *Greater potential of having a robust senior program that would take advantage of PC MARC facility and programs;*
> - *Could free up space at City Park for daycare and other children’s programming, supporting a "kid centric" area;*
> - *Reduces traffic/parking concerns at City Park.*
>
> ***Cons***
>
> - *Uncertainty of priorities and funding of the pending recreation master plan. The MARC expansion in not in the top three priorities for funding in the pending master plan – the timeline to resolve/fund remains unclear, which will likely result in the seniors not having a "home" for a longer period of time due to housing timeline and need to demolish the existing building;*
> - *Could impact potential recreation needs for that space which is allocated for gymnasium & fitness space which are both at a premium & identified as a community need through comprehensive recreation studies. Facility is already busy & space is at a premium on-site;*
> - *Senior Center at the MARC was not identified as a potential use through the Recreation Facilities Master Plan. Dedicated senior space would impact other programming, capacity and overall flexibility; Potential impact or suspension of services during Sundance;*

> *I wanted to let you know that the MARC was discussed with seniors and that conceptually they liked the idea but will be happy with whatever location they have.*

Future Recommended Uses at the PC MARC

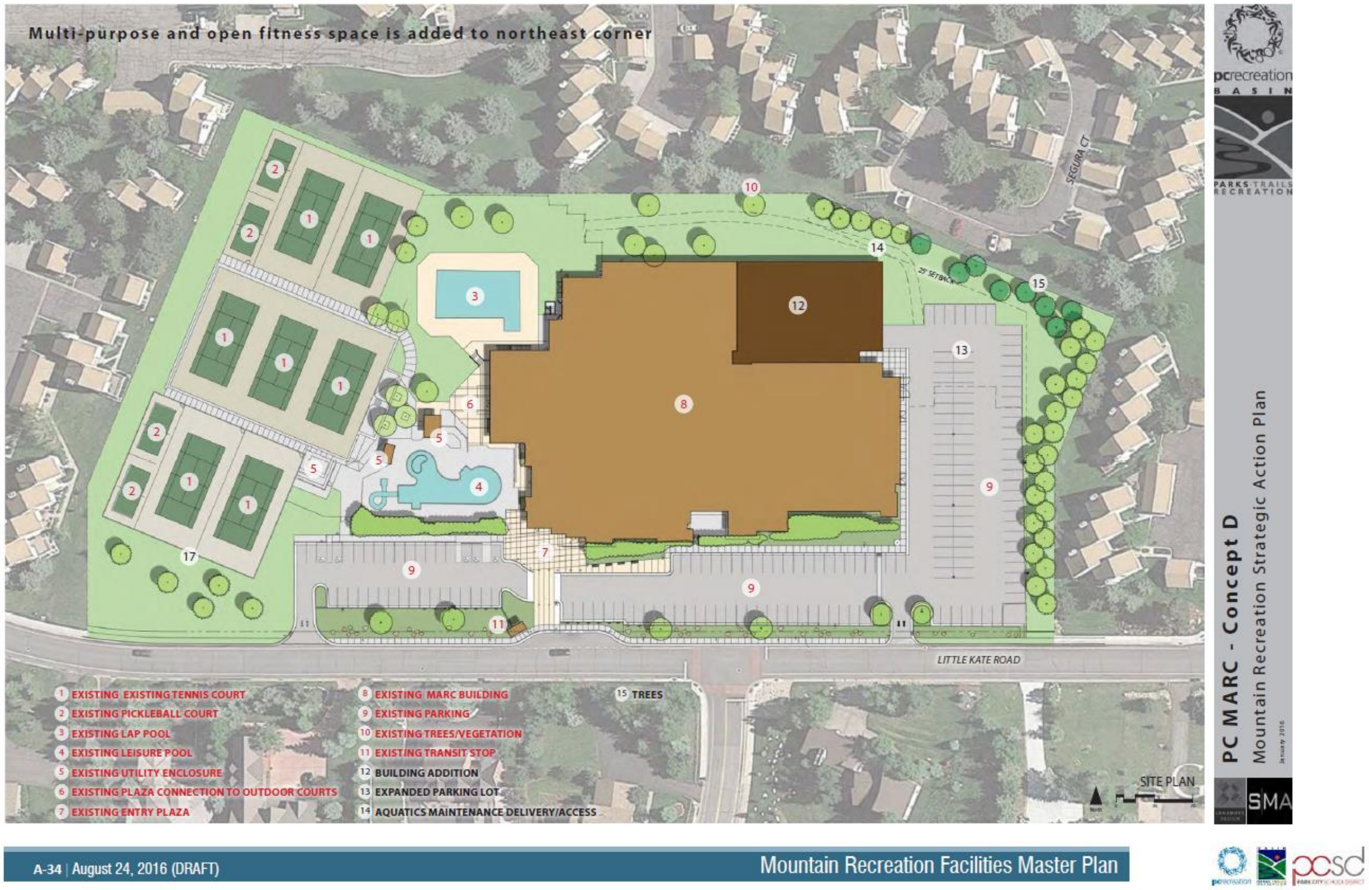
The two primary reasons why staff recommends against location of Senior Center programming at The MARC are:

1. The currently limited expansion space at the PC MARC is expected to be needed for expanded recreation needs, as identified in the draft 2016 Recreation Master Plan, that was presented to Council on 11/22/16: A draft of the plan can be found at http://www.parkcity.org/Home/ShowDocument?id=33858 The appendix to the draft plan can be found at http://www.parkcity.org/Home/ShowDocument?id=33860
2. Where even expanded future Senior Center programming is not expected to require a full time space, staff believes a shared multi-purpose space with a commercial kitchen and locking storage for the Seniors would be better utilized by the community, when not in use by the Seniors, in a new Rec building in City Park than at the PC MARC. One of the other items to be considered would be that the PC MARC has a controlled access entry point to allow members and guests to access the facility.

In the Regional Alternatives Summary Matrix of draft 2016 Recreational Master Plan every alternative, even the scenario where a large-scale rec facility is placed on the Triangle parcel on Highway 40, a modest expansion of the PC MARC is recommended: (http://www.parkcity.org/Home/ShowDocument?id=33860 page 68 or B-6)

1. **ALTERNATIVE 1: Dispersed** – smaller scale facilities- Indoor multi-purpose addition & upgraded outdoor lap & leisure pools
2. **ALTERNATIVE 2: Dispersed – larger scale facilities** - Indoor multi-purpose addition & upgraded outdoor lap & leisure pools
3. **ALTERNATIVE 3: Major Facilities at Silver Creek & QUINN'S/IHC** - Indoor multi-purpose addition & upgraded outdoor lap & leisure pools, outdoor lap enclosed with building
4. **ALTERNATIVE 4: Major Facilities at Triangle** - Indoor multi-purpose addition, outdoor pool functions remain

Below is the most modest expansion alternative for the PC MARC presented in the 2016 Recreational Master Plan. The current and expanded uses are shown and it is easy to see the limited available space for new Senior Center programming. It is also important to note that none of the current multi-purpose rooms at the PC MARC are large enough to accommodate *current* Senior Center program needs.



Items in red font are existing facilities. Items 12, 13 & 14, in black font, all located in the upper right hand section of the map, are recommended expansion areas: 12: Building Addition; 13: Expanded Parking Lot; and 14: Aquatics Maintenance Delivery Access.

Planning Department's Commentary: Potential Expanded Footprint at the PC MARC
Excerpt from the draft 2016 Recreation Master Plan:

> *It should be noted that future development at the MARC is subject to the Master Planned Development (MPD) approved January 20, 2010 memorialized in a recorded Development Agreement.*
>
> *Development Agreement Exhibit MPD action letter stipulates that future phases of Natatorium, Restaurant and Gymnasium expansion are included in this (approved) master plan and would be subject to an amendment to this MPD. Per LMC 15-6-4(I), any amendments will not justify a review of the entire master plan. Future phases will be subject to minimum open space requirements of 30% (that can include exterior tennis courts and pools).*
>
> *This property is also subject to the Racquet Club subdivision plat and plat notes. The approval did not include a limitation on density for these stated uses.*

Alternative 3 – Comprehensive Site Study: The third possibility would be a comprehensive evaluation of all possible locations for future Senior Center programming. Should Council will to explore this alternative, staff will return at a later date to discuss breadth and depth of scope for this study. (For example, should sites within just City limits be considered or should sites in the Snyderville Basin also be explored?)

Department Review

Legal, Community Development, Economic Development, Housing, Planning Budget, Community Affairs and City Manager.

Funding Source

RDA Tax Increment Finance Bonds or Related Sales Revenue Bonds

DATE: December 1, 2016

TO HONORABLE MAYOR AND COUNCIL

Attached for your approval, please find the minutes for the November 3, 2016, and November 10, 2016, City Council Meeting. Thank you for your consideration.

Respectfully:

Michelle Kellogg, City Recorder

PARK CITY COUNCIL MEETING MINUTES-DRAFT
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH 84060

November 3, 2016

STUDY SESSION

Discuss Construction and Development Fee Waiver Policy and Recommend Criteria in Order to Review Applications and Determine Eligibility for Future Waivers or Adjustments:

Michelle Downard, Jed Briggs, Rhoda Stauffer and Nate Rockwood presented this item. Downard stated construction development fees included building permit fees and plan review fees. The hope was that the revenue would parallel the expenditures so each department would be self-sufficient. One thing Downard felt was important to consider was the balance of fees with revenues even with the fluctuation of the economy. She gave the example of waiving fees when the economy was strong, but then having to continue to provide services during economic downturns when revenue was lower. This example showed that the City resources would be strained under certain economic situations. She stated there were advantages to waiving fees for affordable housing projects since there would be a public benefit and it would meet the Council's affordable housing critical priority goal.

Downard explained the current City practice with regard to waiving construction and development fees. Fees could be waived for non-profits which provided public benefit, and for youth groups. The City Manager had authority to waive fees up to $5,000 and the City Council could waive fees that were in excess of $5,000. She indicated that Council could request a code amendment if they wanted the City Manager to have a higher or lower limit in waiving fees, but staff was in favor of bringing fee waiver requests to Council for transparency reasons. Within the current City Code, impact fees could be offset, appealed or independently calculated.

The recommendation from staff was to have applicants respond to and meet certain criteria before requesting fee waivers. Some criteria could include Council priorities, services and development that contribute to City essential functions, other projects, etc. Staff’s goal was to provide Council all the impacts that would come from fee waivers, so Council could make informed decisions.

Council Member Matsumoto asked if impact fees were waived for affordable housing at Park City Heights. Stauffer stated that she had told the developer that the Council wouldn't consider waiving those fees until a price list was given. Council Member Matsumoto asked if fees were waived for City affordable housing projects. Stauffer stated that decision hadn't been made yet. Council Member Matsumoto favored waiving fees for public benefit so she asked how the City could recoup the funds that were waived. She suggested budgeting in a certain amount each year for fee waivers. Briggs stated he looked at that option and that could be an alternative.

Council Member Gerber asked how often requests for fee waivers were brought to the Council, and if waivers were granted, would more organizations begin requesting waivers. Downard stated there were several organizations the City knew would be requesting fee waivers in the near future. Foster stated the City wanted an equal playing field for organizations with regard to fees and applying for waivers.

Council Member Worel asked if the waived fee would be included in the cost per square foot of affordable housing units. Rockwood stated it would not be figured into the cost. He gave an example of water infrastructure and stated if the developer had its impact fees waived, the cost would be transferred to the water service fee that the entire City would be paying for.

Council Member Beerman asked if there had been shortfalls because of fee waivers. Rockwood stated there hadn’t been budget shortfalls. Briggs stated the General Fund would always have to make up the difference when construction fees were waived. Laurent stated the waivers would impact the entire budget process, noting cuts in training, vehicles, and independent contractors to help with understaffing, etc. Council Member Beerman felt fee waivers for affordable housing was a need whereas extra training or vehicles may be more of a want. He stated internal fee waivers would be appropriate since the money was going from one fund to another within the City. But he felt the topic got unclear when non-profits requested the fee waivers based on various factors.

Council Member Matsumoto indicated she was in favor of fee waivers for City projects as well. Downard stated having criteria in place would help with determining fee waivers for the future. Council Member Gerber stated even with criteria, it was sometimes hard for Council to say no, since so many of the requesting organizations do so much good within the community. She affirmed that she was in favor of fee waivers for City housing projects. It was indicated that housing obligations from private developers were not eligible for fee waivers. Council Member Worel favored developing criteria, because they were a transparent way for organizations to gauge whether they would meet the criteria for a waiver. She also favored fee waivers for City projects.

Council Member Henney felt Council first needed to determine policy, and asked how aggressively Council wanted to use fee waiving as an additional form of subsidy, did Council prefer the current process for waiving fees, and did Council want to increase waivers or decrease waivers.

Council Member Matsumoto asked what would need to happen in order to make the City whole if Council continued to waive fees. Council Member Henney indicated he was a fan of subsidizing the Critical Priorities. Council Member Matsumoto suggested having a budget for waiving fees. Mayor Thomas favored that proposal and thought creating criteria would be beneficial as well. Council Member Henney stated putting the underserved into the criteria would tie into the affordability concept. Foster suggested adding criteria for transportation or energy within the housing project might qualify the project for further fee waivers.

Jenny Diersen stated she would be giving a fee reduction for special events update in the near future, but she indicated creating criteria and a process for fee reductions provided clarity for staff as well as for the event organizer. The criteria also helped SEAC determine the service the requester was providing so they could determine if a fee waiver was in line with the City priorities.

Council Member Beerman stated he heard from the Council that fee waivers were favored for affordable housing and City projects. They also desired tracking the impacts on those projects. Other requests should meet determined criteria. Foster stated staff should also figure out how to handle waivers in the budget. Harrington stated new growth was being subsidized already. Council could set parameters, such as if the budget had a level of service impact or if the red line (shown in the chart) passed a certain percentage that was not in line with other growth or application variations, then corrections to fee waivers could be considered.

Briggs stated last year the Building Department had a $230,000 budget deficit because of fee waivers.

The Council agreed to continue this discussion. Staff would refine this issue, and the Budget Department would analyze the additional subsidy of fee waivers. Briggs asked if Council wanted criteria for nonprofit fee waiver requests. The Council agreed to look at that.

Discussion and Overview - "Communities that Care" Initiatives:

Mia Levine, Youth City Council Mayor, opened this portion of the meeting. The Council, Youth Council, Ember Conley, Park City School District Superintendent, and Police Chief Wade Carpenter participated in the discussion. Council Member Worel indicated that after two young men passed away in the community, many asked what could be done to bring the community together to help prevent future tragedies. Conley stated she received many emails from around the country offering support. She gave statistics collected from a survey taken within the Park City School District on alcohol and drug use by 6-12 graders. Results showed 61% consume alcohol in the home with parents' permission and 62% consume alcohol at other teens' homes without parental consent. Twenty one percent of 6-12 graders use marijuana, 12 % in the last 30 days, and 6% use prescription drugs. Data collected from surveys on just the 10-12 graders determined that 71% use alcohol, 41% in the last 30 days, which was double the state average, and 50% have used marijuana. Just focusing on 12 graders, that number doubled for hallucinogens. Cocaine use tripled in the last 2 years, going from 2.5%-7%. Park City is more than double the state average for teen prescription drug use, which has doubled over the past couple of years from 5%-8%.

Conley explained the Communities that Care (CTC) program. This program came out of Washington, and it requires that the community comes together and commits to the program.

Council Member Beerman asked how these statistics compared to other states. Conley stated she talked with leaders in Vail and their biggest problems were substance abuse and suicide. She stated these statistics were in line with national statistics, but were way out of line compared to the rest of Utah. In speaking with some students, she learned that students believed marijuana was good for them. But they also expressed the extreme stress they felt with regard to grades, athletics, living in Park City, etc.

Council Member Henney was happy to see the community talking about the substance abuse problem in the schools and community.

Rob Tinder, Partner for Success Program, spoke about CTC, and indicated there were five steps to the program. The first thing would include determining community readiness. Readiness was usually determined from a trigger that would set it off. The five steps included formulating relationships and collaborating, training a key leader board, collecting and analyzing data to find out where the gaps were in the community, finding a plan, and implementing and evaluating the plan.

He showed a video explaining the CTC program. Tinder stated Tooele had been using the CTC program for the last 10 years and had seen results. He noted that CTC was not a direct program, but provided a center for resource sharing for community partners. Provo City School District just started the CTC program last summer. Other programs were run by cities or counties. Conley indicated that the City had many pieces of the requirements for a grant, but it just needed to be organized and communicate with each other to complete the process. Tinder indicated that an entity in Utah that signed a CTC contract would be eligible for a funds match up to $10,000 per year for three years.

Council Member Worel stated the Behavioral Health needs assessment was completed and would be presented to Council on December 1. It was discussed that the County should be invited to participate in the program with Park City. Council Member Henney felt the burden of this should not be on the School District since the goal was to change the temperature of the entire community.

WORK SESSION

Council Questions and Comments:
Council Member Worel went to Coffee with Council and indicated 50+ people were in attendance and there were many questions. She attended the Arts Council Creative Conversations meeting, and the Joint Transit Advisory Board (JTAB), noting that 12 buses were here and would be online for the winter season, the six electric buses had been ordered, and more drivers were needed. She attended the affordable childcare meeting, where they were in the process of developing a master plan for affordable childcare in the City. PC Tots would provide space for more affordable childcare and would target the 0-3 year olds age group. Council Member Matsumoto asked about the status of the immediate need for childcare for some children. Council Member Worel stated the illegal childcares were being shut down in a rolling manner; when renovations were scheduled or when the lease comes up for renewal.

Council Member Henney stated he went to Coffee with Council, JTAB, and the Arts Council with Council Member Worel. He also attended the Prospector Square HOA meeting, Chamber of Commerce Board meeting, and Recycle Utah meeting. He gave kudos for the City newsletter this month, especially noting the certification of Anya Grahn, and the accomplishments of Chief Carpenter, Hugh Daniels, and the Building Department. He felt there were issues brought to the City that were dealt with very quickly and efficiently and he was extremely pleased with the City response to the issues.

Council Member Beerman stated he and Council Member Gerber went to a Colorado Area Ski Towns (CAST) conference. I AM PRO SNOW did a presentation there. He also attended the Park City Area Lodging Association (PCALA) meeting and spoke on propositions on the ballot and the City's critical priorities, events in the City, and the nightly rental issue.

Council Member Gerber indicated that attending CAST was a good opportunity to see how the resort cities aligned on Park City's priorities. She attended the Recreation Facilities Master Plan meeting where they talked about using economies of scale, being sensitive to transportation and other issues. She also attended PCALA with Council Member Beerman.

Council Member Matsumoto thanked the Council members who participated in Coffee with the Council, noting she heard so many good things from that meeting. She attended the Historical Society meeting where it was discussed that the Planning Commission voted to uphold the historical status of the Star Hotel being a significant structure. The stabilization of California Comstock was also discussed.

Mayor Thomas indicated he did a walk-through of the McPolin Barn and saw the original windows that were being reinstalled after being re-glazed. He attended the PC Advocates meeting and the Fire Board meeting and thanked the Police Department for their assistance in putting out a fire along with the Fire Department. He participated in the Utah Nonprofits Panel Discussion, participated in the 10 Reasons to Vote video, and attended the Historical Society meeting and the International City Day, where he talked about the City's Sister City. Council Member Henney noted Mayor Thomas' response to yard signs on the radio with Leslie Thatcher was excellent.

Review Draft 2017 City Council Meeting Schedule:

This item was moved to a future meeting.

Special Event Advisory Committee (SEAC), Event Prioritization, and Fee Reduction Updates:

Jason Glidden and Jenny Diersen, Special Events, and Sarah Klingenstein and Bob Kollar, SEAC members, presented this item. Diersen stated the focus on the presentation tonight was on mitigating the feeling of event fatigue. She also recommended adding the School District and County to the Committee as voting members, as well as two individual residents. Another change to the committee was to have monthly meetings instead of quarterly meetings.

With regard to event fatigue, Diersen stated the major issues causing event fatigue related to traffic and parking, noise, and congestion. The proposed mitigations were to focus on community impacts, including transportation and environmental sustainability. These mitigations would be focused on Level Three events, but consideration would also be given to Level One and Two events.

Klingenstein commented on the proposed citizen at-large members in SEAC. She noted she would welcome those members and stated the committee was critical to keeping the City feeling like home and not a vacation destination. She thanked Council for creating this committee and supporting it.

Council Member Henney stated he supported the recommendations given. He liked the efforts to build the City's "sense of place." He referred to the trick-or-treating on Main Street for Halloween and asserted that was a good example of "sense of place." He knew SEAC was tasked with a difficult endeavor and appreciated their work.

Council Member Worel supported the recommendations and asked if the members that were originally appointed to attend four meetings per year, were willing to now attend 12 meetings per year. Diersen stated staff understood the concerns and polled the members that were having difficulty attending, and the date and time of the meetings were adjusted to accommodate those members. She also noted that this past year the committee met eight or nine times so the members had been meeting more than originally planned. Council Member Worel asked why only five of the 11 scoring sheets were returned. Diersen indicated some on the committee felt the applications were incomplete and they didn’t have enough data to make informed decisions.

Council Member Beerman stated the off season was when the best events were held for the locals. He expressed concern about the composition of the committee, since there would be nine stakeholders and six citizens. He suggested having the stakeholders combine their votes or maybe rotate their turns to vote. Mayor Thomas agreed and felt the consolidated stakeholder vote would empower the individuals whose main interest was the entire community. He stated SEAC could not approve or deny events, but could give recommendations on which events were allowed in the community.

Council Member Matsumoto indicated Charlie Sturgis was over the City trails but he lived in Park City and he wanted the best for the entire community. She felt the committee was balanced and if it was reorganized without stakeholders, a lot of knowledge would be lost. Glidden stated one of the duties of SEAC was to debrief the event and gain information on the success of the event.

Council Member Gerber felt the events in the summer that were scheduled to keep the economy alive could be scaled back. She thought the voice of the residents who had to live with all the events was crucial. She also referred to the sales tax growth from 2010-2016 and indicated the City couldn't handle another growth spurt like that in the future. Glidden stated that when requirements to have a traffic mitigation plan, etc. were added for these events, that would add more cost to the event and would weed out some events. Council Member Beerman indicated he knew the choices would be hard, but the Council wanted balanced recommendations from SEAC.

Council Member Henney asserted organizations should be able to make a case for their event if SEAC was considering not allowing them to have the event. He would be in favor of equaling the citizens or even having more citizens than stakeholders on the committee. Harrington stated if some events were reviewed then all events would have to be reviewed before recommendations could be made. He stated an amendment to the code would be necessary to make this change. Council Member Worel stated it would make sense for some stakeholders to be combined so the citizens would have the weight of the recommendation to Council.

Glidden reviewed that some business stakeholders would be combined and two at-large citizens would be added to the committee. Diersen explained that staff would focus on mitigation first before eliminating events or enacting a moratorium on new event applications.

Council Member Henney stressed that the foot should be off the gas pedal with regard to new events. Council Member Beerman stated that the committee was qualified to look at the events and if they wanted to make a recommendation to eliminate an event, that was their prerogative.

Diersen summarized the direction from Council. Harrington reviewed that once an event was approved, it would be very hard to remove that event, unless there was a case for noncompliance. The way to proceed would be to change the application for new events that would have to go through SEAC for a positive recommendation.

Council Member Worel asked if an ordinance could be drafted that would allow the committee to look at all the Level Three Events. Harrington stated that could be a possibility.

Lower Park Avenue Update – Consideration of Relocation of the Senior Center Facility and Use/Program:

Jonathan Weidenhamer, Economic Development Manager, Kim Clark, Summit County, and Craig Elliott, Elliott Workgroup Design, presented this item. Weidenhamer asked if Council was in favor of the senior building being removed from the fire station lot so affordable housing could go into that space. He also asked if the senior building could be moved to a different location in the Lower Park Avenue district. Weidenhamer suggested some possible uses for the building, including a childcare center, Recreation Department use, summer programs, a storage building, etc. His third question was if Council supported moving the Senior Program to a new shared community center at City Park.

Council Member Worel asked if the seniors were in consensus as to where they wanted to be located. Clark stated there was a discussion with seniors, and they wanted some programming at the MARC, but they also wanted community focused programming elsewhere too. A list was made of the amenities they wanted in a future location, including parking, transit, ADA accessibility, a kitchen, lunch space for 80-100 people, and a comfortable space to convene with a pool table. Council Member Worel asked what was wrong with the current building. It was indicated that the building was a narrow space and long term the building was not big enough.

Council Member Henney stated he was interested in moving the building to a new site, he wanted to repurpose the building, but did not want seniors to be at the MARC.

Council Member Beerman wanted the senior building moved to a new site but didn't want it at the proposed site. He liked having the seniors at the MARC or at City Park. He also felt the senior building should be relocated before building the rec center and that the seniors should be temporarily housed at the MARC.

Mayor Thomas agreed that the building should be moved, but he felt it should stay in town. One suggestion for a future use of the building was to house a Latino community center. He also reviewed that the majority of Council would like to explore the site at the existing Recreation Building location, but noted his preference of locating seniors at the MARC.

Council Member Gerber was in favor of the building being moved and was fine with it being located by the skate park, but she didn't want it demolished. She suggested locating it in the County if staff couldn't find a spot in the City. She also thought a temporary location should be found that had a kitchen so the senior lunches wouldn't be disrupted.

Council Member Matsumoto was in favor of the building being moved, but noted she didn't like the proposed spot. She thought if the parking could be worked out at City Park, and having the seniors at the rec center would be a good idea.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Title	Status
Jack Thomas	Mayor	Present
Andy Beerman	Council Member	Present
Becca Gerber	Council Member	Present
Tim Henney	Council Member	Present
Cindy Matsumoto	Council Member	Present
Nann Worel	Council Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Michelle Kellogg	City Recorder	Present

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Bruce Erickson, Planning Director, announced that Anya Grahn recently received her Historic Preservation Financial Analyst certification.

Staff Communications Reports:

- 2016 Park City Summer Day Camp Summary

III. PUBLIC INPUT *(ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)*

Mayor Thomas opened the meeting for public input on items not listed on the agenda.

Angela Moschetta stated she attended one of the SEAC committee meetings. She was glad to hear environmental impact to the community was a concern when considering events. She stated the sense of event fatigue was anecdotal and the attitude needed to be quantified before decisions were made with regard to eliminating events or drastic mitigation efforts. She recommended meeting with Level One event leaders, noting they could add value to the issue.

Gincy Plumber and Ruth Zubecker talked about having a coordinated effort to knit teens together with peer-to-peer programs so they could anchor themselves into who they are as people. She noted she missed the Communities that Care program discussion, but offered her support of that.

Jason Bartow, local arborist, asked if he could comment on Consent Item Number One. That item was moved from the Consent Agenda so comments could be made.

Paul Wisnewski, Senior Center, stated that "temporary" was a relative term, and a space for seniors needed to be chosen so the members could plan for the change.

Mayor Thomas closed the public input portion of the meeting.

IV. CONSENT AGENDA

1. Request to Authorize the City Manager to Sign a Professional Services Agreement with Bowen Collins & Associates, Inc., for On-Call Landscape Architect Consultant Services in an Amount Not to Exceed $75,000, in a Form Approved by the City Attorney:

Council Member Henney moved to remove Item One from the Consent Agenda for further discussion. Council Member Matsumoto seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

This item was moved to New Business.

2. Request to Authorize the City Manager to Sign an Interlocal Cooperation Agreement Between Park City Municipal Corporation and Weber Basin Water Conservancy District (WBWCD) for Staff to Access Weber Basin's Screening Building:

Council Member Beerman moved to approve Item Two of the Consent Agenda. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

V. OLD BUSINESS

1. Request to Authorize the City Manager to Enter into a Professional Service Provider Agreement in a Form Approved by the City Attorney's Office with GSBS Architects, in an Amount Not to Exceed Five Hundred Ten Thousand Dollars

<u>($510,000) for Phase 3 Design Development, Construction Documents and Administration:</u>
Jonathan Weidenhamer and Matt Twombly, Economic Development, and Clio Reynar, GSBS Architects, presented this item. Council Member Beerman recused himself from this item due to the location of his business in proximity to this project. Twombly stated the schematic design estimate from the design team increased and noted a few items were not included in the design, but the estimate was pushed above the $7 million budget. Some materials were downgraded and some items were moved to other funds. There was discussion about removing the elevator, but for now that feature remained in the design.

Council Member Worel asked if the stage could be removed in light of the recent discussion on event mitigation and the concern from residents on noise levels. Twombly stated the stage/pavilion had a dual purpose and the pavilion was needed for shelter, lunches, etc. Weidenhamer indicated noise levels would be regulated through the event license process. Council Member Worel asked what the construction document preparation fee included. Reynar explained her staff's involvement in that process. Council Member Worel asked at what stage the traffic study would take place. Weidenhamer stated when the drawings were at 60%, then the traffic study would be brought forward.

Council Member Gerber asked if the green roof was accessible. Twombly stated GSBS recommended that the green roof be removed and solar panels installed to assist in the net zero energy goal. Council Member Henney asked why an elevator was needed in this project. Twombly stated the elevator provided a higher level of accessibility.

Mayor Thomas stated if there wasn't underground parking, then there would be no need for an elevator. But people would come up from the parking onto Main Street, which didn't meet code, so he felt the elevator was necessary. Bruce Erickson stated the elevator would not only support ADA requirements, but also small children, people with packages, and other needs. Council Member Gerber was hesitant that the project was over budget and this was just the beginning stage, but she was in favor of the elevator.

Mayor Thomas opened the meeting for public comment.

<u>Mike Sweeney</u> felt there was a need for an elevator and he supported the project.

<u>Thea Leonard</u> indicated the elevator was a nice feature but it was superfluous. She liked the tower but felt there were other options. If value engineering was a concern, then she felt the stage could go.

<u>Peter Marsul</u> stated the process worked well and he appreciated the Council's efforts to keep the project within budget. He suggested a water feature at the plaza, to which Weidenhamer indicated a water feature had been incorporated into the plans.

Mayor Thomas closed the public input portion of the meeting.

Foster stated staff took the budget very seriously for this project. She noted they were organizing a process for estimating these projects.

Council Member Henney moved to authorize the City Manager to enter into a professional service provider agreement in a form approved by the City Attorney's Office with GSBS Architects, in an amount not to exceed five hundred ten thousand dollars ($510,000) for Phase 3 design development, construction documents and administration. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

VI. NEW BUSINESS

1. Request to Authorize the City Manager to Sign a Professional Services Agreement with Bowen Collins & Associates, Inc., for On-Call Landscape Architect Consultant Services in an Amount Not to Exceed $75,000, in a Form Approved by the City Attorney:

This item was removed from the Consent Agenda for further discussion. Jason Bartow asked if this contract would help assist with the City fire plan, and staff confirmed that it would. He indicated he owned Wasatch Back Trees, and asked that someone who was familiar with municipal forestry be chosen for this project.

Council Member Matsumoto asked staff if Mr. Bartow was on the list. Cassel stated he was not on the list and the City went through the City procurement process for this contract.

Council Member Gerber moved to authorize the City Manager to sign a professional services agreement with Bowen Collins & Associates, Inc., for on-call landscape architect consultant services in an amount not to exceed $75,000, in a form approved by the City Attorney. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

2. Conduct a Public Hearing to Allow Interested Parties to Present Arguments in Favor of and Against the Ballot Proposition with Respect to the Issuance of General Obligation Bonds for the Purchase and Protection of Bonanza Flats:

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing. Daley stated this would be the last public hearing for this item.

3. Consideration to Continue an Economic Development Grant Contract in the Amount of $20,000 for a Three Year Period for Anomaly Action Sports in a Form Approved by the City Attorney:

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing.

Council Member Matsumoto moved to continue the discussion of approving an economic development grant contract in the amount of $20,000 for a three year period for Anomaly Action Sports in a form approved by the City Attorney to November 10, 2016. Council Member Beerman seconded the motion.

RESULT: CONTINUED TO NOVEMBER 10, 2016
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

4. Consideration to Continue Support of the Winter Balcony Enclosures Pilot Program on Main Street and Approve an Agreement to Allow an Enclosed Balcony Over a Public Pedestrian Right-Of-Way:

Anya Grahn, Planning, presented this item. Grahn reviewed the pilot program last winter. There was concern about the Council's request for the structure to meet the Energy Code. Brian Marcum, Elliott Workgroup, stated Riverhorse was the only restaurant to apply for the Winter Balcony Enclosure Permit. He indicated the various efforts made to comply with the Council's request.

Mayor Thomas stated he struggled with this issue because he wanted to support businesses, but the City was trying to be sustainable and this program did not comply with this goal.

Council Member Matsumoto asserted the City agreed to a three year program. Riverhorse invested a great deal of money to comply with the City's suggestions, and therefore she supported this item. Council Member Beerman asked if Riverhorse would consider subscribing to solar to offset the energy loss. The owner indicated he would certainly be amenable to that suggestion.

Council Member Gerber moved to continue the support of the Winter Balcony Enclosures Pilot Program on Main Street and approve an agreement to allow an enclosed balcony over a public pedestrian right-of-way. Council Member Matsumoto seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

5. Consideration to Approve the New Type Three Special Event License and City Services Agreement with the Kimball Art Center as Approved by the City Attorney:

Jason Glidden, Special Events, and Cathy Kennedy, Kimball Arts Center (KAC), presented this item. Glidden stated this event was going into its 48th year and the contract contained the priorities of both sides.

Council Member Worel asked why the sales tax revenue decreased at this year's event. Kennedy stated the event changed dates; it was held at the same time as the Summit County Fair and the Olympics, which resulted in a 14% decrease in attendance. Council Member Gerber indicated she hoped nothing about this event would promote growth year over year. She suggested promoting bikes and bike valets for the event.

Council Member Beerman thanked Kennedy for adjusting the date for the event this year to accommodate scheduling. He hoped KAC could mitigate waste in future years. He asked about Section 6.2 of the contract, noting the wording of the cost of City services going up was written vaguely. Harrington stated it was written in the City's favor, and indicated KAC could request more services, but would have to pay the fee, and the City could force KAC into renegotiation at any time.

Council Member Henney asked if it could it be noted in future staff reports that SEAC reviewed the contract, and any comments they made.

Council Member Beerman moved to approve the new Type Three Special Event License and City Services Agreement with the Kimball Art Center as approved by the City Attorney. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

6. 2016 Park Silly Sunday Market (PSSM) End of Season Review:

Jenny Diersen, Special Events, and Michelle McDonald and Kate Boyd, PSSM, presented this item. Diersen reviewed the market was held on 14 Sundays during the summer, beginning June 4. The attendance was up 5% over last year, and she noted event coordination continued and parking mitigation strategies were implemented. She indicated the sustainability efforts, such as having a bike valet and zero waste efforts. It was noted the City would now incorporate these sustainability efforts by requiring these mitigation efforts for all events. Boyd stated she took all direction from City staff seriously.

Council Member Gerber asked why the parking statistics changed from the last year. Diersen stated she did not have an exact answer, but commented that Blyncsy would be collecting data which could help answer those questions.

Mayor Thomas opened the meeting for public input. Mike Sweeney stated he liked to see the activity on Main Street. Mayor Thomas closed the public input portion of the meeting. The Council congratulated McDonald and Boyd for a job well done.

7. Consideration of a Request to Continue a Public Hearing Regarding the Stein Eriksen Lodge Common Area Third Supplemental Sheet to the Stein Eriksen Lodge Condominiums Plat, Located at 7700 Stein Way, Park City, Utah:

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing portion of the meeting.

Council Member Gerber moved to continue a public hearing regarding the Stein Eriksen Lodge Common Area Third Supplemental Sheet to the Stein Eriksen Lodge Condominiums Plat, located at 7700 Stein Way, Park City, Utah to November 17, 2016. Council Member Worel seconded the motion.

RESULT: CONTINUED TO NOVEMBER 17, 2016
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

8. Consideration of a Request to Continue a Public Hearing Regarding the 2Nd Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision, for Goldener Hirsch Inn, Located at 7520-7570 Royal Street East, Park City, Utah:

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing portion of the meeting.

Council Member Worel moved to continue a public hearing regarding the 2nd Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision, for Goldener Hirsch Inn, Located at 7520-7570 Royal Street East, Park City, Utah to December 1, 2016. Council Member Gerber seconded the motion.

RESULT: CONTINUED TO DECEMBER 1, 2016
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

PARK CITY COUNCIL MEETING MINUTES - DRAFT
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH 84060

November 10, 2016

The Council of Park City, Summit County, Utah, met in open meeting on November 10, 2016, at 2:45 p.m. in the City Council Chambers.

Council Member Beerman moved to close the meeting to discuss property and personnel at 2:48 p.m. Council Member Worel seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, and Worel. Council Member Matsumoto was excused.

CLOSED SESSION

Council Member Gerber moved to adjourn from Closed Meeting. Council Member Worel seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, and Worel. Council Member Matsumoto was excused.

WORK SESSION

Council Questions and Comments:

Council Member Henney attended Mountainlands Board meeting, and reported they had great success from the Live PC/Give PC event. He also commented that he was proud the community backed the open space bond and Propositions 9 and 10 with regard to transit at the election.

Council Member Worel indicated she had lunch with the seniors. Summit Community Power Works (SCPW) was there and had sign-up sheets to change out LED light bulbs. She attended the Chamber lunch and reported that hotel bookings were up for the season. She went to the Arts and Culture Initiative meeting, where they were moving forward with the initiative. She also attended the PC Tots board meeting, and reported they were approved for a loan to buy the space they are in, which will save on rent. They were also successful in finding a second space to lease, which should be open in March and will accommodate 0-3 year olds.

Council Member Gerber also expressed her excitement that the community passed the open space bond and transportation bills, and indicated she hoped the community would continue to work together on issues. She attended the Live PC/Give PC party, the Chamber Fall Forum, as well as the Planning Commission meeting, where Treasure Mountain and CUPs were discussed.

Council Member Beerman indicated he went to the Citizen Open Space Advisory Committee (COSAC) meeting, and noted the Recreation Advisory Board (RAB) members were involved and a recommendation would be presented in a couple of months. He and Mayor Thomas met with Rocky Mountain Power (RMP), and indicated progress was being made. RMP offered to help with installing electric outlets for car charging in an effort to try out some new net zero technologies. He was also pleased that the ballot propositions passed by over 70% which reaffirmed that the three critical priorities were aligned with the community. Council Member Beerman thanked several of the City staff for their work to get the information available to the public.

Mayor Thomas attended the RMP meeting as well and felt it was very productive. He also attended the PC Advocates meeting. He asserted he was proud to be a part of a community that stayed focused on the objective, and felt the turnout for the vote was incredible.

Review Draft 2017 City Council Meeting Schedule:

Foster distributed a draft of the City Council schedule for 2017 and the Council made the following changes: they agreed to hold a meeting on October 24 instead of October 26, and hold meetings on January 5 and March 16. Meetings would not be held on March 9 and 23, April 20 and May 18.

Monthly Affordable Housing Update:

Rhoda Stauffer, Affordable Housing Specialist, presented this item. She updated Council on the status of the City’s affordable housing projects. She reported that the1450-1460 Park Avenue homes were stabilized and ready for footings and foundations. The 13 units on the Fire Station lot had the housing plans and that project was moving forward as well. She indicated the housing goal resolution that Council requested would be brought to the Housing Authority for approval at the November 17 meeting. She also reminded Council of the joint City/County Council meeting on December 6, noting that affordable housing would be discussed. She commented that Harrington asked her to define “unit”, which she stated was any completed unit, independent of size.

Council Member Worel asked if there was an affordable housing specialist counterpart at the County. Stauffer indicated there was not. Council Member Worel asked about housing the senior center in the rec building. Stauffer stated that was what was agreed upon. Council Member Gerber didn't remember the Council directing the senior housing. It was indicated the minutes would be reviewed for clarification on the direction given.

Council Member Henney stated there was data being collected on the resale of affordable housing and he wondered if owners were making profits on their sales, because some thought that affordable housing locked owners into a welfare situation. Stauffer stated owners went from affordable, deed restricted units to market rate sales. She gave examples of people who bought affordable housing to get their lives stabilized, then they would sell and go back into the market. Council Member Gerber stated renting a place where rents were increased yearly locked people into a welfare situation more than buying an affordable unit.

Council Member Beerman stated affordable housing definitely didn't create a welfare situation. He asked when the Park Avenue project would be completed. Stauffer stated July was the projected completion date. Council Member Beerman asked if there would be more discussion on the rental/ownership mix of the units, housing dedicated to City employees, housing dedicated to essential employees, and housing dedicated to seniors. He also asked about doing a Master Planned Development (MPD) with regard to affordable housing, which would include regulations on setbacks, height, width, etc. Anne Laurent indicated the City just received a new housing report which would be presented to Council at the meeting scheduled for December 6. With regard to updating the Land Management Code, the Planning Commission would be addressing those regulations. Council Member Beerman asked about the listed projects and hoped the Sommer project could be included on the list.

Council Member Henney suggested setting a timeline for completion if the City partners with a developer on a project in the future. Mayor Thomas asked if there had been discussions with Ivory Homes. Laurent stated they talked yesterday and Ivory Homes would be looking at its development agreement.

Review the Site Concept Design for the New Public Utilities Facility:

Clint McAffee and Roger McClain, Public Utilities, and Eric Wood, project architect for RNL Design, presented this item. McAffee stated the Council would be shown a model of the site with buildings to make sure Council was agreeable to this layout. He also stated besides building this space to alleviate crowding in the current building, this project was also about the people and helping employees perform to their best ability.

Wood stated an inventory was taken of current personnel and equipment, and a worksheet was displayed showing the current inventory and the estimated increased personnel and equipment during the next 10 years. He indicated this inventory was the basis for the design layout. He showed a digital layout of the site. Mayor Thomas was complimentary of the energy saving design and putting the bulky sheds towards the back of the parcel. He hoped landscaping could further obscure the building from the highway.

Council Member Gerber asked if there was room to expand in the future. McAffee stated the land was maximized with this design, so they would have to get creative for expansion.

Council Member Worel asked if this would have to go through the Planning Commission. It was indicated the Planning Commission would review this project before it was brought to Council. An inquiry was made as to how many customers would visit the office at this site. McAffee stated it was estimated that maybe one customer would come in per day for a water account set up or a water meter set. He also indicated all the Public Utilities employees would be moving to the new facilities.

Council Member Beerman asked if the storage space would be heated. McAffee stated the sheds would be heated but the yard wouldn't be heated. Council Member Gerber asked if there would be electrical outlets for future electric vehicles. McAffee stated it hadn't been discussed yet, but it could work for this site.

McAffee confirmed that the Council approved of the site plan and stated this would proceed to the Planning Commission. He then addressed possible housing on the site. He showed that a second story could be constructed over the vehicle shed and that transit expressed a need for additional housing for their seasonal employees. Council Member Beerman asked if housing could be erected on the Iron Horse site since this new site was not close to bus service or City amenities and would require employees to use their cars to go anywhere. Council Members Worel and Henney were amenable to looking at Iron Horse and other locations. Council Member Henney stated in speaking with Council Member Matsumoto, she did not want housing at this site. Foster stated not all employees were surveyed about the housing on this site and some of those asked about living on the site wouldn't live anywhere in Park City because of liking where they currently live.

Laurent stated Iron Horse would be filled with Transit expansion and would not be a good spot for housing. She expressed the hope that Council wouldn't cut projects short. Mayor Thomas indicated he knew of other housing that was in noisy areas, and felt housing at this site was a good option. Council Member Gerber did not want to take this option off the table either, noting that this was not a “for sale” unit, and people with families would not be living there.

Council Member Henney clarified he was still open to considering this site as well. Council Member Worel asked if there were security concerns. McAffee could not imagine any concerns. He stated he would continue to pursue housing on the site for transit employees. Council Member Henney noted he was happy to see the net zero features of the projects.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Title	Status
Jack Thomas	Mayor	Present

Andy Beerman	Council Member	Present
Becca Gerber	Council Member	Present
Tim Henney	Council Member	Present
Cindy Matsumoto	Council Member	Excused
Nann Worel	Council Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Michelle Kellogg	City Recorder	Present

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Member Henney stated he used to live on property adjacent to Item Four on New Business, but he had no relationship to the owners. Council Member Gerber disclosed she worked for the Park Silly Sunday Market (PSSM) in the past. Council Member Beerman stated he was a long time neighbor of the owner of Item Four on New Business.

1. Presentation of the United States Tennis Association (USTA) Facility of the Year Award:

Ken Fisher and Michael O'Keefe presented comments on the USTA Featured Facility Award. O’Keefe indicated after the award was announced, the MARC was featured in four different tennis magazines. He showed a video featuring the wonderful features and programs offered at the MARC. He stated a large plaque was presented to the City, and it now resides at the entrance to the indoor tennis courts. He thanked the staff and the late Candy Erickson for making this facility possible.

III. PUBLIC INPUT *(ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)*

Mayor Thomas opened the meeting to those who wished to address the Council on issues not listed on the agenda.

Tina Smith passed out a handout and stated she wanted to discuss solar panels. She was concerned with fracking and drilling, so she became a committee member for Summit Community Power Works (SCPW). She had initiated various programs to reduce residents’ carbon footprint. She indicated she was denied a permit to install solar panels on her roof. The Planning Department stated that the panels did not meet the design criteria. She was able to see the solar panels on the City Offices’ roof and she thought they looked beautiful. She requested approval to put solar panels on her home.

Council Member Henney thanked Smith for her dedication and commitment to this cause.

Bruce Erickson, Planning Director, stated this request was denied today and indicated there was an appeal process, but he felt it was in the best interest of the Planning Department to stick to the guidelines of the Historic Preservation District.

Mayor Thomas closed the public input portion of the meeting.

IV. NEW BUSINESS

1. Consideration to Approve an Economic Development Grant Contract in the Amount of $20,000 for a Three Year Period for Anomaly Action Sports in a Form Approved by the City Attorney:

Jonathan Weidenhamer, Economic Development, and Ted Ligity, owner of Anomaly Action Sports, presented this item. Ligity stated his company just reached its 10 year mark. He explained how he began his ski gear company. He indicated he had offices in New Hampshire and Huntington Beach, California, and he wanted to combine the two offices here in Park City. He requested an economic development grant to help him move here. He stated there would be marketing, customer service, graphic design, and other jobs created as a result of this move. Weidenhamer recommended awarding $20,000 now and coming back to Council next year for consideration of giving an additional amount.

Council Member Henney recommended that sustainability measures be built into applications for grants, so applicants would know of the critical priorities of the City. He asked if there was a prohibition for grant recipients to come back requesting additional funds. It was indicated that there was no prohibition to requesting multiple grants. Harrington stated one way that additional funds could be requested would be to amend the agreement or another way would be to complete a new application.

Council Member Beerman was happy to see this business come to Park City. He hoped in the future that there could be a benchmark of job creation set for continued funding over the years. Council Member Gerber felt there should be a limit on how many times people could return to request funds. Mayor Thomas was supportive of this application and felt it helped the Complete Community concept.

Council Member Worel asked if the criteria should be reset for these grants. Weidenhamer stated the criteria were reset in 2014 to focus on business retention. He stated the job creation was not quantified in the application but was inferred. The only real criterion was the business had to show the return on investment from this grant.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing.

Weidenhamer asked if he should come back to further discuss application criteria. It was decided to discuss this further in the spring.

Council Member Worel moved to approve an economic development grant contract in the amount of $20,000 for a three year period for Anomaly Action Sports in a form approved by the City Attorney. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, and Worel
EXCUSED: Council Member Matsumoto

2. Request to Approve the Special Event Temporary Alcoholic Beverage License Applications as Listed on the Agenda for Operation During the 2017 Sundance Film Festival:

Beth Bynan, Business License Specialist, presented this item. She asked for approval for the license requests received.

Council Member Henney noted there was a gallery in the Claimjumper. Bynan clarified that the Claimjumper was located at 573 Main Street but was listed on the agenda as 572 Main Street.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing.

Council Member Beerman moved to approve the Special Event Temporary Alcoholic Beverage License Applications as listed on the agenda for operation during the 2017 Sundance Film Festival. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, and Worel
EXCUSED: Council Member Matsumoto

3. Consideration to Approve Type 3 Special Event License and City Services Agreement with Park Silly Sunday Market (PSSM):

Jason Glidden, Kate Boyd, and Michelle McDonald presented this item. Glidden requested approval for a one year contract for the market in 2017. He indicated the cash management donation from the City would be $20,000, which was $20,000 less than last year.

Council Member Gerber looked at the growth rate year over year and asked if they saw the market continuing to grow. Boyd stated the market had been in Park City for 11 years and they scaled marketing back over the years, but the word was out and people come up and attend this event. Council Member Worel asked why the fee for the Building Department increased so dramatically. Glidden stated the after-hour fee charged had changed and was reflected in that higher amount. Council Member

Beerman asked what PSSM would do if the Tour of Utah finished its race on a Sunday. Boyd stated the market would not be held concurrently with Tour of Utah.

Mayor Thomas opened the public hearing.

Mike Sweeney stated he supported PSSM. He hoped the City would look at a longer contract with this event. He indicated he would like the market extend to the top of Main Street so more people would go up there.

Mayor Thomas closed the public hearing.

Council Member Worel moved to approve Type 3 Special Event License and City Services Agreement with Park Silly Sunday Market. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, and Worel
EXCUSED: Council Member Matsumoto

4. Consideration of Ordinance No. 2016-49, an Ordinance Approving the 324 Woodside Avenue Subdivision Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney:

Ashley Scarff, Planning Department, presented this item. She requested this lot amendment be approved, and stated the property line would be moved. The Planning Commission gave a positive recommendation. Council Member Beerman asked if the driveway would be off of Woodside Avenue or Park Avenue. Scarff stated it would be off of Woodside Avenue.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing.

Council Member Gerber moved to approve Ordinance No. 2016-49, an ordinance approving the 324 Woodside Avenue Subdivision pursuant to findings of fact, conclusions of law, and conditions of approval in a form approved by the City Attorney. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, and Worel
EXCUSED: Council Member Matsumoto

V. ADJOURNMENT

With no further business, the meeting was adjourned.

PARK CITY
1884

DATE: December 1, 2016

TO HONORABLE MAYOR AND COUNCIL

In 2013 the Park City Public Works Department collaborated with the HPCA Trash and Recycling Committee to contract out the collection services to one vendor in order to reduce the congestion of multiple solid waste vendor bins and trucks in the Main Street area. It also made sense for the City to have one vendor for its City Facilities. This has been a very successful joint venture. The contractor bills the businesses for collection and disposal fees. The City only pays for the portion of the contract related to the Solid Waste collected at City Facilities. Staff recommends exercising the option to extend services for an additional (3) three years

Respectfully:

Troy Dayley, Streets Supervisor

City Council Staff Report

Subject:	**Main Street Solid Waste and Recycling Contract Extension**
Author:	**Troy Dayley, Streets Manager**
Department:	**Public Utilities and Streets**
Date:	**December 1, 2016**
Type of Item:	**Administrative**

Summary Recommendation

Authorize the City Manager to exercise the (3) three year contract extension option in a form approved by the City Attorney with “Republic Services” for Municipal Solid Waste and Recycling Collection Services for the Commercial/Business sector within the Main Street area including Park City Municipal Buildings for an annual amount not to exceed $17,000 for City Facilities and $68,000 for the HPCA Main Street area.

Executive Summary

In 2013 the Park City Public Works Department collaborated with the HPCA Trash and Recycling Committee to contract out the collection services to one vendor in order to reduce the congestion of multiple solid waste vendor bins and trucks in the Main Street area. It also made sense for the City to have one vendor for its City Facilities. This has been a very successful joint venture. The contractor bills the businesses for collection and disposal fees. The City only pays for the portion of the contract related to the Solid Waste collected at City Facilities. Staff recommends exercising the option to extend services for an additional (3) three years.

Acronyms

HPCA	Historic Park City Alliance
PCMC	Park City Municipal Corporation
RFP	Request for Proposals
G&F	G&F Waste Management

The Opportunity

Continued partnership with the HPCA Trash and Recycling Committee and Republic Services for trash removal and recycling through November 30, 2019.

Background

A request for proposals was advertised October of 2013. Two proposals were reviewed and staff and the HPCA Trash and Recycling Committee recommend that Republic Services be selected as the Municipal Solid Waste Collection vendor for the Main Street Commercial/Business area and Park City Municipal buildings. This contract has the option to extend services for an additional (3) years.

Alternatives for City Council to Consider

Alternative Recommendation:
Approve a contract extension with Republic Services for a shortened term, and request staff rebid the trash and recycling service next spring during the shoulder season.

Pros

a. Extending the contract until staff completes the RFP process will allow existing services to continue without interruption.
b. Opening the RFP to other service providers allows for a competitive bidding process.
c. Awarding this contract in the spring will allow any new service provider sufficient time to learn the nuances of our trash removal and recycling program prior to winter.

Cons

a. It is highly likely the overall costs will increase for both the city and the Main Street Business when rebid.
b. HPCA Trash and Recycling Committee have expressed their desire to continue working with Republic Services.
c. If/when a new service provider is awarded this contract it will require an extensive learning curve as seen when G&F lost the contract to Republic Services in 2000.

Null Alternative:
This alternative would cause the current contract to expire on December 1, 2016 without another alternative in place.

Department Review

This staff report was reviewed by the Public Works Department, Legal Department and City Manager.

Funding Source

- Funds collected from Main Street Commercial/Business by Republic Services
- General Fund – for Park City Municipal Building collection

Attachments

2013 Trash and Recycling Agreement Republic Services.pdf

DATE: December 1, 2016

TO HONORABLE MAYOR AND COUNCIL

The City is scheduled to close on the 2.285 acre property on February 1, 2017 at $60/sf or $5,972,773. December 9, 2017 is the end of the due diligence period and the $60,000 in earnest money moves out of escrow and goes hard. This will be the last opportunity for the City to exit the purchase without financial risk.

The next step would be for City Council to proceed to closing, which direction council could confirm at the January 26, 2017 meeting, which is the last public council meeting prior to the February 1, 2017 closing date.

At this point, it is not clear if the City intends to build a housing only, transit and parking only or a mixed project. Staff recommends a thorough, public engagement process accompany next steps in design and feasibility.

Respectfully:

Jonathan Weidenhamer, Economic Development Manager

City Council
Staff Report

Subject:	**Update on possible acquisition of the southern portion of 1251 Kearns Boulevard (the Yard).**
Author:	**Jonathan Weidenhamer**
Department:	**Sustainability**
Date:	**December 1, 2016**
Type of Item:	**Administrative**

Summary Recommendation

Staff recommends Council provide direction to continue to pursue acquisition of the south half of the Yard parcel, located at 1251 Kearns Boulevard.

Executive Summary

The City is scheduled to close on the 2.285 acre property on February 1, 2017 at $60/sf or $5,972,773. December 9, 2017 is the end of the due diligence period and the $60,000 in earnest money moves out of escrow and goes hard. This will be the last opportunity for the City to exit the purchase without financial risk.

The next step would be for City Council to proceed to closing, which direction council could confirm at the January 26, 2017 meeting, which is the last public council meeting prior to the February 1, 2017 closing date.

At this point, it is not clear if the City intends to build a housing only, transit and parking only or a mixed project. Staff recommends a thorough, public engagement process accompany next steps in design and feasibility.

Acronyms

ESA	Environmental Site Assessments
REPC	Real Estate Purchase Contract
PCMC	Park City Municipal Corporation

The Problem

- The proliferation of the resort economy, redevelopment pressures within Park City and continued growth outside the City limits have led to increases in traffic and congestion compromising quality of life and quality of experience for both residents and visitors.
- If we "do nothing" based on current traffic volumes and expected growth our major intersections will fail – some are already at an unacceptable levels of service at peak times.
- Existing regulatory tools are not enough to bring free market interests into harmony with the General Plan.

The Opportunity

The contract to purchase 2.29 acres of land in Bonanza Park represents a unique opportunity to forward some of Council's critical goals in the areas of affordable housing and/or transportation. Through recent transportation studies, the Yard property was identified as one of four recommended locations to potentially build a parking and transit center. Additionally, as we have learned developing our concept planning and financial analysis for the fire station affordable housing project, spending $200/sf or more for land quickly eats into the $40M budgeted for housing, and pursuing more affordable alternatives, such as the Yard at $50-60/sf could allow more flexibility and efficiency with housing dollars.

Background

- 5/12/16 - Council approved a REPC in a public meeting to purchase the south parcel, p101 (link).
    - Council was sensitive to "over developing" the lot and was supportive of conducting feasibility exercises to see what the land could absorb and remain consistent with General Plan goals and underlying zoning.
- 6/16 - Environmental and soils test returned clean on south parcel.
- 7/16 – City's Survey work completed. Preliminary road alignments laid out.
- 10/16 - Preliminary Plat submitted to Planning.
- 10/16 – Council and land owner agree to extend due diligence from November 1, 2016 to December 9, 2016, p78 (link).
- 11/16 – 2 Stakeholder Public input sessions (Exhibit C).

Alternatives for City Council to Consider

1. **Recommended Alternative:** Continue to pursue purchase of the southern portion of 1251 Kearns:

   Pros
   a. Would allow a significant transportation and/or housing project to be built;
   b. The Private sector/ free market outcomes are developing inconsistent with stated goals and desired outcomes for the neighborhood in terms of affordability, and impacts on traffic and congestion;
   c. This will supplement the City's regulatory tools which may not result in a preferred built environment;
   d. Could set in motion many of the goals stated within the General Plan for the neighborhood including a walkable, mixed-use, locals district;
   e. Deliver on our intent to forward community goals through taking a proactive role.

   Cons
   a. PCMC is potentially influencing the real estate market in this area;
   b. This will be a purchase of approximately $6M.   By spending significant portion of fixed resources on this location it may preclude us from other targets or priorities. There are a lot of moving parts related to other potential

land purchases, land owners and other priorities for City funds that may or may not be affected by Transit, Water and other capital priorities.
   c. We appear to be buying at the height of the market;
   d. Construction on the southern portion of Yard-1 will require the relocation of Recycle Utah.

2. **Null Alternative:**

   Pros

   a. The property could redevelop through a pending application, the City wouldn't enter into the free market at this location;

   Cons

   a. The owners of the southern portion of Yard-1 would continue with their pending development application, likely yielding 23 market rate homes with some number of affordable lockouts, which is inconsistent with stated goals for the neighborhood;
   b. Traffic level of service projections show that doing nothing will result in intersection failure based on future growth. Failure at peak times is already occurring under the status quo and that will only get worse, including Park Ave/Deer Valley Drive, Deer Valley Drive/Bonanza, and Park Ave/Kearns Blvd.

3) Other alternatives
The Nelson Nygaard study identified three alternative locations for a Bonanza Park transit/parking project. The other parcels are not immediately feasible or available and likely inconsistent with Council's expectations on timeline.

Analysis

This is a key parcel in the City's overall strategy to potentially site a multi-modal transportation facility. Utilizing Bonanza Park as a means to help to diffuse the peak periods of traffic and congestion is a priority recommendation in the 2011 Transportation Master Plan and also one of the strong recommendations in the Nelson Nygaard "Bonanza Park/Lower Park Avenue/Park City Mountain Resort Transportation and Parking Siting Plan".

The site also represents an enormous opportunity to develop affordable housing in that it is flat and centrally located proximate to service and commercial.

Land Valuation & Comparables

As to be expected, there are not many other recent comparable sales in the vicinity of the Yard parcel. The only other "commercial" sale relevant is 1064 Park Avenue, which closed March 16th, 2015, which had a purchase price of $1.775M for 0.16 acres, or $257/sq ft. This demonstrates the increased value perceptions for developable properties inside city limits.

We do have an informal comparable for a transaction of over one acre in the Bonanza Park area at $51.65/sf that occurred within the past 24 months.

PCMC had a formal estimate of the land and a development/valuation analysis completed. The results indicate the land is worth $2.7M, and the highest and best use being market rate housing as dense as allowable. A conservative estimate on the monetary return of the pending pre-MPD application was estimated at $5.1M, not considering any long term rental revenue. Staff believes the current land owners have estimated they will generate more than $6M in short term profits, and therefore staff does not believe a protracted negotiation to attempt to create additional discount(s) will be time or cost effective. The owners are firm that they are a willing seller only at $6M.

The $60/sq ft by no means sets a valuation benchmark in the real estate market generally. The southern portion of Yard-1 presents unique characteristics related to both PCMC's critical needs and the private developer's intentions for the development at this location."

Key Dates:

• Council public meeting to authorize REPC	May 12, 2016
• City completes Phase I & II ESA	June 30, 2016
• Due Diligence Deadline/Earnest $ hard	December 9, 2016
• Council public meeting to confirm intent to close	Jan 26, 2017
• Closing	Feb 1, 2017

General Plan Review

General Plan

Goal 3 of the Park City General Plan 2014 Volume 1 (Link to General Plan) is*: Park City will encourage alternative modes of transportation on a regional and local scale to maintain our small town character. Bonanza Park is identified as a future transit hub (p. 42).* The most relevant strategy is:

3.10 *Locate Park-and-Rides, transfer stations, and transit centers in areas that will increase public transit ridership and carpooling decreasing the amount of single passenger automobiles commuting to and from Park City (p. 45).*

Goal 7 of the Park City General Plan 2014 Volume 1(Link to General Plan) is: *Life Cycle Housing: Create a diversity of primary housing opportunities to address the changing needs of residents* (p. 70). Relevant Community Planning and City Implementation Strategies are:

7.1 *Identify sites within primary residential neighborhoods in which one or more of the following could be accommodated (p. 72).*
  7.1.1 *Decreased minimum and maximum lot size requirements that might allow for affordable/attainable infill housing.*
  7.1.2 *Increased density that might allow for affordable/attainable housing.*
  7.1.3 *Smaller residential units to create market rate attainable housing in Park City and/or "step down" housing options for seniors in the community.*
7.7 *Utilize RDA funding for new housing opportunities and retrofit existing, aging residential housing stock* (p. 73).

7.8 *Leverage the State required 20 percent of RDA funds for affordable housing to secure greater resources for housing needs city-wide* (p. 73).
7.9 *Explore opportunities to create "step down" housing for empty nesters as well as progression of housing types that might include assisted living and long-term care units. Public Private Partnership (PPP) opportunities should be considered* (p. 73).

Goal 8 is: *Workforce Housing: Increase affordable housing opportunities and associated services for the workforce of Park City* (p.74). Relevant Community Planning and City Implementation Strategies are:
8.1 Increased *affordable housing opportunities through implementation of strategies within the housing toolbox.*
8.4 Update *incentives for density bonuses for affordable housing developments to include moderate and mixed-income housing.*
8.5 Evaluate *the Land Management Code to remove unnecessary barriers to affordable housing.*
8.15 *Identify and acquire property for future development of affordable housing.*
8.17 *Prioritize housing acquisitions that support multiple City goals, such as historic preservation and/or carbon reduction.*

The Park City General Plan 2014 Volume 2 (pp. 163-173) (Link to General Plan) identifies the Bonanza Park Neighborhood as a mixed use of residential and commercial promoting pedestrian activity and alternative modes of transportation including offering transit hub/transfer station.

As the neighborhood continues to evolve, multifamily residential uses should be concentrated within the Bonanza Park redevelopment area. By directing higher density redevelopment to this area, the neighborhood has the potential to provide more Life-cycle Housing opportunities for Parkites, including starter and empty nester (step down) housing (p. 168).

Beyond the importance of creating additional rights-of-way (ROWs) for vehicular access throughout the BoPa district is the need to utilize these ROWs for pedestrian and cyclist movement. This will allow for alternative modes of transportation thereby creating "complete *streets" (pp. 170-171).*

Connectivity from the Bonanza Park central district to the resorts would alleviate traffic issues throughout the City. For example, a Bus Rapid Transit (BRT) or streetcar/trolley system connecting Bonanza Park to Kimball Junction and Main Street would begin to change local commuting patterns (p. 171).

Department Review

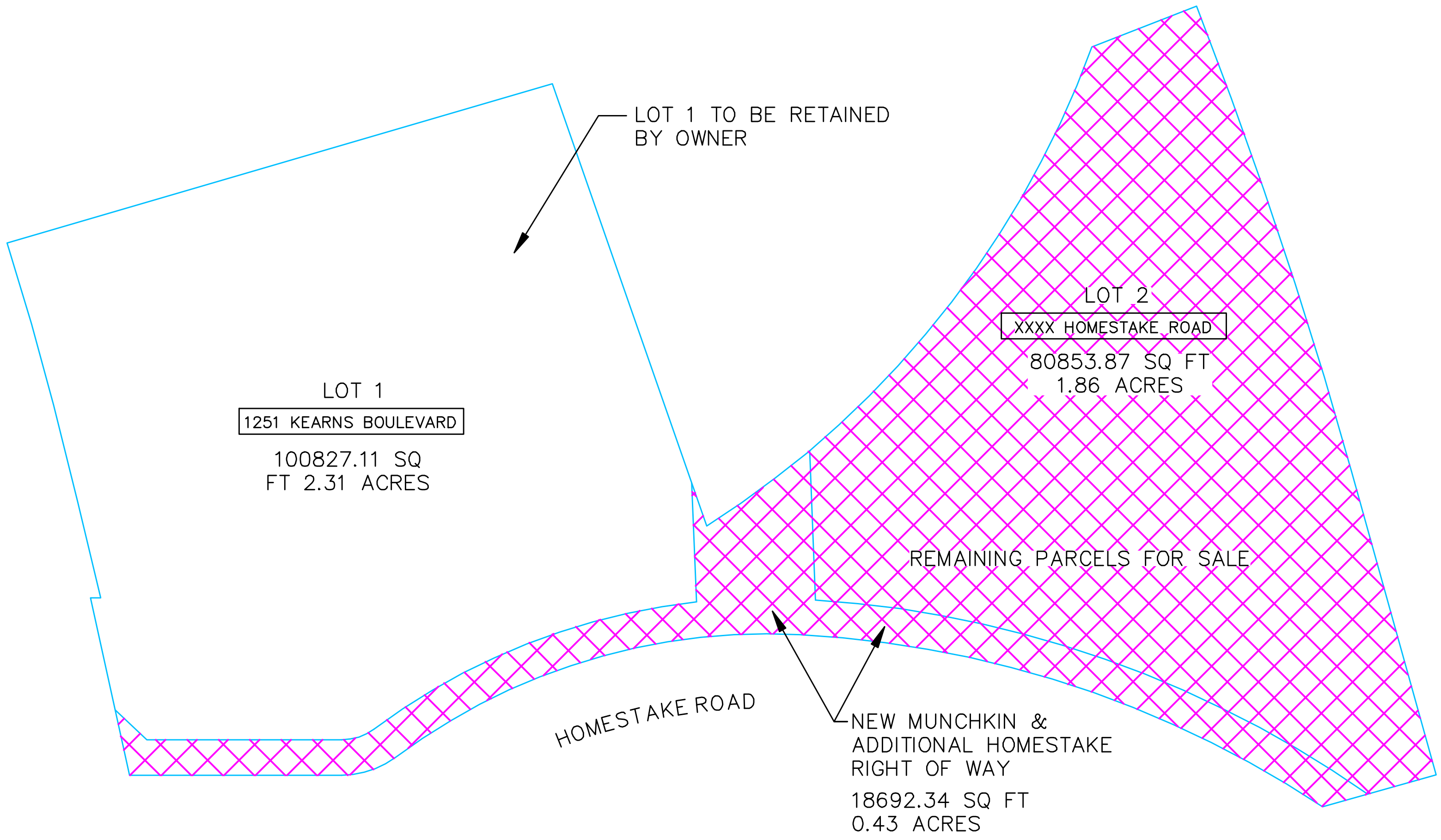
Budget, Executive, City Attorney's Office, Transportation, Community Development (Transportation, Engineering).

Funding Source

Sufficient funds have been allocated within the Transportation and Parking Fund for this acquisition.

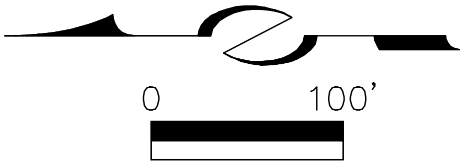
Attachments

A	Property Exhibit
B	Draft Plat
C	Public Stakeholder Meeting Recap
D	Real Estate Purchase Contract



x/Prospector/dwg/The Yard/2016 Amended Yard/041016–yard–ownership

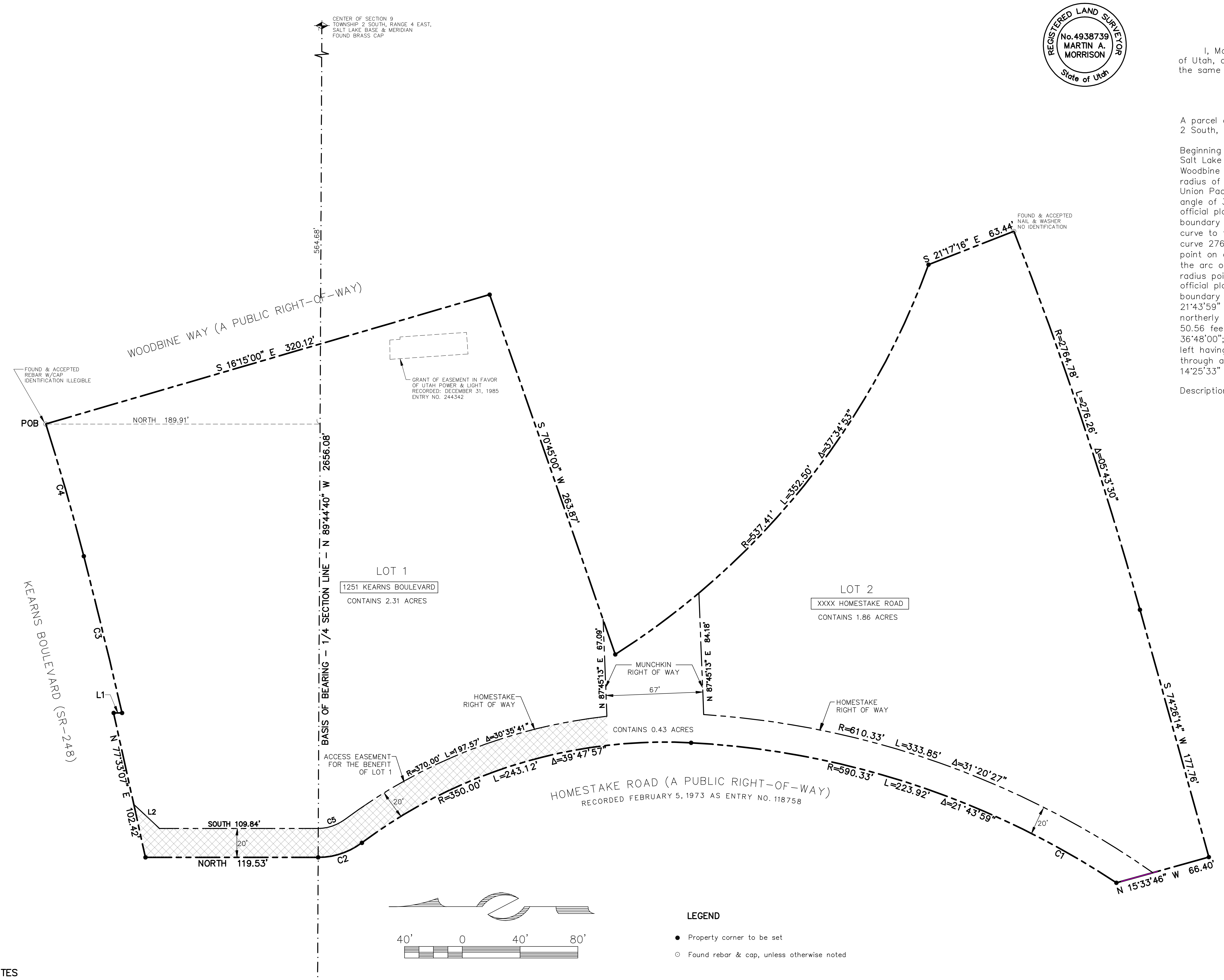
AMENDED YARD PROPERTY EXHIBITS



PARCEL FOR SALE	AREA (SQ FT)
MUNCHKIN/HOMESTAKE	18692.34
LOT 2	80853.87
TOTAL	99546.21

November 18, 2016

(435) 649–9467–PHONE
(435) 649–9475–FAX
Alliance Engineering Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060–2664



NOTES

1. A right-of-way easement in favor of Mountain States Telephone and Telegraph Company recorded December 15, 1972 as Entry No. 118268 exists on Lot 1. The location of said easement is not disclosed.
2. A right-of-way easement in favor of Mountain States Telephone and Telegraph Company recorded December 10, 1973 as Entry No. 121750 exists on Lot 1. The location of said easement is not disclosed.
3. Property survey recorded December 3, 2010, as Entry No. S-7246 in the office of the Summit County Recorder.
4. Refer to The Yard Subdivision, recorded plat Entry No. 914591 in Summit County Recorder's Office for boundary information.

WEST QUARTER CORNER SECTION 9
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN
FOUND ALUMINUM CAP

AMENDED YARD SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 9
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

No.4938739
MARTIN A.
MORRISON

SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that by authority of the owners, this Subdivision Plat map of AMENDED YARD SUBDIVISION has been prepared under my direction and that the same has been monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

BOUNDARY DESCRIPTION

A parcel of land located in the southeast quarter of the northwest quarter and the northeast quarter of the southwest quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point that is North 89°44'40" West 564.68 feet and North 189.91 feet from the center of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the westerly boundary of Woodbine Way; and running thence along the westerly boundary of Woodbine Way South 16°15'00" East 320.12 feet; thence South 70°45'00" West 263.87 feet to a point on a non tangent curve to the left having a radius of 537.41 feet, of which the radius point bears North 57°34'28" East, said point also being on the easterly boundary of the east leg of the Union Pacific Railroad wye; thence southeasterly along said easterly boundary of said wye and along the arc of said curve 352.50 feet through a central angle of 37°34'53" to the northerly boundary of the First Amended Record of Survey Plat of Ironhorse Park Commercial Subdivision, according to the official plat thereof on file and of record in the office of the Summit County Recorder, recorded as Entry No. 425123; thence along the northerly boundary of said Ironhorse Park Commercial Subdivision the following four (4) courses: 1) South 21°17'16" East 63.44 feet to a point on a non tangent curve to the right having a radius of 2764.78 feet, of which the radius point bears North 21°17'16" West; thence 2) westerly along the arc of said curve 276.26 feet through a central angle of 05°43'30"; thence 3) South 74°26'14" West 177.76 feet; thence 4) North 15°33'46" West 66.40 feet to a point on a non tangent curve to the left having a radius of 590.33 feet, of which the radius point bears North 56°33'10" West; thence northerly along the arc of said curve 89.79 feet through a central angle of 08°42'54" to a point on a curve to the left having a radius of 590.33 feet, of which the radius point bears North 65°16'04" West, said point also being the southeasterly corner of the Dedication Plat of Homestake Road according to the official plat thereof on file and of record in the office of the Summit County Recorder, recorded as Entry No. 118758; thence along the easterly boundary of said Homestake Road the following four (4) courses: 1) northerly along the arc of said curve 223.92 feet through a central angle of 21°43'59" to a point of compound curve to the left having a radius of 350.00 feet, of which the radius point bears North 87°00'03" West; thence 2) northerly along the arc of said curve 243.12 feet through a central angle of 39°47'57" to a point of reverse curve to the right having a radius of 50.56 feet, of which the radius point bears North 53°12'00" East; thence 3) northerly along the arc of said curve 32.47 feet through a central angle of 36°48'00"; thence 4) North 119.53 feet; thence North 77°33'07" East 102.42 feet; thence South 5.86 feet to a point on a non tangent curve to the left having a radius of 4481.93 feet, of which the radius point bears North 12°59'51" West; thence easterly along the arc of said curve 111.73 feet through a central angle of 01°25'42" to a point of compound curve to the left having a radius of 1677.02 feet, of which the radius point bears North 14°25'33" West; thence easterly along the arc of said curve 95.24 feet through a central angle of 03°15'13" to the point of beginning.

Description contains 4.60 acres, more or less.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, that 1251 Kearns, LLC, a Utah limited liability company, the owner of said tract of land, described herein as THE YARD SUBDIVISION, has caused a survey to be made and this record of survey map consisting of one sheet to be prepared, and does hereby give its consent to the recordation of this record of survey map.

In witness whereof the undersigned has executed this certificate and dedication this

______ day of ___________, 2016.

1251 Kearns LLC,
a Utah limited liability company

By: ______________________

Its: ______________________

ACKNOWLEDGMENT

State of Utah)
: ss.
County of Summit)

On the ______ day of ___________, 2016, personally appeared before me

______________________, who being by me duly sworn, did say that he is the

______________________ of MJF 1998 Investment Partnership, LP, a Georgia limited partnership, and that the foregoing Owner's Certificate and Dedication was signed on behalf

of said corporation by authority of its operation agreement, and said _______________ acknowledged to me that said corporation executed the same.

____
A Notary Public commissioned in Utah

____
Printed Name

Residing in: __________________

My Commission Expires: _________________

LINE TABLE		
LINE	BEARING	DISTANCE
L1	SOUTH	5.86
L2	N 43°09'27" E	24.40

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	590.33	89.79	08°24'54"
C2	50.56	32.47	36°48'00"
C3	4481.93	111.73	01°25'42"
C4	1677.02	95.24	03°15'13"
C5	30.56	19.63	36°48'00"

SHEET 1 OF 1

11/18/16 JOB NO.: 4-10-16 FILE: X:\Prospector\dwg\srv\plat2016\041016-yard.dwg

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

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ______

DAY OF __________, 2016 A.D.

BY _______________
S.B.W.R.D.

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 7TH DAY OF OCTOBER, 2016 A.D.

BY _______________
CHAIRMAN

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF __________, 2016 A.D.

BY _______________
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____

DAY OF __________, 2016 A.D.

BY _______________
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF __________, 2016 A.D.

BY _______________
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 4TH DAY OF NOVEMBER, 2016 A.D.

BY _______________
MAYOR

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF ____________________
DATE _______ TIME _____ BOOK _____ PAGE _____

__________ _______________
FEE RECORDER

Bonanza Park Stakeholder Outreach for the Yard South potential acquisition
November 15, Ritual Chocolate and November 16, 2016, Windy Ridge Restaurant

Good turnout, a surprising number in fact! Among the approx.17 attendees on Tuesday and 18 attendees on Wednesday were residents, business owners, and property owners of Compark Plaza, Homestake and Claimjumper condos, and Ironhorse District. In addition, non-profit leaders from Mtn Lands Community Housing and Summit County Arts Council attended. Rory Murphy attended both sessions, and Mark Fischer and Mike Sweeney each attended one.

Summary of what we heard:
Attendees were in agreement that the City should not pass up the opportunity to purchase this parcel, even if the plans for it aren't fully cooked. The opportunity may not come again and this is an important purchase. That said, has the City ascertained that indeed the purchase price is reflective of the market and not elevated? In the end there is concern that an elevated purchase price would drive the market.

There was consensus among attendees that they'd like to see affordable housing as a central component instead of a transit hub or significant parking structure. They don't want a lot of parking because they don't think the City should support a new resort base and create parking in the core for skier parking, which they believe it would become.

There was more talk on Wednesday evening about live/work/play situations, the need to subsidize housing for workforce, and desire to "blow it up" and do something very creative and out of the box, the concern about Homestake/Claimjumper condo being impacted.

Specific Comments from Tuesday:

Charlie Wintzer, Ironhorse Property Owner:
If you run a gondola (or aerial tram) from the property, you will drive up property values, switch the resort base to Bonanza, and preclude the ability to have affordable housing in the area. What you will gain in affordable housing units, you will lose in the existing affordable housing at Claimjumper and Homestake condos as they become a second home destination. City should avoid the unintended consequences of putting a significant transit/parking component on the property.

Hadley Dynak, director of the Summit County Arts Council:
Hadley suggested that you could accomplish several things in the area with a concept like work/live housing - i.e. a studio or workspace on the bottom with housing on top. One, it could create solve a transportation issue by reducing the number of people driving form work to home, and, two, it could fill a void by supplying small affordable work/shop/office spaces that are not storefront.

Greg Friedman - Claimjumper Condo owner & HOA VP:
The Homestake Rd/Kearns Blvd corner is narrow and inadequate for planning a significant transit hub. Improve alignment of road here by straightening the curve in Homestake Rd. If the traffic flow includes a pass through from Munchkin to Homestake, make Woodbine to Munchkin to Homestake all one-way for ease of flow/ congestion mitigation.

Sean Morgan - Resident and land use planner:
Look at the whole area (including Iron horse/Bonanza East/Bonanza West) as one and make certain infrastructure for whole area is planned.

Clay Stuard – **Resident** Don't put parking in town, and dump the idea of using Richardson Flats. We need a park and ride on the entry corridor — on Hwy 248, just outside of the narrow stretch of 248 (i.e. near the Quinn's Water treatment or near the city-owned light industrial).

Lee Whiting – HOA president, Claimjumper
Lee reiterated some of his previous concerns about a heavy transit component, about the continuation of Munchkin Road through to Homestake and the City subsidizing resort parking. He offered that doing so would allow the resorts to export their costs to the City. If the City built a large parking structure there, it would act as a magnet for ski resort parking. Lee did give a thumbs up to the purchase, even if the plan isn't fully baked. He noted the City's priority for creating 800 units by the target year and feels this is the place to put large numbers.

Bob Peek – Compark Plaza condo owner
Agreed with the housing priority, but feels an aerial tram or gondola from an outlying area (like Richardson Flats) with a stop in Bonanza Park and then on to the Old Town Transit Center should be a priority. Not a connection necessarily to PMCR.

Shirin Spangenburg – Prospector Resident, business owner
Had questions about the true ramifications of under-parking and when it works/ doesn't work. She also gave kudos to the City for its continuing efforts to ask the public to weigh in. Appreciates the ability to have buy-in on the project even if ultimately it's not what she prefers.

Rory Murphy, Mark Fischer Representative: Rory was pulled in because of the public's questions about the area in general. He mentioned the concern and what he feels is the obligation to make it possible to keep crucial community services like Anaya's and a gas station/convenience store in the center of town. He had lots of agreement on that.

<u>Specific comments from Wednesday evening at Windy Ridge:</u>

Tom Fey, **resident:** He's blown away by the price and doesn't believe that the City should purchase the land without having had the community to help design it and he believes it's purchasing "land for a ski resort". What responsibility do the ski resorts have to add to this?

John Burdick, Homestake Condo owner & HOA President – He is against a parking structure because ingress and egress would be the same time for the entirety of any parking structure that you have. He's concerned they will lose their street parking. He thinks the City will need to think through the internal street structure in the whole area (along with Yard East).

David Werksman, Homestake condo owner – Concerned about subsidizing affordable housing because he believes you just have multiple families that move in. He's concerned about the type of people.

Tom Horton, Blue Ribbon Housing commissioner – He would support the idea of housing and not parking/transit. Housing he says is compatible, transit is not. He encourages the City to be bold and realize that parking is "out"… or will be. If you build a place for cars, you'll attract cars. Why not walking villages? This is the perfect place for it.

Hank Louis, Architect – Gigaplex in Bonanza Park – You can't just put in sidewalks and call it "walkable". He encourages "blowing up" the whole area and creating something completely new that incorporates live/work/play and creative design.

Angela Moschetta, Future Park City - This area is not functional currently, it's not visually pleasing, it's time for redevelopment of a walkable area. 60% of our traffic is caused by locals. Look at the area more holistically, considering all areas like the Rite Aid parking lot, the Yard East. Be visionary with transportation. Right now Prospector is a collection of ugly parking lots – we don't' want that.

Ron Wedig, Representative of the Boneyard, – Approves of the purchase and looks forward to hearing more.

Mary Wintzer – Bonanza Property Owner – The residents have come before and said they don't want vertical. Does the model work if you do go vertical and destroy the views? We should be able to accomplish a nice housing project of three stories. Think about overall aesthetics of the community, not just this project.

Sara Berry – Future Park City – housing seems obvious, if you know soils are good in the area (do you?), a housing project would cost less, right? Workforce housing is important and the resorts should be weighing in on more projects. You need to have housing for a mixture of socio-economic levels. The City (we) have to provide affordable housing because the market cannot.

Greg (?) – Want to make certain the construction impacts are mitigated and liked hearing about pre-fab shortening the time frame of construction.

Other random comments:

- Don't use acronyms like AMI because no one knows what it means. Why not talk about real costs? What will an affordable unit actually cost?
- How much housing could actually go there? If approx. 46 units were looked upon favorably when Elliot Work Group presented prior application/drawings, how many will you fit there? 100? Let's get some real numbers.
- If there's housing, it needs to have transit component, but we want to see it in a more reasonable area, like the Vail lot on Bonanza. This is not a suitable place for a transit center, it's too imbedded in the center of the district.
- How is parking/transit/housing paid for?
- Make small, well-calculated steps towards a well-planned, efficient area because it's a vital piece of the puzzle.
- Beautification of the RMP sub-station needed.
- Can we still have an in-town recycle station?
- You're going to have to go up to make affordability work.

Utah Association of REALTORS®
REALTOR®

EQUAL HOUSING OPPORTUNITY

REAL ESTATE PURCHASE CONTRACT FOR LAND

This is a legally binding Real Estate Purchase Contract ("REPC"). If you desire legal or tax advice, consult your attorney or tax advisor.

OFFER TO PURCHASE AND EARNEST MONEY DEPOSIT

On this 13th day of May, 2016 ("Offer Reference Date") Park City Municipal Corporation or its assignees ("Buyer") offers to purchase from 1251 Kearns, LLC ("Seller") the Property described below and **[X] delivers to the Title Company with this offer, or [ ] agrees to deliver no later than four (4) calendar days after Acceptance (as defined in Section 23),** Earnest Money in the amount of $60,000.00 in the form of a bank wire. After Acceptance of the REPC by Buyer and Seller, and receipt of the Earnest Money by the Title Company, the Title Company shall have four (4) calendar days in which to deposit the Earnest Money into the title company Trust Account.

Received by: ______________________ on ______________________(Date)

(Signature above acknowledges receipt of Earnest Money)

OTHER PROVISIONS

1. PROPERTY: 1251 Kearns Blvd, Park City, UT 84060
also described as: southern portion of Bonanza Park Triangle parcel City of Park City County of Summit, State of Utah, Zip 84060 (the "Property"). Any reference below to the term "Property" shall include the Property described above, together with the Included Items and water rights/water shares, if any, referenced in Sections 1.1, and 1.3.

1.1 Included Items (specify) _______NA_______________________

1.2 Excluded Items (specify)______NA_______________________

1.3 Water Service. The Purchase Price for the Property shall include all water rights/water shares, if any, that are the legal source for Seller's current culinary water service and irrigation water service, if any, to the Property. The water rights/water shares will be conveyed or otherwise transferred to Buyer at Closing by applicable deed or legal instruments. The following water rights/water shares, if applicable, are specifically excluded from this sale: __NONE_____________

2. PURCHASE PRICE. The Purchase Price for the Property is $60/square foot, currently assumed at $ 6,000,000.00. Except as provided in this Section, the Purchase Price shall be paid as provided in Sections 2(a) through 2(d) below. Any amounts shown in 2(b) and 2(d) may be adjusted as deemed necessary by final plat map square footage.

$ 60,000.00	**(a) Earnest Money Deposit.** Under certain conditions described in the REPC, this deposit may become totally non refundable.
$______________	**(b) New Loan.** Buyer may apply for mortgage loan financing (the "Loan") on terms acceptable to Buyer.
$______________	**(c) Seller Financing** (see attached Seller Financing Addendum)
$ 5,940,000.00	**(d) Balance of Purchase Price in Cash at Settlement**
$ 6,000,000.00	**PURCHASE PRICE. Total of lines (a) through (d)**

3. SETTLEMENT AND CLOSING.

3.1 Settlement. Settlement shall take place no later than the Settlement Deadline referenced in Section 24(d), or as otherwise mutually agreed by Buyer and Seller in writing. "Settlement" shall occur only when all of the following have been completed: (a) Buyer and Seller have signed and delivered to each other or to the escrow/closing office all documents required by the REPC, by the Lender, by the title insurance and escrow/closing offices, by written escrow instructions (including any split closing instructions, if applicable), or by applicable law; (b) any monies required to be paid by Buyer or Seller under these documents (except for the proceeds of any new loan) have been delivered by Buyer or Seller to the other party, or to the escrow/closing office, in the form of cash, wire transfer, cashier's check, or other form acceptable to the escrow/closing office.

3.2 Prorations. All prorations, including, but not limited to, homeowner's association dues, property taxes for the current year, rents, and interest on assumed obligations, if any, shall be made as of the Settlement Deadline referenced in Section 24(d), unless otherwise agreed to in writing by the parties. Such writing could include the settlement statement. The provisions of this Section 3.2 shall survive Closing.

3.3 Greenbelt. If any portion of the Property is presently assessed as "Greenbelt" the payment of any roll-back taxes assessed against the Property shall be paid for by: **[ ] Seller [ ] Buyer [ ] Split Equally Between Buyer and Seller [X] Other (explain)**__NA____

3.4 Special Assessments. Any assessments for capital improvements as approved by the HOA (pursuant to HOA governing documents) or as assessed by a municipality or special improvement district, prior to the Settlement Deadline shall be paid for by: **[ ] Seller [ ] Buyer [ ] Split Equally Between Buyer and Seller [X] Other (explain)**________NA______________________ The provisions of this Section 3.4 shall survive Closing.

3.5 Fees/Costs/Payment Obligations. Unless otherwise agreed to in writing, Seller and Buyer shall each pay one-half (1/2) of the fee charged by the escrow/closing office for its services in the settlement/closing process. Tenant deposits (including any prepaid rents) shall be paid or credited by Seller to Buyer at Settlement. Buyer agrees to be responsible for homeowners' association and private and public utility service transfer fees, if any, and all utilities and other services provided to the Property after the Settlement Deadline. The escrow/closing office is authorized and directed to withhold from Seller's proceeds at Closing, sufficient funds to pay off on Seller's behalf all mortgages, trust deeds, judgments, mechanic's liens, tax liens and warrants. The provisions of this Section 3.5 shall survive Closing.

3.6 Closing. For purposes of the REPC, "Closing" means that: (a) Settlement has been completed; (b) the proceeds of any new loan have been delivered by the Lender to Seller or to the escrow/closing office; and (c) the applicable Closing documents have been recorded in the office of the county recorder. The actions described in 3.6 (b) and (c) shall be completed within four calendar days after Settlement.

4. POSSESSION. Seller shall deliver physical possession of the Property to Buyer as follows: **[X] Upon Closing; [ ] _____Hours after Closing; [ ] ___ Calendar Days after Closing; [ ] Other (explain)**______________________

Any contracted rental of the Property prior to or after Closing, between Buyer and Seller, shall be by separate written agreement. Seller and Buyer shall each be responsible for any insurance coverage each party deems necessary for the Property. Seller agrees to deliver the Property to Buyer free of debris and personal belongings. The provisions of this Section 4 shall survive Closing.

5. CONFIRMATION OF AGENCY DISCLOSURE. Buyer and Seller acknowledge prior written receipt of agency disclosure provided by their respective agent that has disclosed the agency relationships confirmed below. At the signing of the REPC:

Seller's Agent ________________________________, represents **[ ] Seller [ ] both Buyer and Seller as a Limited Agent;** ,
Seller's Brokerage______________________________represents **[ ] Seller [ ] both Buyer and Seller as a Limited Agent;** ,
Buyer's Agent ________________________________represents **[ ] Buyer [ ] both Buyer and Seller as a Limited Agent;** ,
Buyer's Brokerage:______________________________represents **[ ] Buyer [ ] both Buyer and Seller as a Limited Agent.**

6. TITLE & TITLE INSURANCE.

6.1 Title to Property. Seller represents that Seller has fee title to the Property and will convey marketable title to the Property to Buyer at Closing by general warranty deed. Buyer does agree to accept title to the Property subject to the contents of the Commitment for Title Insurance (the "Commitment") provided by Seller under Section 7, and as reviewed and approved by Buyer under Section 8. Buyer also agrees to accept title to the Property subject to any existing leases rental and property management agreements affecting the Property not expiring prior to Closing which were provided to Buyer pursuant to Section 7(e). The provisions of this Section 6.1 shall survive Closing.

6.2 Title Insurance. At Settlement, Seller agrees to pay for and cause to be issued in favor of Buyer, through the title insurance agency that issued the Commitment, the most current version of an ALTA standard coverage owner's policy of title insurance. Any additional title insurance coverage desired by Buyer shall be at Buyer's expense.

7. SELLER DISCLOSURES. No later than the Seller Disclosure Deadline referenced in Section 24(a), Seller shall provide to Buyer the following documents in hard copy or electronic format which are collectively referred to as the "Seller Disclosures":

(a) a written Seller Property Condition Disclosure (Land) for the Property, completed, signed and dated by Seller as provided in Section10.2;
(b) a Commitment for Title Insurance as referenced in Section 6.1;
(c) a copy of any restrictive covenants (CC&R's), rules and regulations affecting the Property;
(d) a copy of the most recent minutes, budget and financial statement for the homeowners' association, if any;
(e) a copy of any lease, rental, and property management agreements affecting the Property not expiring prior to Closing;

Page 2 of 6 pages **Buyer's Initials** RMR______ **Date**5/13/16 **Seller's Initials**~~5-13-16~~ MJF **Date**5-13-16

(f) evidence of any water rights and/or water shares referenced in Section 1.3;
(g) written notice of any claims and/or conditions known to Seller relating to environmental problems; and violation of any CC&R's, federal, state or local laws, and building or zoning code violations; and
(h) Other (specify) ______________________________

8. BUYER'S CONDITIONS OF PURCHASE.

8.1 DUE DILIGENCE CONDITION. Buyer's obligation to purchase the Property: **[X] IS [ ] IS NOT** conditioned upon Buyer's Due Diligence as defined in this Section 8.1(a) below. This condition is referred to as the "Due Diligence Condition." If checked in the affirmative, Sections 8.1(a) through 8.1(c) apply; otherwise they do not.

(a) Due Diligence Items. Buyer's Due Diligence shall consist of Buyer's review and approval of the contents of the Seller Disclosures referenced in Section 7, and any other tests, evaluations and verifications of the Property deemed necessary or appropriate by Buyer, such as: the physical condition of the Property; the existence of any hazardous substances, environmental issues or geologic conditions; the square footage or acreage of the Property; the costs and availability of flood insurance, if applicable; water source, availability and quality; the location of property lines; regulatory use restrictions or violations; fees for services such as HOA dues, municipal services, and utility costs; convicted sex offenders residing in proximity to the Property; and any other matters deemed material to Buyer in making a decision to purchase the Property. Unless otherwise provided in the REPC, all of Buyer's Due Diligence shall be paid for by Buyer and shall be conducted by individuals or entities of Buyer's choice. Seller agrees to cooperate with Buyer's Due Diligence. Buyer agrees to pay for any damage to the Property resulting from any such inspections or tests during the Due Diligence.

(b) Buyer's Right to Cancel or Resolve Objections. If Buyer determines, in Buyer's sole discretion, that the results of the Due Diligence are unacceptable, Buyer may either: (i) no later than the Due Diligence Deadline referenced in Section 24(b), cancel the REPC by providing written notice to Seller, whereupon the Earnest Money Deposit shall be released to Buyer without the requirement of further written authorization from Seller; or (ii) no later than the Due Diligence Deadline referenced in Section 24(b), resolve in writing with Seller any objections Buyer has arising from Buyer's Due Diligence.

(c) Failure to Cancel or Resolve Objections. If Buyer fails to cancel the REPC or fails to resolve in writing any objections Buyer has arising from Buyer's Due Diligence, as provided in Section 8.1(b), Buyer shall be deemed to have waived the Due Diligence Condition.

8.2 APPRAISAL CONDITION. Buyer's obligation to purchase the Property: **[ ] IS [X] IS NOT** conditioned upon the Property appraising for not less than the Purchase Price. This condition is referred to as the "Appraisal Condition." If checked in the affirmative, Sections 8.2(a) and 8.2(b) apply; otherwise they do not.

(a) Buyer's Right to Cancel. If after completion of an appraisal by a licensed appraiser, Buyer receives written notice from the Lender or the appraiser that the Property has appraised for less than the Purchase Price (a "Notice of Appraised Value"), Buyer may cancel the REPC by providing written notice to Seller (with a copy of the Notice of Appraised Value) no later than the Financing & Appraisal Deadline referenced in Section 24(c); whereupon the Earnest Money Deposit shall be released to Buyer without the requirement of further written authorization from Seller.

(b) Failure to Cancel. If the REPC is not cancelled as provided in this section 8.2(a), Buyer shall be deemed to have waived the Appraisal Condition.

8.3 FINANCING CONDITION. Buyer's obligation to purchase the property: **[ ] IS [X] IS NOT** conditioned upon Buyer obtaining the Loan referenced in Section 2(b). This condition is referred to as the "Financing Condition." If checked in the affirmative, Sections 8.3(a) and 8.3(b) apply; otherwise they do not. If the Financing Condition applies, Buyer agrees to work diligently and in good faith to obtain the Loan.

(a) Buyer's Right to Cancel Before the Financing & Appraisal Deadline. If Buyer, in Buyer's sole discretion, is not satisfied with the terms and conditions of the Loan, Buyer may cancel the REPC by providing written notice to Seller no later than the Financing & Appraisal Deadline referenced in Section 24(c); whereupon the Earnest Money Deposit shall be released to Buyer without the requirement of further written authorization from Seller.

(b) Buyer's Right to Cancel After the Financing & Appraisal Deadline. If after expiration of the Financing & Appraisal Deadline referenced in Section 24(c), Buyer fails to obtain the Loan, meaning that the proceeds of the Loan have not been delivered by the Lender to Seller or to the escrow/closing office as required under Section 3.6 of the REPC, then Buyer or Seller may cancel the REPC by providing written notice to the other party; whereupon the Earnest Money Deposit, or Deposits, if applicable (see Section 8.4 below), shall be released to Seller without the requirement of further written authorization from Buyer. In the event of such cancellation, Seller agrees to accept as Seller's exclusive remedy, the Earnest Money Deposit, or Deposits, if applicable, as liquidated damages. Buyer and Seller agree that liquidated damages would be difficult and impractical to calculate, and the Earnest Money Deposit, or Deposits, if applicable, is a fair and reasonable estimate of Seller's damages in the event Buyer fails to obtain the Loan.

Buyer's Initials PMP **Date** 5/13/16 **Seller's Initials** ~~5-13-16~~ MJF **Date** 5-13-16

8.4 ADDITIONAL EARNEST MONEY DEPOSIT. If the REPC has not been previously cancelled by Buyer as provided in Sections 8.1, 8.2 or 8.3(a), then no later than the Due Diligence Deadline referenced in Section 24(b), or the Financing & Appraisal Deadline referenced in Section 24(c), whichever is later, Buyer: **[ ] WILL [X] WILL NOT** deliver to the Buyer's Brokerage, an Additional Earnest Money Deposit in the amount of $_______________. The Earnest Money Deposit and the Additional Earnest Money Deposit, if applicable, are sometimes referred to herein as the "Deposits". The Earnest Money Deposit, or Deposits, if applicable, shall be credited toward the Purchase Price at Closing.

9. ADDENDA. There **[X] ARE [ ] ARE NOT** addenda to the REPC containing additional terms. If there are, the terms of the following addenda are incorporated into the REPC by this reference: **[X] Addendum No. ___A_____**
[ ] Seller Financing Addendum [ ] Other (specify) ____

10.AS-IS CONDITION OF PROPERTY.

10.1 Condition of Property/Buyer Acknowledgements. Buyer acknowledges and agrees that in reference to the physical condition of the Property: (a) Buyer is purchasing the Property in its "As-Is" condition without expressed or implied warranties of any kind; (b) Buyer shall have, during Buyer's Due Diligence as referenced in Section 8.1, an opportunity to completely inspect and evaluate the condition of the Property; and (c) if based on the Buyer's Due Diligence, Buyer elects to proceed with the purchase of the Property, Buyer is relying wholly on Buyer's own judgment and that of any contractors or inspectors engaged by Buyer to review, evaluate and inspect the Property.

10.2 Condition of Property/Seller Acknowledgements. Seller acknowledges and agrees that in reference to the physical condition of the Property, Seller agrees to: (a) disclose in writing to Buyer defects in the Property known to Seller that materially affect the value of the Property that cannot be discovered by a reasonable inspection by an ordinary prudent Buyer; (b) carefully review, complete, and provide to Buyer a written Seller Property Condition Disclosure (Land) as stated in Section 7(a); and (c) deliver the Property to Buyer in substantially the same general condition as it was on the date of Acceptance, as defined in Section 23. The provisions of Sections 10.1 and 10.2 shall survive Closing.

11. FINAL PRE-SETTLEMENT INSPECTION.

11.1 Pre-Settlement Inspection. At any time prior to Settlement, Buyer may conduct a final pre-Settlement inspection of the Property to determine only that the Property is "as represented," meaning that the items referenced in Sections 1.1, 1.3 and 8.1(b)(ii) ("the items") are respectively present, repaired or corrected as agreed. The failure to conduct a pre-Settlement inspection or to claim that an item is not as represented shall not constitute a waiver by Buyer of the right to receive, on the date of possession, the items as represented. If the items are not as represented, Seller agrees to cause all applicable items to be corrected, repaired or replaced (the "Work") prior to the Settlement Deadline referenced in Section 24(d).

11.2 Escrow to Complete the Work. If, as of Settlement, the Work has not been completed, then Buyer and Seller agree to withhold in escrow at Settlement a reasonable amount agreed to by Seller, Buyer (and Lender, if applicable), sufficient to pay for completion of the Work. If the Work is not completed within thirty (30) calendar days after the Settlement Deadline, the amount so escrowed may, subject to Lender's approval, be released to Buyer as liquidated damages for failure to complete the Work. The provisions of this Section 11.2 shall survive Closing.

12. CHANGES DURING TRANSACTION. Seller agrees that from the date of Acceptance until the date of Closing, none of the following shall occur without the prior written consent of Buyer: (a) no changes in any leases, rental or property management agreements shall be made; (b) no new lease, rental or property management agreements shall be entered into; (c) no substantial alterations or improvements to the Property shall be made or undertaken; (d) no further financial encumbrances to the Property shall be made, and (e) no changes in the legal title to the Property shall be made.

13. AUTHORITY OF SIGNERS. If Buyer or Seller is a corporation, partnership, trust, estate, limited liability company or other entity, the person signing the REPC on its behalf warrants his or her authority to do so and to bind Buyer and Seller.

14. COMPLETE CONTRACT. The REPC together with its addenda, any attached exhibits, and Seller Disclosures (collectively referred to as the "REPC"), constitutes the entire contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties whether verbal or otherwise. The REPC cannot be changed except by written agreement of the parties.

15. MEDIATION. Any dispute relating to the REPC arising prior to or after Closing: **[X] SHALL [ ] MAY AT THE OPTION OF THE PARTIES** first be submitted to mediation. Mediation is a process in which the parties meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. The parties to the dispute must agree before any settlement is binding. The parties will jointly appoint an acceptable mediator and share equally in the cost of such mediation. If mediation fails, the other procedures and remedies available under the REPC shall apply. Nothing in this Section 15 prohibits any party from seeking emergency legal or equitable relief, pending mediation. The provisions of this Section 15 shall survive Closing.

Buyer's Initials PMP2 **Date** 5/13/16 **Seller's Initials** MJF **Date** 5-13-16

16. DEFAULT.

16.1 Buyer Default. If Buyer defaults, Seller may elect one of the following remedies: (a) cancel the REPC and retain the Earnest Money Deposit, or Deposits, if applicable, as liquidated damages; (b) maintain the Earnest Money Deposit, or Deposits, if applicable, in trust and sue Buyer to specifically enforce the REPC; or (c) return the Earnest Money Deposit, or Deposits, if applicable, to Buyer and pursue any other remedies available at law.

16.2 Seller Default. If Seller defaults, Buyer may elect one of the following remedies: (a) cancel the REPC, and in addition to the return of the Earnest Money Deposit, or Deposits, if applicable, Buyer may elect to accept from Seller, as liquidated damages, a sum equal to the Earnest Money Deposit, or Deposits, if applicable; or (b) maintain the Earnest Money Deposit, or Deposits, if applicable, in trust and sue Seller to specifically enforce the REPC; or (c) accept a return of the Earnest Money Deposit, or Deposits, if applicable, and pursue any other remedies available at law. If Buyer elects to accept liquidated damages, Seller agrees to pay the liquidated damages to Buyer upon demand.

17. ATTORNEY FEES AND COSTS/GOVERNING LAW. In the event of litigation or binding arbitration to enforce the REPC, the prevailing party shall be entitled to costs and reasonable attorney fees. However, attorney fees shall not be awarded for participation in mediation under Section 15. This contract shall be governed by and construed in accordance with the laws of the State of Utah. The provisions of this Section 17 shall survive Closing.

18. NOTICES. Except as provided in Section 23, all notices required under the REPC must be: (a) in writing; (b) signed by the Buyer or Seller giving notice; and (c) received by the Buyer or the Seller, or their respective agent, or by the brokerage firm representing the Buyer or Seller, no later than the applicable date referenced in the REPC.

19. NO ASSIGNMENT. The REPC and the rights and obligations of Buyer hereunder, are personal to Buyer. The REPC may not be assigned by Buyer without the prior written consent of Seller. Provided, however, the transfer of Buyer's interest in the REPC to any business entity in which Buyer holds a legal interest, including, but not limited to, a family partnership, family trust, limited liability company, partnership, or corporation (collectively referred to as a "Permissible Transfer"), shall not be treated as an assignment by Buyer that requires Seller's prior written consent. Furthermore, the inclusion of "and/or assigns" or similar language on the line identifying Buyer on the first page of the REPC shall constitute Seller's written consent only to a Permissible Transfer.

20. INSURANCE & RISK OF LOSS.

20.1 Insurance Coverage. As of Closing, Buyer shall be responsible to obtain such casualty and liability insurance coverage on the Property in amounts acceptable to Buyer and Buyer's Lender, if applicable.

20.2 Risk of Loss. If prior to Closing, any part of the Property is damaged or destroyed by fire, vandalism, flood, earthquake, or act of God, the risk of such loss or damage shall be borne by Seller; provided however, that if the cost of repairing such loss or damage would exceed ten percent (10%) of the Purchase Price referenced in Section 2, Buyer may elect to either: (i) cancel the REPC by providing written notice to the other party, in which instance the Earnest Money, or Deposits, if applicable, shall be returned to Buyer; or (ii) proceed to Closing, and accept the Property in its "As-Is" condition.

21. TIME IS OF THE ESSENCE. Time is of the essence regarding the dates set forth in the REPC. Extensions must be agreed to in writing by all parties. Unless otherwise explicitly stated in the REPC: (a) performance under each Section of the REPC which references a date shall absolutely be required by 5:00 PM Mountain Time on the stated date; and (b) the term "days" and "calendar days" shall mean calendar days and shall be counted beginning on the day following the event which triggers the timing requirement (e.g. Acceptance). Performance dates and times referenced herein shall not be binding upon title companies, lenders, appraisers and others not parties to the REPC, except as otherwise agreed to in writing by such non-party.

22. ELECTRONIC TRANSMISSION AND COUNTERPARTS. Electronic transmission (including email and fax) of a signed copy of the REPC, any addenda and counteroffers, and the retransmission of any signed electronic transmission shall be the same as delivery of an original. The REPC and any addenda and counteroffers may be executed in counterparts.

23. ACCEPTANCE. "Acceptance" occurs **only** when **all** of the following have occurred: (a) Seller or Buyer has signed the offer or counteroffer where noted to indicate acceptance; and (b) Seller or Buyer or their agent has communicated to the other party or to the other party's agent that the offer or counteroffer has been signed as required.

Buyer's Initials PMP **Date** 5/13/16 **Seller's Initials** MJF **Date** 5-13-16

24. CONTRACT DEADLINES. Buyer and Seller agree that the following deadlines shall apply to the REPC:

(a) Seller Disclosure Deadline **6/13/16** (Date)
(b) Due Diligence Deadline **11/1/16** (Date)
(c) Financing & Appraisal Deadline **NA** (Date)
(d) Settlement Deadline **2/1/17** (Date)

25. OFFER AND TIME FOR ACCEPTANCE. Buyer offers to purchase the Property on the above terms and conditions. If Seller does not accept this offer by: ___1:00__ **[ ] AM [X] PM** Mountain Time on 5/17/16, this offer shall lapse; and the Brokerage shall return any Earnest Money Deposit to Buyer.

5/13/16
(Buyer's Signature) City Manager (Offer Date) (Buyer's Signature) (Offer Date)

Diane Foster, City Manager 445 Marsac Ave Park City, UT 84060
(Buyer's Names) **(PLEASE PRINT)** (Notice Address) (Zip Code) (Phone)
435.615.5151

(Buyer's Names) **(PLEASE PRINT)** (Notice Address) (Zip Code) (Phone)

ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:
☒ **ACCEPTANCE OF OFFER TO PURCHASE:** Seller Accepts the foregoing offer on the terms and conditions specified above.
☐ **COUNTEROFFER:** Seller presents for Buyer's Acceptance the terms of Buyer's offer subject to the exceptions or modifications as specified in the attached ADDENDUM NO. _______.
☐ **REJECTION:** Seller rejects the foregoing offer.

5-13-16
(Seller's Signature) (Date) (Time) (Seller's Signature) (Date) (Time)
MARK J. Fischer 9:30AM

(Seller's Names) **(PLEASE PRINT)** (Notice Address) (Zip Code) (Phone)

(Seller's Names) **(PLEASE PRINT)** (Notice Address) (Zip Code) (Phone)

ADDENDUM A OF THE REAL ESTATE PURCHASE CONTRACT WITH AN OFFER REFERENCE DATE OF APRIL 29, 2016

ADDENDUM NO.

A TO

REAL ESTATE PURCHASE CONTRACT

THIS IS AN ADDENDUM to that REAL ESTATE PURCHASE CONTRACT (the "REPC") with an Offer Reference Date of May 13, 2016, including all prior addenda and counteroffers, between Park City Municipal Corporation ("PCMC") or assignees as Buyer, and 1251 Kearns, LLC ("Kearns") as Seller, regarding a portion of "Parcel 1The Yard Subdivision" as that parcel is described in the office of the Summit County Recorder (hereinafter "Yard-1"). The southern portion of Yard-1 shall herein be referred to as the "Property," and is located at 1251 Kearns Blvd, Park City, UT 84068, as defined in the REPC. All capitalized words in this Addendum A are defined in the REPC. The following terms are hereby incorporated into and made a part of the REPC:

Conditions to be Satisfied Prior to Closing.

a. Buyer and Seller agree that the Property comprises approximately 100,000 square feet, as depicted in **Exhibit 1 to this Addendum A**, and that the exact square footage will be determined through the subdivision process as described in paragraph (i) of this Addendum A. Title to the Property will be free and clear at Closing. If Seller cannot convey free and clear fee title to the Property, Seller shall disclose to Buyer all defects of title and encumbrances no later than August 13, 2016, and Buyer shall have the discretion to accept any such defects or encumbrances.

b. Seller shall memorialize prior discussions with Rocky Mountain Power regarding contracting or relocating any and all aspects of the Rocky Mountain Power Substation including any discussions of: a) exchange of property with Rocky Mountain Power; b) conveyance of easement; and/or c) the reduction in footprint or relocation of the substation. Prior to the Seller Disclosure Deadline identified in Section 24 (a) of the REPC, Seller shall deliver to Buyer copies of all such memorialized discussions in addition to copies of all correspondence, draft agreements, exhibits, preliminary cost estimates, background data, documents or other information in Seller's possession related to the removal, reconfiguration and/or downsizing of the substation.

c. Prior to the Seller Disclosure Deadline identified in Section 24 (a) of the REPC, Seller shall deliver copies of any currently available site-specific environmental information, including drainage, geotechnical and soils information, related to the Property, but Seller shall not be required to fund or complete any additional studies related to the environmental condition of the Property.

d. Buyer shall be responsible for all future environmental studies and costs associated therewith which Buyer, in its sole discretion, determines are necessary to satisfy the Due Diligence Condition set out in Section 8.1 of the REPC.

e. Prior to the Due Diligence Deadline identified in Section 24 (b) of the REPC, Buyer shall complete a Phase I/II ESA consistent with the guidelines of the ASTM International Designation E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and the All

Appropriate Inquiry (AAI) section of the Small Business Liability Relief and Revitalization Act (the Federal Brownfields Law). Buyer shall provide a copy of the Assessment to Seller on or before June 30, 2016. If Buyer, in its sole discretion, determines that the Property requires environmental remediation, Buyer and Seller shall discuss how to resolve the issues and further agree to extend the deadlines identified in the REPC if such an extension is necessary for Buyer and Seller to fulfill the intent of the REPC.

f. Prior to the Due Diligence Deadline identified in Section 24 (b) of the REPC, Buyer shall be responsible for identifying preliminary road alignments, including proposed rights-of-way (ROW), curb cuts, proposed sidewalks, and any necessary utility or access easements, as depicted in **Exhibit 2 to this Addendum A**, subject to and without limiting the Planning Commission and City Council final approval authority in the subdivision process consistent with Title 15, Chapter 7 of the Land Management Code.

g. Seller and Buyer agree, in principle, to the mutually beneficial action of aligning a future ROW, consistent with the engineering standards and methods set out in in the city council-adopted 2011 Park City Traffic and Transportation Master Plan, directly between the Property and the northern portion of Yard-1. The Parties agree this ROW would provide direct access from Bonanza Drive, by way of a Munchkin ROW extension to Homestake Road, and would include any and all reasonably necessary ROWs to be dedicated by Seller on the northern portion of Yard - 1 necessary to facilitate the construction of a "Commercial Collector" roadway, as defined in Chapter 4 (Standard Street Cross-Section) of the city council-adopted 2011 Park City Traffic and Transportation Master Plan. Specific segments are as follows: Woodbine Way from Kearns/SR 248 to Munchkin Road and Homestake from Kearns/SR 248 to the southwest corner of Yard-1.

h. Seller shall convey to Buyer additional real property or easements reasonably necessary for ROW dedication at the south east and south west corners of the northern portion of Yard-1 as depicted in **Exhibit 3 to this Addendum A**, the same to be agreed to by Buyer and Seller prior to Due Diligence Deadline and reflected on the final subdivision plat.

i. Seller, with the cooperation of Buyer, shall be responsible for the creation and regulatory approval of a subdivision plat of the Yard-1 Property to the mutual satisfaction of both parties. Buyer and Seller agree that the northern portion of Yard-1 comprises approximately 100,376 square feet and that the exact square footage will be determined through the subdivision process. Buyer and Seller further agree that the subdivision plat shall include the easements and rights- of-way identified in **Exhibit 3 to this Addendum A**. Seller may, in Seller's discretion, record the subdivision plat prior to the Due Diligence Deadline identified in Section 24(b) of the REPC. Seller, in Seller's discretion, may elect to obtain approval and execution of the subdivision plat prior to the Due Diligence Deadline and maintain the plat in escrow until Closing, at which time the plat would be recorded. The Parties agree that Closing of the Property shall be conditioned upon final subdivision plat recordation.

j. Prior to the the Due Diligence Deadline identified in Section 24 (b) of the REPC, Seller shall secure or otherwise satisfy the on-site existing parking demand created by the uses of the northern portion of Yard-1. Seller's satisfaction of this condition shall be consistent with the parking requirements described in **Exhibit 4 to this Addendum A.** Subject to agreement between Buyer and Seller on term and rent, Buyer shall consent to a temporary lease–back of area in the southern portion of Yard-1 sufficient for Seller to meet the parking requirements for the uses of the Bone Yard, Blind Dog, and Indoor Event Facility all of which are located on the northern portion of Yard-1. Seller shall pay Buyer Three Hundred Dollars ($300.00) per month for the leased area and either party may terminate the lease with three (3) months notice. If Buyer and Seller are unable to agree to a lease-back, it shall be Buyer's sole responsibility, prior to the Due Diligence Deadline, to identify a long-term parking solution for the parking demand created by the uses of the northern portion of Yard-1.

k. Seller and Buyer agree to work cooperatively to create access for Buyer across the northern portion of Yard-1 during events such as Sundance for the purposes of facilitating parking and public transportation.

l. Buyer and Seller agree to negotiate an agreement addressing Buyer's potential acquisition or use of the northern portion of Yard-1, as depicted in **Exhibit 5 to this Addendum A**, prior to or concurrently with the Closing

5-13-16 9:30 AM

[ ] Seller Signature (Date) (Time)

5/13/16 3:18 pm

[ ] Buyer Signature (Date) (Time)

City Manager

EXHIBIT 1 TO ADDENDUM A TO THE REAL ESTATE PURCHASE CONTRACT WITH AN OFFER REFERENCE DATE OF APRIL 29, 2016

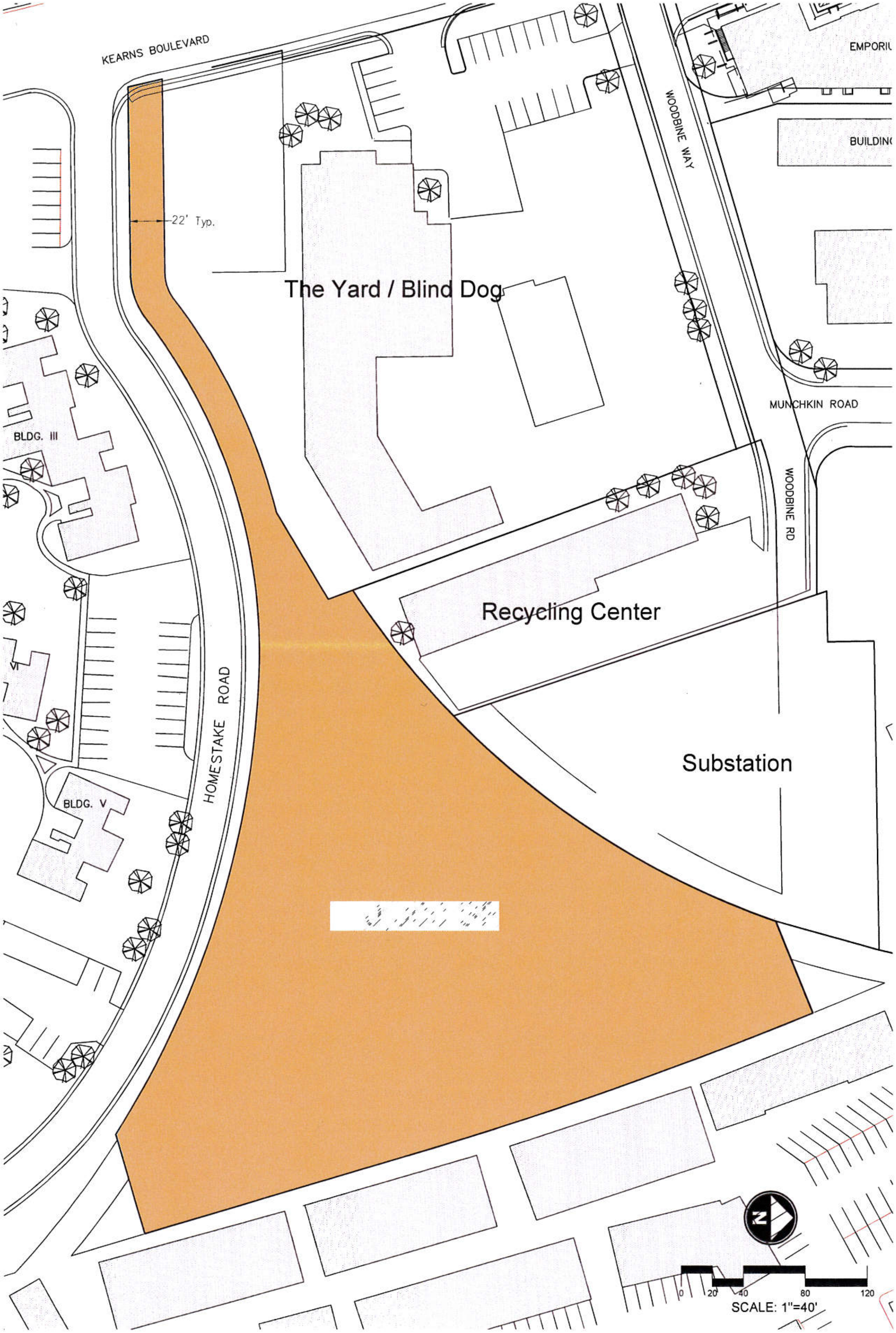
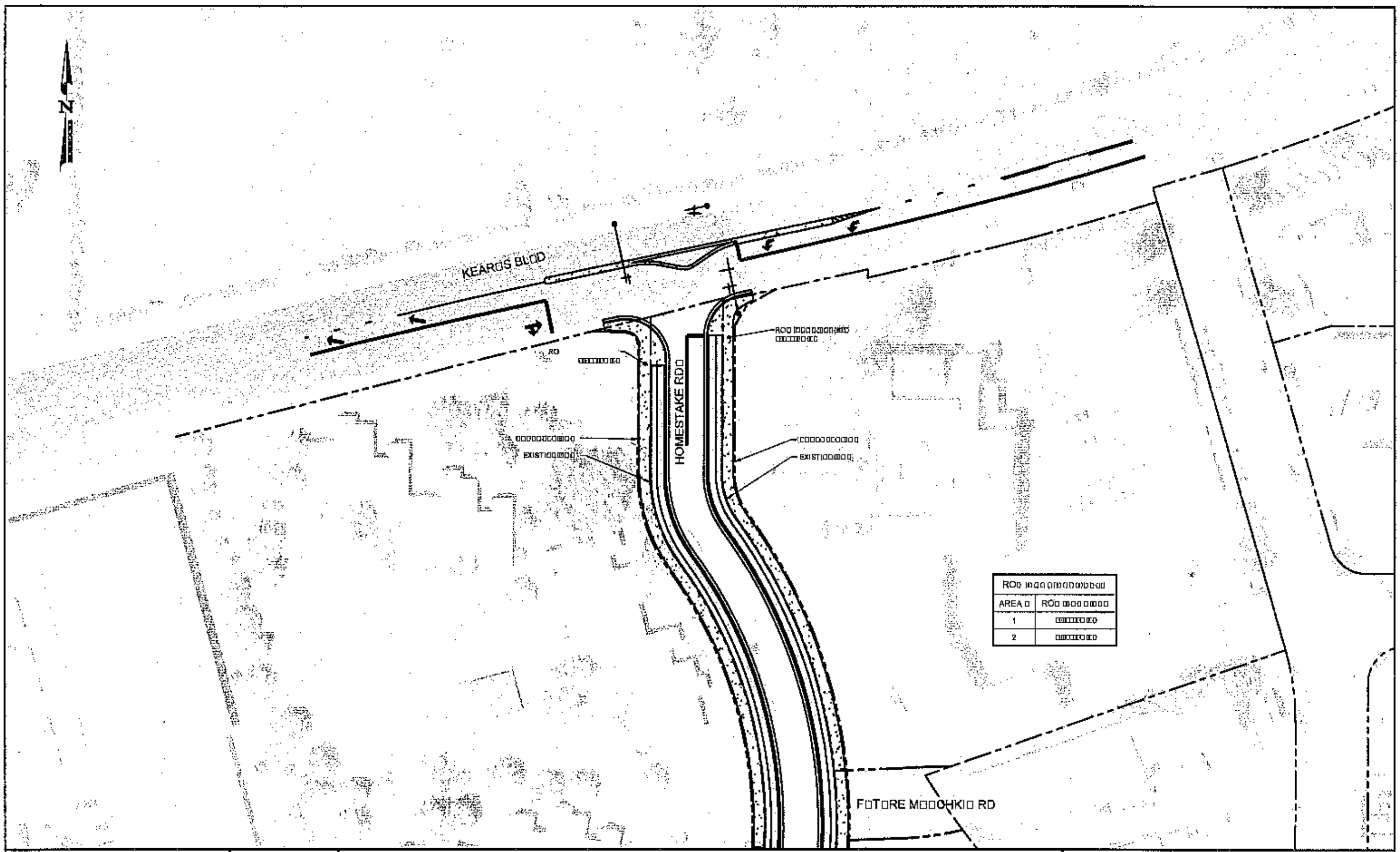

KEARNS BOULEVARD
22' Typ.
The Yard / Blind Dog
WOODBINE WAY
EMPORIU
BUILDIN
MUNCHKIN ROAD
WOODBINE RD
BLDG. III
VI
BLDG. V
HOMESTAKE ROAD
Recycling Center
Substation
N
0
20
40
80
120
SCALE: 1"=40'

EXHIBIT 2 TO ADDENDUM A TO THE REAL ESTATE PURCHASE CONTRACT WITH AN OFFER REFERENCE DATE OF APRIL 29, 2016



HORROCKS ENGINEERS

Suite 400

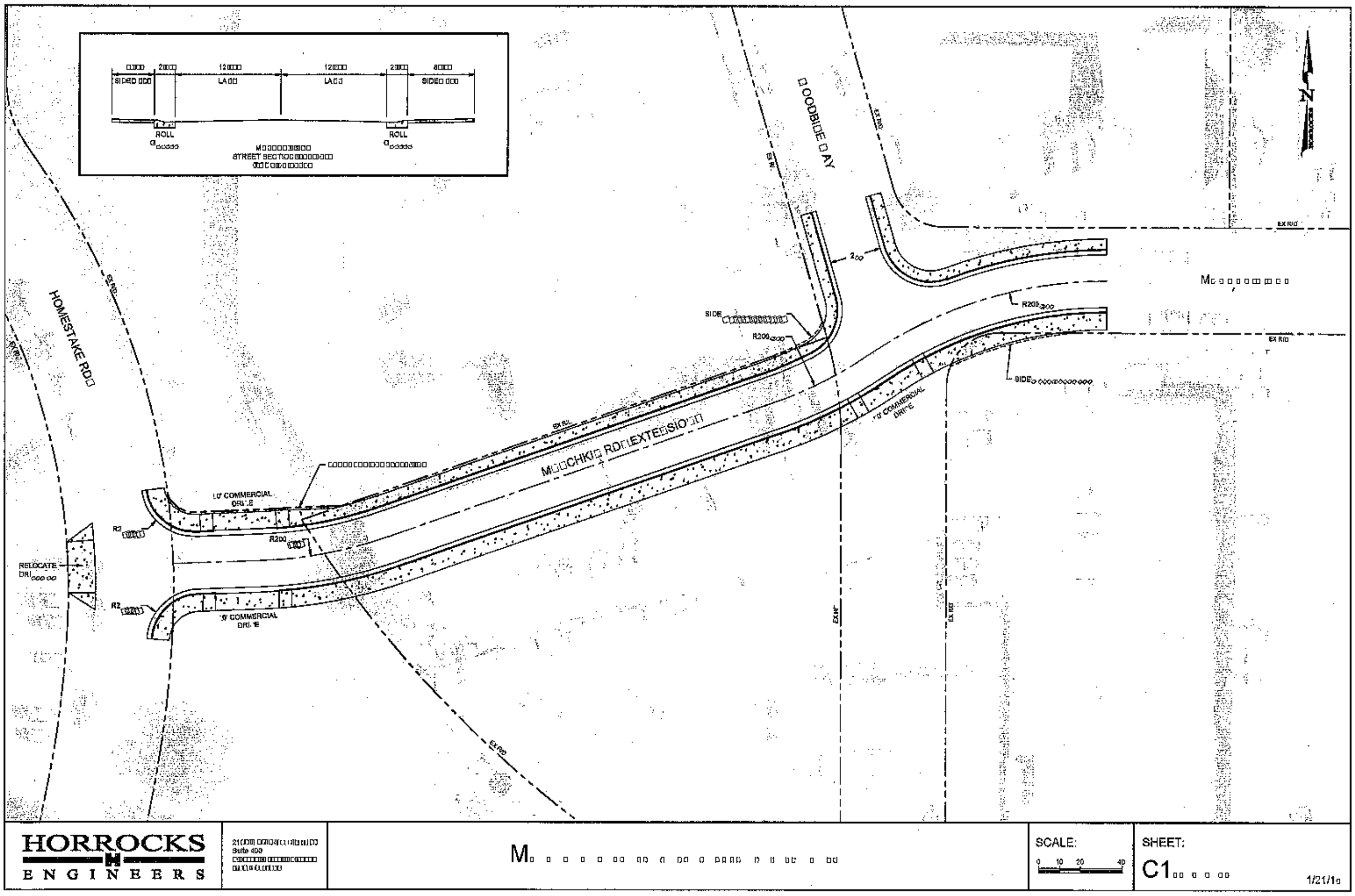
HOMESTAKE RD / KEAR
HIGH TEE

SCALE:

SHEET:
C

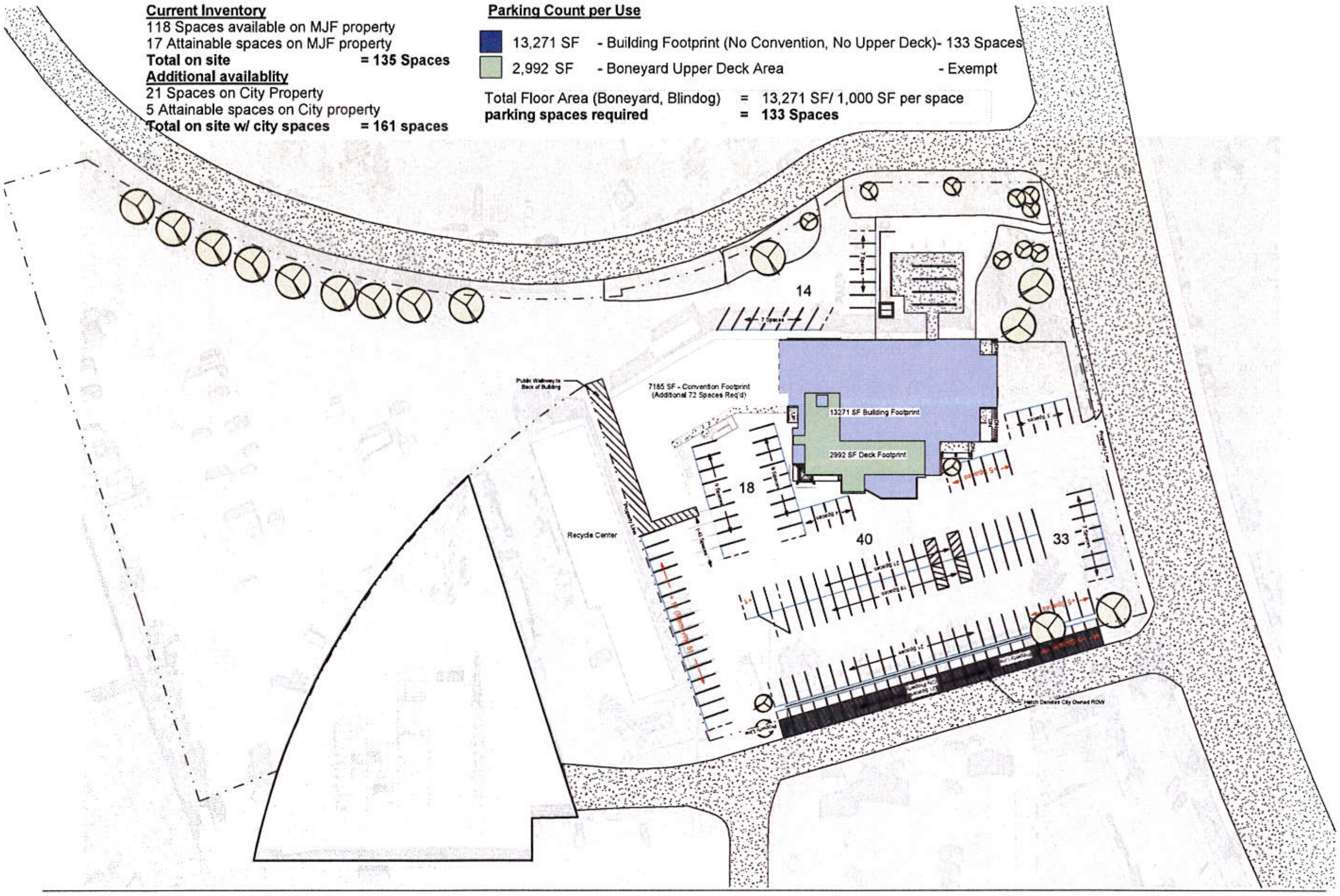
2/22/1

EXHIBIT 3 TO ADDENDUM A TO THE REAL ESTATE PURCHASE CONTRACT WITH AN OFFER REFERENCE DATE OF APRIL 29, 2016



SIDEW
LANE
LANE
SIDEW
ROLL
STREET SECTION
N
EX R/W
HOMESTAKE RD
RELOCATE DRI
R2
R200
10' COMMERCIAL DRIVE
30' COMMERCIAL DRIVE
M□□CHKI□ RD EXTE□SIO□
OODBI□E □AY
SIDE
R200
EX R/W
HORROCKS ENGINEERS
Suite 400
M
SCALE:
0 10 20 40
SHEET:
C1
1/21/1

EXHIBIT 4 TO ADDENDUM A TO THE REAL ESTATE PURCHASE CONTRACT WITH AN OFFER REFERENCE DATE OF APRIL 29, 2016



Current Inventory
118 Spaces available on MJF property
17 Attainable spaces on MJF property
Total on site = 135 Spaces
Additional availablity
21 Spaces on City Property
5 Attainable spaces on City property
Total on site w/ city spaces = 161 spaces

Parking Count per Use
🟦 13,271 SF - Building Footprint (No Convention, No Upper Deck)- 133 Spaces
🟩 2,992 SF - Boneyard Upper Deck Area - Exempt

Total Floor Area (Boneyard, Blindog) = 13,271 SF/ 1,000 SF per space
parking spaces required = 133 Spaces

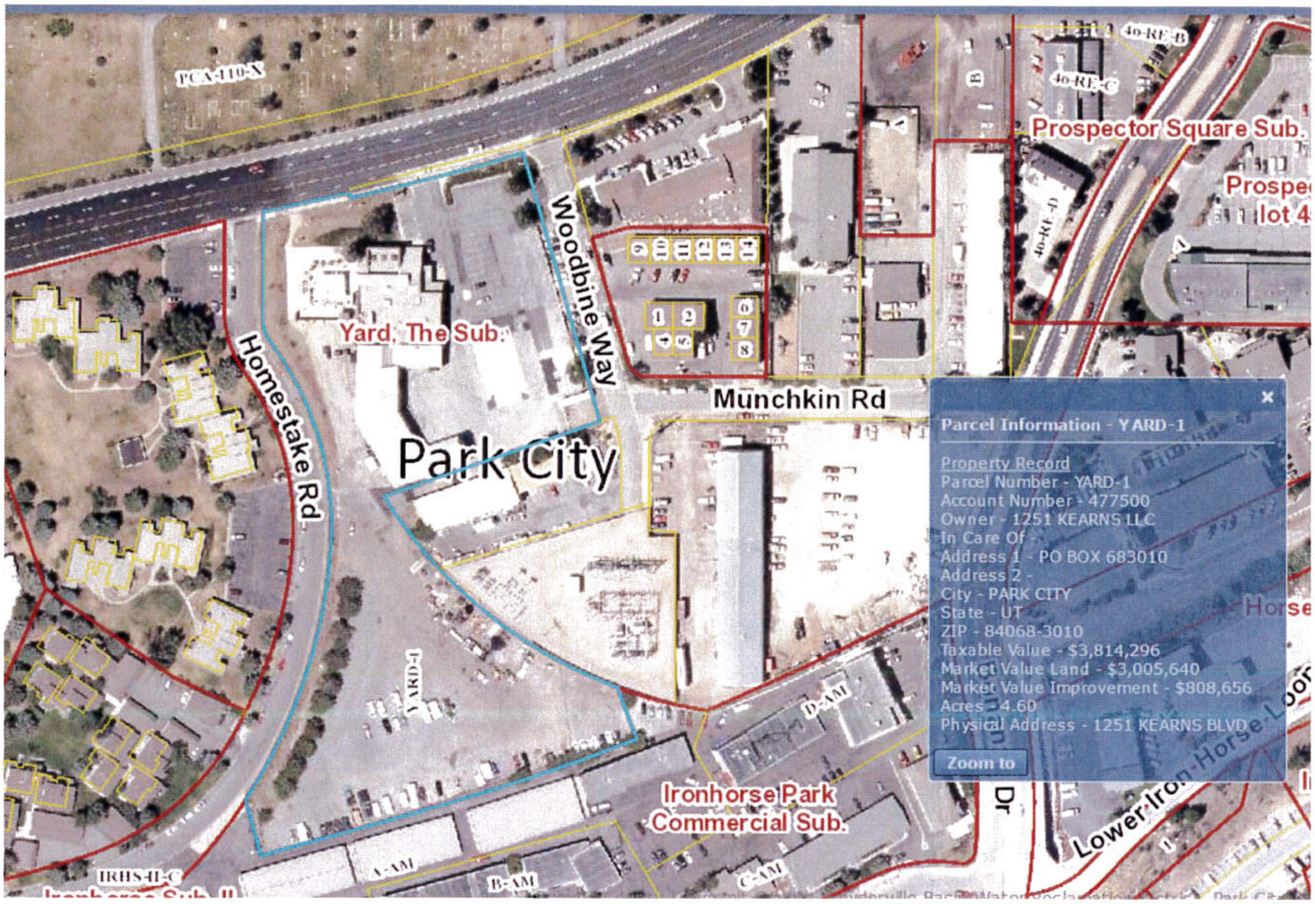
ELLIOTT
WORKGROUP

Parking Study
BPC - 005
03.03.2015

Bonanza Park Central

EXHIBIT 5 TO ADDENDUM A TO THE REAL ESTATE PURCHASE CONTRACT WITH AN OFFER REFERENCE DATE OF APRIL 29, 2016

Exhibit 5



Parcel Information - YARD-1

Property Record
Parcel Number - YARD-1
Account Number - 477500
Owner - 1251 KEARNS LLC
In Care Of -
Address 1 - PO BOX 683010
Address 2 -
City - PARK CITY
State - UT
ZIP - 84068-3010
Taxable Value - $3,814,296
Market Value Land - $3,005,640
Market Value Improvement - $808,656
Acres - 4.60
Physical Address - 1251 KEARNS BLVD

PARK CITY
1884

DATE: December 1, 2016

TO HONORABLE MAYOR AND COUNCIL

Staff worked with Moreton & Company, an insurance brokerage firm, to help renew and update Park City's annual 2017 insurance placements. Each year, using a broker, the City puts its insurance coverage out to bid in order to receive the best coverage for the lowest cost. Given the growth in both scope and complexity of the services provided by PCMC over the past decade, insurance coverage costs (premiums) tend to increase year over year.

In particular, the City experienced several years of appreciable increases in our workers compensation claims as more employees were either injured on the job, took longer to heal and return to work, or their injuries were more extensive. Staff has gone to great lengths to increase its internal worker safety programs and associated employee safety training programs. As a result, this year the impact of these programs appears to be paying off, with a considerable decrease in both the number of employees injured at work and our associated insurance coverage premium, which is down $53,000 from the previous year.

All other insurance coverage for the City will remain except two recommended increases; 1) doubling the size of coverage under our Public Liability Entity Insurance from a $5 million limit to $10 million limit with an additional cost of only $36,988.00; and 3) increasing the Cyber Liability Insurance by $2,140.20 to combat everyday cyber scenarios including business interruption and banking transactions, data storage and protection, and cyber extortion.

Though not connected, staff believes that increasing our Public Entity Liability limit from $5 million to $10 million is warranted given the size and scope of our increasing operations; it is something that has been contemplated by staff and our Broker for several years. In addition, due to the savings earned this year from the decrease in our Workers' Compensation claims, the City can purchase more Public Entity Liability coverage in 2017 without increasing our aggregate premium costs. In other words, if there was ever a year to provide greater insurance protections to the City, this year would provide a relatively painless way to achieve a long-term goal.

Respectfully:

Matt Dias, Asst City Manager

City Council
Staff Report

Subject:	**2017 Annual Insurance Placements**
Author:	**Matthew Dias, Katie Madsen**
Department:	**Executive and Legal Departments**
Date:	**December 1, 2016**
Type of Item:	**Administrative**

Summary Recommendation

Staff recommends Council authorize the following annual insurance premiums to fund the City's insurance placements for the 2017 calendar year:

1. **Property Insurance:** $185,273.00 to fund the annual premium to Affiliated FM ("Affiliated"); and

2. **Public Entity Liability Insurance:** $185,319.00 to fund the annual premium to States Self-Insurers Risk Retention Group, Inc. ("States"); and

3. **Workers' Compensation Insurance:** $201,637.27 to fund the annual premium for our Workers Compensation Fund ("WCF"); and

4. **Cyber Liability Insurances:** $44,944.20 to fund the annual premium to Beazley Insurance Co.; and

5. **Crime Insurance:** $3,950.00 to fund the annual premium to Travelers Insurance Co.

Executive Summary

Staff worked with Moreton & Company, an insurance brokerage firm, to help renew and update Park City's annual 2017 insurance placements. Each year, using a broker, the City puts its insurance coverage out to bid in order to receive the best coverage for the lowest cost. Given the growth in both scope and complexity of the services provided by PCMC over the past decade, insurance coverage costs (premiums) tend to increase year over year.

In particular, the City experienced several years of appreciable increases in our workers compensation claims as more employees were either injured on the job, took longer to heal and return to work, or their injuries were more extensive. Staff has gone to great lengths to increase its internal worker safety programs and associated employee safety training programs. As a result, this year the impact of these programs appears to be paying off, with a considerable decrease in both the number of employees injured at work and our associated insurance coverage premium, which is down $53,000 from the previous year.

All other insurance coverage for the City will remain except two recommended increases; 1) doubling the size of coverage under our Public Liability Entity Insurance from a $5 million limit to $10 million limit with an additional cost of only $36,988.00; and 3) increasing the Cyber Liability Insurance by $2,140.20 to combat everyday cyber scenarios including business interruption and banking transactions, data storage and protection, and cyber extortion.

Though not connected, staff believes that increasing our Public Entity Liability limit from $5 million to $10 million is warranted given the size and scope of our increasing operations; it is something that has been contemplated by staff and our Broker for several years. In addition, due to the savings earned this year from the decrease in our Workers' Compensation claims, the City can purchase more Public Entity Liability coverage in 2017 without increasing our aggregate premium costs. In other words, if there was ever a year to provide greater insurance protections to the City, this year would provide a relatively painless way to achieve a long-term goal.

The Problem

Park City Municipal's insurance coverage expires December 31, 2016. Therefore, the City must renew its various forms of insurance coverage by purchasing new policies prior to January 1, 2017.

Background

Park City is a self-insured municipality – meaning that our public entity liability coverage comes with a $250,000 deductible - and required to renew its insurance coverage annually. In the last 20 years, Park City has had only one claim that exceeded the $250,000. However, Park City's exposures and risks are somewhat unique due to its world-class resort environment and extensive offering of a broad array of public services, and staff feels that coverage in excess of the $250,000 is essential. City staff continues to promote and implement safety policies, procedures, prevention methodologies, and provides regular safety trainings so that risks are mitigated. This training has translated into cost savings for the City, particularly so this year. Risk Management procedures also ensure that the City's assets, facilities, and public property are protected from losses, and that the employees, local residents, and tourists and visitors are provided a safe and enjoyable place to live, work and play.

In 2014, Council approved a new professional service agreement with Moreton & Company Insurance Brokerages Services (Moreton) for broker, risk management, and consulting services. Since then, staff and Moreton representatives have met quarterly in an effort to evaluate and assess the City's annual liabilities and ongoing exposures. Staff has been very pleased, to date, with the proactive nature of the Moreton representatives and their working relationship with the internal team assigned to review and assess Park City risk management practices (Emergency Management, Public Safety, Legal, and Public Works/Transit).

Alternatives for City Council to Consider

1. **Recommended Alternative:** Approve the 2017 insurance placement premiums as presented and obtain greater coverage in two areas – Cyber and general liability.
   Pros

a. The City will have even better coverage than in the past years and achieve a long-term goal of staff.

Cons

a. Without a crystal ball, there is no way to determine that the increase in liability coverage will someday provide a monetary benefit, but as with all insurance coverage it will buy peace of mind.

Consequences of Selecting This Alternative

The City will continue to have insurance coverage and will have even better coverage than in the past.

2. **Null Alternative:** All current insurance policies for the City will expire on December 31, 2016, leaving the City, its infrastructure and employees largely uninsured.

3. **Continue the Item:** This alternative could, if prolonged, result in temporary lapses in the City's insurance coverage.

Analysis:

Consistent with past practice, Moreton placed the City's Property, Public Entity Liability, Workers Compensation, Cyber, and Crime insurance coverage out to bid. The following quotes and coverage limits were selected and deemed most beneficial to the City:

1. Property Insurance

Staff recommends renewing with Affiliated FM at a premium of $185,273.00 resulting in a $140,679,851.00 policy limit. This reflects a premium increase of $5,660.00 over the previous year.

The primary cause of the increase is due to the purchase of 12 new buses and 1 new trolley.

Affiliated FM is a "best-in-class" property insurer that distributes property insurance and engineering solutions through a network of partners. They value long-term partnerships that provide the realization of greater value by leveraging the skills of highly trained account engineers and production underwriters.

2. Public Entity Liability Insurance

Staff recommends renewing with States Self-Insurance Risk Retention Group at a premium of $185,319.00 resulting in a $10,000,000.00 policy limit. This reflects a premium increase of $37,293.00 over the previous year.

The primary cause of the increase is due to purchasing a higher liability limits option, which increases the City's coverage from $5 million to $10 million.

States Insurance Group is a member-owned company with policies written to address the unique exposures and operations of municipalities and related public entities. Park

City has been a member of States for the past ten years and is familiar with their representatives and claims processes.

3. Workers Compensation Fund (WCF)

Staff recommends renewing our Worker Compensation insurance at an annual premium of $201,637.27. This reflects a decrease of $53,186.07.

This decrease is due to a decrease in workers compensation claims over the last few years – some of which is the result and efforts of the City's renewed focus on employee safety and associated training programs.

4. Cyber Liability

Staff recommends renewing with Beazley Cyber at a premium of $44,944.20 resulting in a $5,000,000 policy limit. This reflects a premium increase of $3,706.20 over the previous year.

The primary cause of the increase is an additional cyber renewal option, which includes the addition of broader first party coverage – business interruption, data protection, and cyber extortion.

Cyber Liability insurance is becoming more relevant for organizations with sensitive information storage.

5. Crime Insurance

Staff recommends renewing with Travelers Insurance Co. at a premium of $3,950.00 resulting in a $100,000.00 policy limit. This reflects a premium increase of $350.00 over the previous year.

Department Review

Staff and Moreton representatives reviewed the City's exposure and various options to protect the City in a responsible and appropriate manner. The Risk Management Team and the Legal Department consulted with various departments in order to obtain the most current, comprehensive city data (financial, payroll, fleet, transit, water, recreation, and safety programs), and discussed workers compensation insurance requirements with Human Resources, safety and training issues with the Emergency/Safety Manager, and Cyber with IT, in particular.

Funding Source

Sufficient funding exists for the 2017 insurance premiums.

Insurance Premium Summary

Named Insured: Park City Municipal Corporation

Coverage Description	2016-2017	2017-2018	% Change
Property			
- Annual Premium	$179,613.00	$185,273.00	3.2%
Engineering Fee	$4,000.00	$4,000.00	0%
- Total Insurable Value	$131,633,375	$140,679,851	6.9%
Workers' Compensation			
- Annual Premium	$254,823.34	$201,637.27	-20.9%
- Experience Mod	1.18	.96	-18.6%
- Payroll	$21,700,000	$21,700,000	0%
Network Security & Privacy Liability (Cyber)			
- Annual Premium	$41,238.00	$42,804.00	3.9
Revenue	$75,908,713	$85,264,113	12.3%
Public Entity Liability $5,000,000 / SIR $250,000			
- Annual Premium (Excluding Terrorism)	$148,026.00	$148,331.00	.02%
- Expenditures	$59M	$62M	5%
Crime – 3 Year Term 2017 - 2020			
- Annual Premium	$3,600.00	$3,950.00	10%
- **GRAND TOTAL**	**$631,300.34**	**$585,995.27**	**-7.1%**
ADDITIONAL COVERAGE OPTIONS			
Network Security (Cyber) – Broader Coverage*		$2,140.20	
Public Entity Liability Increase limit to $10M		$36,988.00	

*The broader cyber coverage includes all the current policy has plus business interruption, extortion, and data protection.

11/22/2016

DATE: December 1, 2016

TO HONORABLE MAYOR AND COUNCIL

Staff recommends Council adopt a City Property disposition list by resolution. The Disposition list allows for long-term, transparent planning of City-Owned properties with development potential.

Respectfully:

Heinrich Deters, Trails and Open Space Program Manager

City Council
Staff Report

Subject: **2017 City Property Disposition Resolution**
Author: **Heinrich Deters**
Department: **Sustainability**
Date: **December 1, 2016**
Type of Item: **Administrative**

Summary Recommendations:
Council should review and adopt the attached Resolution on the possible discussion and disposition of City-Owned property. (Attachment I)

Executive Summary
Staff recommends Council adopt the 2017 City Property Disposition List by resolution. The annual adoption of the Property Disposition List allows for long-term, transparent planning of City-Owned properties with development potential. The disposition list and associated resolution constitutes public notice that the properties listed **may** be considered for such uses if noted and the City Council **may** consider the best possible terms of a potential transaction in closed session if necessary pursuant to state law.

Background:
Each year City Council adopts a strategic plan for city- owned parcels with development potential. The intent of the plan is to provide transparency and possible intent of the City's use of available parcels for potential municipal purposes or disposition. Updates for 2017 primarily include properties and uses associated with Council's critical goal of providing 220 new affordable housing units by 2020, and 800 new affordable units by 2026.

Background Documents/Information
City Council Meeting 1/14/16- Adoption of 2016 Disposition List page 268
City Council Meeting Minutes 1/14/16 page 7

Alternative: Review and approve the recommended disposition list (Attachment I)

Pros
- a. Provides transparent, strategic planning for City-owned property

Cons
- a. None

Null Alternative: Do not approve recommended changes to the disposition list

Pros
- a. None

Cons
- a. Limits the ability of Council to explore the use of City Property as a location for affordable housing.

Analysis:

A property strategic plan for city-owned parcels enables staff and the Council to: 1) use basic, centralized management standards and prioritization for assets that are otherwise managed by various departments of the City; 2) identify long term planning strategies or options, and 3) establish some degree of predictability for property owners adjacent to municipal property. Additionally, the disposition list and associated resolution constitutes public notice that the properties listed may be intended for sale or trade if noted and the City Council may consider the best possible terms of a potential transaction in closed session if necessary pursuant to state law.

Park City Municipal owns numerous parcels, ranging greatly in acreage and use. These parcels include large open space properties restricted by deed restrictions and conservation easements, all the way to small remnant parcels, real property and dedicated rights of way and various easements. This strategic plan is for property with development potential only. The plan does not contain property restricted as open space by restrictive covenant or has been purchased with open space funds.

Identifying certain properties for possible use for municipal needs, including public works facilities, water facilities and snow storage is a long term planning priority as demands for City services increase, and potential property availability decreases. Conversely, implementing Council goals and capital projects, such as affordable housing initiatives, may be better or more efficiently achieved by selling, leasing or providing easements on city-owned property, to a third party or otherwise transferring property to another nonprofit or government entity.

The potential uses identified in the list are intentionally broad and in no way binds Council to future decisions. Prior to action taken with any of the properties identified within the list, staff and Council would adhere to public notification standards for Disposals of Significant Parcels of Real Property as required by State Code and Municipal Code § 2-3-11.

Department Review:

This report has been reviewed by the Sustainability, Planning, Public Works, Transit, Water, Engineering, Executive and Legal Departments.

Consequences of not taking the recommended action:

A lack of transparency and clarity may be perceived without adoption of a city-owned property disposition list, as well as, notification to discuss matters within closed session

Recommendation:

Council should review and adopt the attached Resolution on the possible discussion and disposition of city-owned property.

Attachment I- Resolution 27-2017

A RESOLUTION ADOPTING THE 2017 CITY PROPERTY DISPOSITION LIST

WHEREAS, the City owns numerous properties with possible uses and/or development potential that may be utilized to attain community goals;

WHEREAS, ongoing strategic planning of municipal assets is in the best interest of the public;

WHEREAS, City Council's goal for an engaged and informed citizenry is a product of transparent government and public notification;

WHEREAS, the growing demand for City services and ability to implement Council's critical goals is subject to continual evaluation of asset management.

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

SECTION 1. CITY PROPERTY DISPOSITION LIST. Park City adopts the 'Property disposition list' as attached hereto as Exhibit A.

This Resolution hereby constitutes public notice that the properties listed herein are intended for sale if so noted and the City Council may meet in closed session as allowed by state law to discuss the best possible terms of a potential sale. Any final approval of a sale by the City Council must be done at a regular, open meeting.

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this 1st day of December, 2016.

PARK CITY MUNICIPAL CORPORATION

____

Mayor Jack Thomas

Attest:

____

Michelle Kellogg, City Recorder

Approved as to form:

____

Mark D. Harrington, City Attorney

Exhibit A- 2017 City Property list ***updates from 2016 reflected in red**

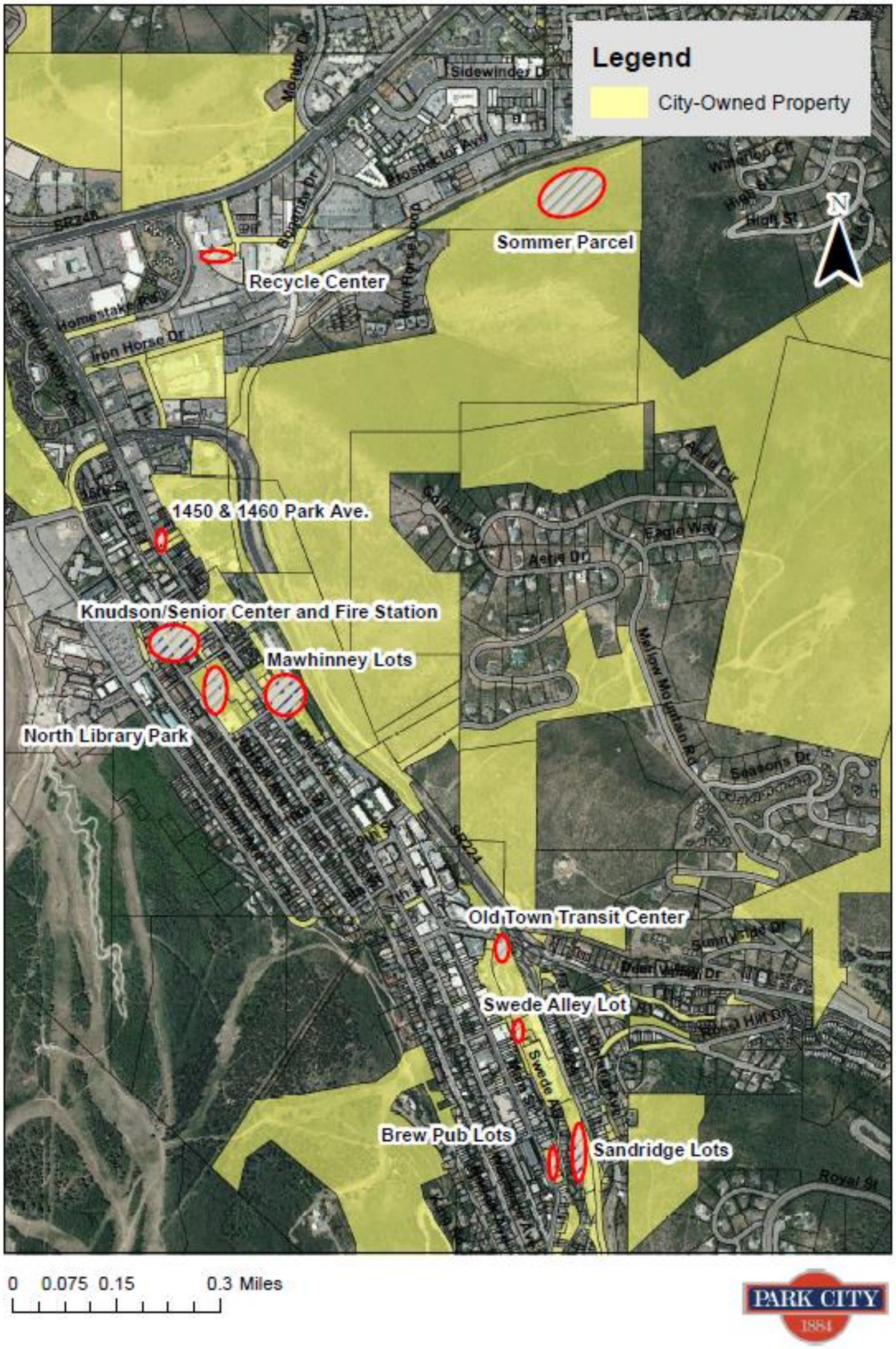
2017 City Property Disposition Resolution	
Property/Parcels/Acres	**Potential Use**
Bango-Wortley/Gordo Parcels PC-9-95-X, PC-9-95-M-X, PC-9-95-J-X, PC-9-95-F-X, PC-9-95-G-X, PC-9-95-H-X, PC-9-95-L-X, PC-9-95-K-X, PC-9-95-1-X, PC-9-95-B-X (approx. 14 acres)	Hold/Sell/Trade/Lease; PW Storage; Municipal Facility; Inside Soils Ordinance; Affordable Housing
Woodside/Empire/Lowell ~~NGS-2-X,~~ PC-98-X, PC-322-X, PC-325-X, PC-364-B-X (.07 acre)	Hold/Trade/Sell/Lease/Easements
Park and Ride SS-87 (16.25 acres)	Hold/Sell/Trade/Lease; Recreation; City Facilities; Open Space
Brew Pub Parking Lots PC-263-X, PC-264-1-X, PC-265-X, PC-266-X, PC-563-X, PC-261-B-X, PC-563-A-X (.5 acre)	Hold/Trade/Sell/Lease; Parking; Park; Inter-modal municipal oriented transit, Housing (Gondola); Public Gathering Space/Plaza; Inside Soils Ordinance
Old Town Transit Center Marsac Transit Center Sub., PC-476-A-X, PC-476-B-X, PC-730-B-X, PC-426-X, PC-730-A-X (approx. 4 acres)	Hold/Lease; Inter-modal transit oriented use (gondola, multi-modal transportation/housing); Inside Soils Ordinance
SR-224 Kiosk (.44 acres)	Hold/Sell/Trade/Lease; Transportation; Trailhead Parking
Mawhinney Lots SA-369-X, SA-370-X, SA-371-X, SA-372-X, SA-360-A (1.5 acre)	Hold/Sell/Trade/Lease; Skate Park; Parking; City Park; Affordable Housing; Inside Soils Ordinance
Swede Alley/Main Street Lot MPS-3-AM-X, PC-304-A-X, PC-730-S-X, CARR-B-X, PC-127-X, PC-305-X, MAR-SWED-300-X, PC-147-X, PC-148-C-X (.4 acre)	Hold/ Sell/Trade/Lease; Parking; Park; Main Street Improvements
Triangle Parcel SS-57-1-B-X (111 acres)	Hold/Sell/Trade/Lease; PW Facility; Open Space; Municipal Facility; Recycle Center
North 40 Parking area PCA-98-C-1-X (73 acres)	Hold/Sell/Trade/Lease; Recreation, Affordable Housing, Parking; Trails
IHC Lot 5 IHPCMC-5-2AM-X (15 acres)	Hold/Sell/Trade/Lease; Recreation; Trails, City Facilities

IHC Lot 4 IHPCMC-4-2AM-X (5 acres)	Hold/Sell/Trade/Lease/Easements; Recreation, City Facility
Naniola/Kivett SS-29-C-X, SS-21-A-X (60 acres)	Hold/Sell/Trade/Lease; Agriculture, City Facility, Trails
North Library SA-68-X, SA-72-X (2.5 acres)	Hold; Park, Recreation, ~~Affordable Housing~~
1353 & 1333 Park Ave. Fire Station/Miners Hospital/City Park SA-273-X, SRNYK-2-X (.5 acre)	Hold/Sell/Trade/Lease; Lower RDA Plan Development; partially inside soils ordinance. Senior/Community Center
Knudson (portions of SA-200, SA-201, SA-202-A-1) 14,624 sq/ft. per purchase agreement), SA-402-C-X	Hold/Sell/Trade/Lease; Lower RDA Plan Development, Affordable Housing
1361 Woodside Ave. Senior Center and parking SA-265-A-X , SA-277-278-X , SA-278-1-X (2 acres)	Hold/Sell/Trade/Lease; Lower RDA Plan Development, Affordable Housing
1450 & 1460 Park Ave. Co-Housing RPS-1, RPS-2	Hold/Sell/Trade/Lease; Co-Housing Project; Affordable Housing; Inside Soils Ordinance
1951 Woodbine Way Recycling Center/BoPa SS-224-X, SA-224-Z-X (.5 acre)	Hold/Sell/Lease/Trade; Bonanza Park Redevelopment; Inside Soils Ordinance; Affordable Housing
Pace Parcels SS-28-A-1-X, SA-28-A-X (110 acres)	Hold/Sell/Trade/Lease; Open Space; Recreation; Snow Storage; Municipal Facility; Agricultural
Sandridge Parcels PC-730-2-X, PC-730-G-X (2 acres)	Hold/Sell/Trade/Lease; Parking; Gondola Base; Inside Soils Ordinance; Affordable Housing
PC Heights Parcel (24 acres)	Hold/Sell/Trade/Lease/Easements; Open Space; Recreation; Snow Storage; Agricultural
Olympic Plaza (3 acres) SA-224-H-1-X, SCCS-D-X	Hold/Sell/Trade/Lease; Walkability and UDOT projects
SR-224 Parcels SA-224-L-9-X, SA-224-L-8-X, SA-224-L-10-X, SA-254-1-X, PAL-1-A-X	Hold/Sell/Trade/Lease/Easements; Walkability and UDOT projects
Daly Parking PC-259-X	Hold/Sell/Trade/Lease/Easements
Ontario Remnants PC-509-X, PC-440-B, PC-440-B	Hold/Sell/Trade/Lease/Easements

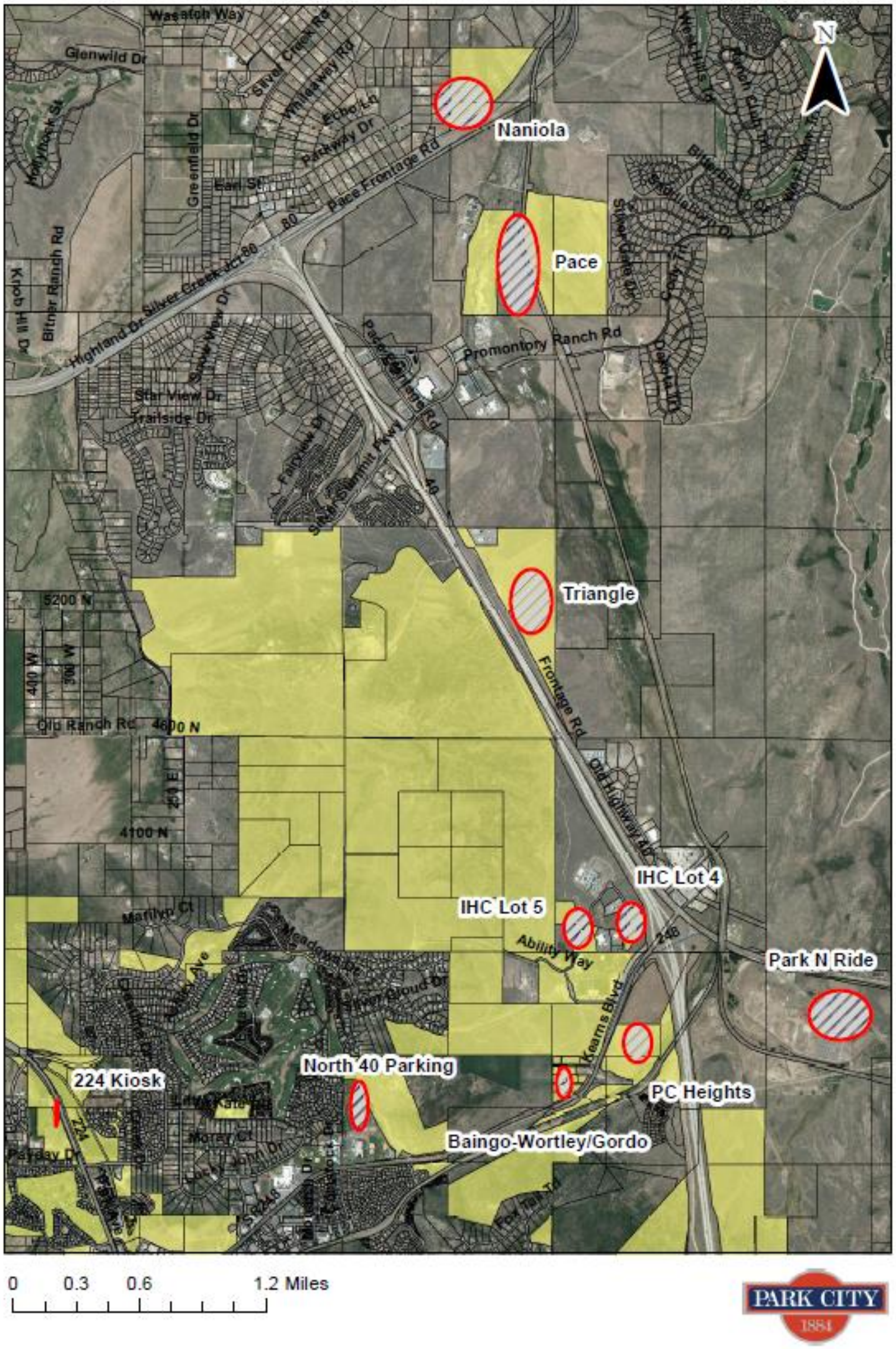
Wyatt Earp Prospector Park PCA-3-3107-PC-X, PCA-98-B-X	Hold/Sell/Trade/Lease/Easements
Silver Summit Water Tank SS-57-2-A	Hold/Sell/Trade/Lease/Easements
Woodside Gulch PC-S-55-X	Hold/Sell/Trade/Lease/Easements
Sommer Parcel (14.35 acres) PCA-3-3000	Hold/Sell/Trade/Lease/Easements; Open Space, Affordable Housing
City Rights of Way as noted in Streets Master Plan	Hold/Sell/Trade/Lease/Easements
City Prescriptive Easements	Hold/Trade/Lease/Easements
SS-65-A-X-X (.78 acre)	Hold/Trade/Lease/Easements; Snow Storage, Special Event Parking

Exhibit B & C- Property Maps

2017 City-Owned Disposition Properties I



2017 City-Owned Disposition Properties II



PARK CITY
1884

DATE: December 1, 2016

TO HONORABLE MAYOR AND COUNCIL

Tram Tower Subdivision at 664, 672, and 698 Woodside

The proposed Tram Tower Plat Amendment seeks to combine the parcels/lots at 664, 672, and 698 Woodside Avenue into one lot of record. The site consists of all of three (3) parcels:

- Parcel 1: Lot 2 of the National Garage Subdivision
- Parcel 2: Lot 19 and a portion of Lot 20, Block 6 of the Park City Survey and a portion of Block 1, Snyder's Addition to Park City (Parcel PC-102)
- Parcel 3: Lot 2 of the Coalition West Subdivision

The property owner requests to combine his property into one (1) lot of record. There is a historic house, designated as significant on the City's Historic Sites Inventory (HSI) that sits on Lot 2 of the National Garage Subdivision. The entire site contains a total area of 8,728.90 square feet. This parcel combination plat amendment combines two lots that are in two different subdivision plats with a parcel that is within the Park City Survey and the Snyder's Addition to the Park City Survey (see exhibit a for further clarification).

Respectfully:

Anya Grahn, Planner II

PLANNING DEPARTMENT

City Council
Staff Report

Subject: **Tram Tower Plat Amendment located at 664, 672, and 698 Woodside Avenue**
Author: **Anya Grahn, Historic Preservation Planner**
Project Number: **PL-16-03193**
Date: **December 1, 2016**
Type of Item: **Legislative – Plat Amendment**

Summary Recommendations

Staff recommends City Council hold a public hearing and consider approving the Tram Tower Plat Amendment, located at 664, 672, and 698 Woodside Avenue, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinance.

Description

Applicant:	Matt Garretson, represented by Marshall King
Location:	664, 672, and 668 Woodside Avenue
Zoning:	Historic Residential-1 (HR-1) and Historic Recreation Commercial (HRC)
Adjacent Land Uses:	Residential along Woodside Avenue and Commercial to the east on Park Avenue
Reason for Review:	Plat Amendments require Planning Commission review and City Council review and action.

Acronyms

Conditional Use Permit	CUP
Historic District Design Review	HDDR
Historic Residential-1	HR-1
Historic Recreation Commercial	HRC
Historic Sites Inventory	HSI
Master Plan Development	MPD
Right of Way	ROW

Executive Summary/Proposal

The proposed Tram Tower Plat Amendment seeks to combine the parcels/lots at 664, 672, and 698 Woodside Avenue into one lot of record. The site consists of all of three (3) parcels:

- Parcel 1: Lot 2 of the National Garage Subdivision
- Parcel 2: Lot 19 and a portion of Lot 20, Block 6 of the Park City Survey and a portion of Block 1, Snyder's Addition to Park City (Parcel PC-102)
- Parcel 3: Lot 2 of the Coalition West Subdivision

The property owner requests to combine his property into one (1) lot of record. There is a historic house, designated as Significant on the City's Historic Sites Inventory (HSI) that sits on Lot 2 of the National Garage Subdivision. The entire site contains a total area of 8,728.90 square feet. This parcel combination plat amendment combines two lots that are in two different subdivision plats with a parcel that is within the Park City Survey and the Snyder's Addition to the Park City Survey (See Exhibit A for further clarification).

District Purpose

The purpose of the HR-1 District is to:

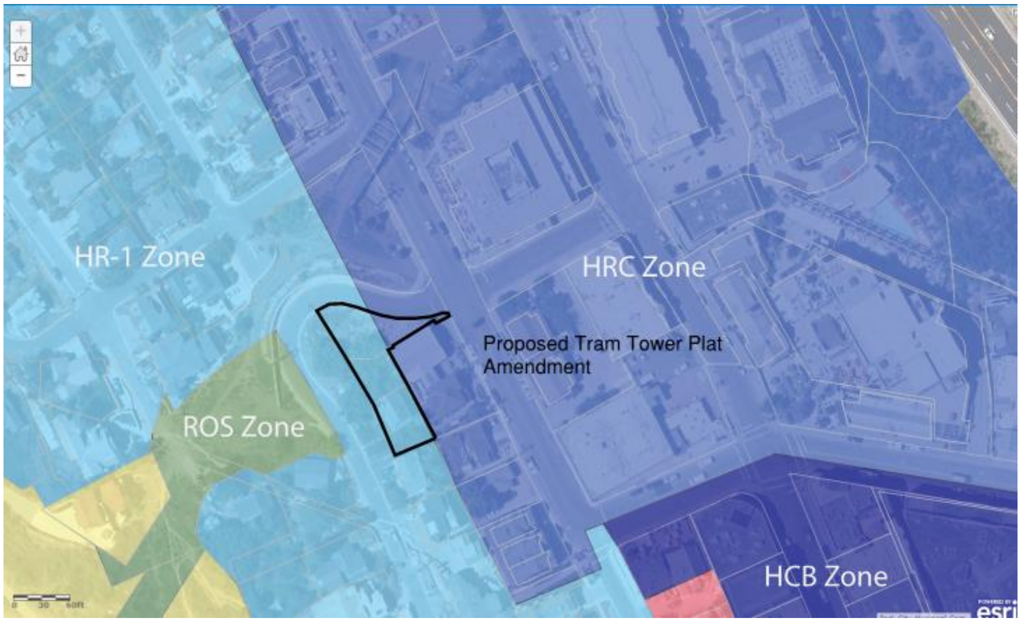
A. preserve present land Uses and character of the Historic residential Areas of Park City,
B. encourage the preservation of Historic Structures,
C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
D. encourage single family Development on combinations of 25' x 75' Historic Lots,
E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

The purpose of the HRC District is to:

A. maintain and enhance characteristics of Historic Streetscape elements such as yards, trees, vegetation, and porches,
B. encourage pedestrian oriented, pedestrian-scale Development,
C. minimize visual impacts of automobiles and parking,
D. preserve and enhance landscaping and public spaces adjacent to Streets and thoroughfares,
E. provide a transition in scale and land Uses between the HR-1 and HCB Districts that retains the character of Historic Buildings in the Area,
F. provide a moderate Density bed base at the Town Lift,
G. allow for limited retail and Commercial Uses consistent with resort bed base and the needs of the local community,
H. encourage preservation and rehabilitation of Historic Buildings and resources.
I. maintain and enhance the long term viability of the downtown core as a destination for residents and tourists by ensuring a Business mix that encourages a high level of vitality, public Access, vibrancy, activity, and public/resort-related attractions.

Background

On May 24, 2016, the City received a Plat Amendment application for the Tram Tower Plat Amendment; the application was deemed complete on June 2, 2016. The property is located at 664, 672, and 698 Woodside Avenue. The property is in the Historic Residential (HR-1) District with the east half of Parcel 3 being zoned Historic Recreation Commercial (HRC); this portion of Parcel 3 abuts Park Avenue.



(See Exhibit G)

The purpose of the plat amendment is to remove interior lot lines to create one lot of record for an existing historic building. The existing historic building is located on Parcel 1; however, the applicant is proposing to develop the lot and add an addition that will span from the existing historic house, onto Parcels 2 and 3. The lots fronting Woodside Avenue are zoned HR-1 and the portion of Lot 2 of the Coalition West Subdivision fronting Park Avenue is zoned HRC. The applicant submitted a HDDR application on September 7, 2016; it was deemed complete on September 26, 2016, and is currently under review by the Planning Department.

History of Parcel 1: 664 Woodside

664 Woodside Avenue, Parcel 1, is listed on Park City's HSI and is designated as a Significant Site. The property was built circa 1905 during the Mature Mining Historic Era (1894-1930).

In 1997, Park City Municipal Corporation purchased the Bertinelli House as part of a larger acquisition that included the National Garage at 703 Park Avenue and the Burnis Watts House (High West) at 732 Park Avenue. Six (6) years later, Council began working on a plan to rehabilitate the Watts properties (703 and 732 Park Avenue). In May 2003, the City began negotiating with the tenants of 664 Woodside, the Bertinellis, to purchase the home from the City. By December of that year, the City had found a prospective buyer for the Watts House and Garage; however, neither party—the prospective buyer nor the Bertinellis—could secure financing to complete the sales of 664 Woodside and 732 Park Avenue.

In August 2005, City Council directed staff to begin noticing for the sale of 664 Woodside separate from the Watts properties, and the City entered into a real estate purchase contract with Pete Silvero for the sale of 664 Woodside. The sale was contingent upon Mr. Silvero receiving approvals for his Conditional Use Permit (CUP) and Historic District Design Review (HDDR) applications. Mr. Silvero received approval for a Steep Slope CUP in June 2007 and the HDDR in April 2008. The sale was scheduled to close in May 2008; however, the buyer had difficulty obtaining the necessary financing and the sale fell through. 703 and 732 Park Avenue would be purchased by High West Properties, LLC in 2010.

The property at 664 Woodside has remained vacant since 2005. The City has patched and shored the roof as well as built the wood staircase leading from Woodside Avenue in 2009. The City sold the property at 664 Woodside to Matt Garretson in 2016; a historic preservation façade easement was recorded on the property prior to its final sale.

The plat amendment for the National Garage Subdivision, of which 664 Woodside is located on Lot 2, was approved by City Council on March 23, 2006 and recorded in July 2006. The only Condition of Approval relevant to Lot 2 was Condition of Approval #3 which states that a new sewer lateral and pump system to eject the wastewater up into Woodside shall be installed on Lot 2 as part of any future development plan. Staff has addressed this as part of Condition of Approval #6 for this plat amendment.

History of Parcel 3: Lot 2 of the Coalition West Subdivision

On April 18, 2002, the Park City Council approved the Coalition West Subdivision. Lot 2 of this subdivision is subject to the Sweeney Properties Large Scale Master Plan Development (MPD) permit that was approved by City Council on October 17, 1986 and has subsequently been amended. As part of this approval, Lots 1 and 2 of the Coalition West Subdivision were developable with specific density assigned. Lot 3 was designated as open space. The subdivision approval also included the requirement for a portion of Woodside Avenue to be vacated as outlined in Ordinance 02-02. Lot 2 of the Coalition West Subdivision is regulated by the Sweeney MPD, as amended.

Current owner Matt Garretson purchased the property in January 2016. He submitted a Pre-HDDR application to the Planning Department on December 23, 2015, to discuss development options for the site, and an HDDR application was submitted on September 7, 2016, which is currently under review by the Planning Department. When the property at 664 Woodside was sold to him this year, he began looking at ways to construct a single-family home on a combination of these three (3) parcels.

On November 9, 2016, the Planning Commission unanimously forwarded a positive recommendation to City Council for approval of this plat amendment. There was a quorum of five (5) members. Planning Commission amended the Conditions of Approval to clarify that a preservation easement would be granted for the historic aerial tramway tower.

Analysis

The purpose of this application is to combine Lot 2 of the National Garage Subdivision, Parcel PC-102, and Lot 2 of the Coalition West Subdivision into one (1) lot of record by removing the interior lot lines. As previously described, the lots fronting Woodside Avenue are zoned Historic Residential (HR-1) and a portion of Lot 2 of the Coalition

West Subdivision fronting Park Avenue is zoned Historic Recreation Commercial (HRC) (See Exhibit G). Per LMC 15-2.2-4, Existing Historic Structures that do not comply with Building Setbacks, Off-Street parking, and driveway location standards are Valid Complying Structures.

Per LMC 15-2.2-3(A), in the case of unusual Lot configurations, Lot width measurements shall be determined by the Planning Director. Because of the boot-shaped configuration of this lot, the Planning Director has determined the following setbacks: Front and Rear Yard, 10 feet; side yards 5 feet.

When Ordinance 02-02 was passed, approving the Coalition West Subdivision, additional restrictions were placed on the plat to limit house size. Specifically, Finding of Fact #6 stipulated that "Lot 2 is designated per the MPD as a single family lot with up to 3,500 sf, including a potential accessory unit, subject to the Historic District Design Guidelines and Sweeney MPD." Staff recommends that this condition be included with the Tram Tower Plat Amendment.

The existing building is a valid complying structure and it is located in the HR-1 zone. Lot 2 of the Coalition West Subdivision is zoned HR-1 and HRC. The zoning will remain as is. Existing non-conforming circumstances are outlined below. The following are the lot and site requirements of LMC for the HR-1 and HRC Zones.

	LMC REQUIREMENTS		EXISTING
	HR-1	HRC	
Minimum Lot Size	1,875 SF	Lot shall have the Area, Width, and depth as required, and Frontage on a Street shown as a private or Public Street on the Streets Master Plan, or on a private easement connecting the Lot to a Street shown on the Streets Master Plan	8,728.90 SF
Footprint	2,672.449 (based on lot size of 8,728.90 SF) 3,500 SF House Size Restriction due to Sweeney MPD	N/A	719 SF historic house[1]
Floor Area Ratio (FAR)	3,500 SF House Size Restriction due to Sweeney MPD	Structures built after October 1, 1985: non-residential uses limited to FAR of 1.	N/A Existing house is 710 square feet in gross floor area

	House size refers to the gross residential floor area and excludes basements and up to 400 sf for a garage.	Structures built prior to October 1, 1985: not subject to FAR	and has a detached garage and an unfinished basement/crawlspace.
SETBACKS			
Front Yard	10 ft. along Woodside	10 ft.	0 ft. Historic Garage encroaches 13 feet over the front property line and tram tower encroaches 19 feet over the front property line
Rear Yard	10 ft. along east property boundary; 15 ft. along east boot	10 ft.	
Side Yard	5 ft.	5 ft.	4 ft. to 7 ft. increasing south to north[2] 4 ft. North side yard due to historic tram tower and 0 ft. South Side as Historic Garage encroaches 3 feet over the property line
Building Height	27 ft. from existing grade; 35’ from lowest finish floor plane to point of the highest wall top plate	32 ft. from existing grade	25.5 ft. from existing grade (house only)

[1] Per LMC 15-2.2-3(D), accessory buildings listed on the Park City Historic Sites Inventory that are not expanded, enlarged, or incorporated into the main building shall not count in the total Building Footprint on the Lot.

[2] Per LMC 15-2.2-4, Existing Historic Structures that do not comply with Building Setbacks, Off-Street parking, Building Height, Building Footprint, and driveway location standards are Valid Complying Structures.

There are several existing encroachments on site. On the northwest corner of the property, the historic aerial tramway tower encroaches approximately 19 feet over the west property line of Lot 2 of the Coalition West Subdivision and into the Woodside Avenue right-of-way. To the south of the tramway tower, there is a rock retaining wall and drain pipe constructed in the right-of-way that encroach about 5 feet east of the right-of-way and into Parcel PC-102. The concrete walkway to the historic house also encroaches across the front lot line by 3 feet and there is an existing wooden staircase connecting the site to Woodside Avenue that encroaches over the lot line and into the right-of-way. The historic garage on the southwest corner of the site also encroaches over the front property line and into the City's right-of-way as well as south into the neighbor's property. Finally, there is a rock wall constructed over the side and rear property lines in the southeast corner of Lot 2 of the National Garage Subdivision.

As noted by the survey, there are a number of improvements in the City's right-of-way including a Water Department vault, fence, rock retaining wall, and asphalt driveway. The Water Department anticipates that this vault will be relocated when the site is developed. The applicant will need to enter into an encroachment agreement with the City for the vault and drain pipe are relocated, as outlined in Condition of Approval #6.

Per the Sweeney MPD, Lot 2 of the Coalition West Subdivision was designated for a single-family home up to 3,500 square feet, including a potential accessory unit, subject to the Historic District Design Guidelines and Sweeney MPD. Based on past plat amendments containing similar language, staff find that the 3,500 square foot limitation refers to the Gross Residential Floor Area. This is defined by the LMC as the Area of a Building, including all enclosed Areas; Unenclosed porches, Balconies, patios and decks, vent shafts and courts are not calculated in the Gross Residential Floor Area. Garages, up to a maximum Area of 400 square feet, are not considered Floor Area. Basement and Crawlspace Areas below Final Grade are also not considered Floor Area. Floor Area is measured from the finished surface of the interior of the exterior boundary walls.

The plat also contained the following Conditions of Approval, applicable to Lot 2:

> *#10. This lot is designated as a single-family lot with up to 3,500 square feet, including a potential accessory unit, subject to the Historic District Design Guidelines and Sweeney MPD as outlined in the Coalition West Subdivision plat.*
>
> *#11. All Conditions of Approval for the Sweeney Properties Master Plan, as amended and approved by the City in November 1996 continue to apply in full force and effect. A note shall be added to the plat amendment to this effect.*

These Conditions of Approval have been incorporated into this plat amendment and continue to apply.

The City Engineer will also require the dedication of ten foot (10') snow storage easements along Woodside and 7th Street. Due to the poor sight lines along 7th Street, the City Engineer has also requested that access to the property be from the section of Woodside south of the aerial tower. If accessed from the section east of the tower, backing out of the drive shall be forbidden. This is outlined in Condition of Approval #11.

Staff finds that the plat, as conditioned, to combine the three parcels into one lot of record, will not cause undo harm to adjacent property owners because the proposed plat meets the requirements of the Land Management Code for the HR-1 zoned portions and all future development will be reviewed for compliance with requisite Building and Land Management Code requirements in effect at the time of application for building permits.

Good Cause

Staff finds good cause for this Plat Amendment as the City will receive encroachment agreements for the historic garage, an easement for the historic aerial tramway tower, and an easement for the water drain pipe and vault. The plat amendment will also resolve the improvements in the Woodside Avenue right-of-way by requiring the property owner to either remove the improvements or enter into an encroachment agreement with the City Engineer. Other encroachments on to neighboring private property will also be addressed. The City will also gain 10’ snow storage easements along the Woodside Avenue and 7th Street frontages. Finally, removing the interior lot lines will allow some development of this property, thus ensuring the rehabilitation of the historic house and garage.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

On October 26, 2016, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on October 22, 2016, according to requirements of the Land Management Code.

Public Input

No public input has been received by the time of this report.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC § 15-1-18.

Alternatives

- The City Council may approve the Tram Tower Plat Amendment, located at 664, 672, and 698 Woodside Avenue; or
- The City Council may deny the Tram Tower Plat Amendment, located at 664, 672, and 698 Woodside Avenue and direct staff to make Findings for this decision; or
- The City Council may continue the discussion to a date certain and provide staff with direction to provide additional information necessary in order to make a final decision on the 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 proposed plat amendment would not be recorded and the Site would remain as is. The site would continue to maintain two legal lots of record and a metes and bounds parcel. Any new construction would have to comply with the current LMC requirements for any new structures on the existing single lots.

Recommendation

Staff recommends the City Council hold a public hearing and consider approving the Tram Tower Plat Amendment, located at 664, 672, and 698 Woodside Avenue, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinance.

Exhibits

Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)
Exhibit B – Survey
Exhibit C – Aerial Photographs with 500' Radius
Exhibit D – Site Photographs
Exhibit E – Ordinance 02-02 for Coalition West Subdivision
Exhibit F – Ordinance 06-14 for National Garage Subdivision
Exhibit G – Zoning Map for Tram Tower Plat Amendment

Exhibit A – Draft Ordinance

Ordinance No. 2016-51

AN ORDINANCE APPROVING THE TRAM TOWER PLAT AMENDMENT LOCATED AT 664, 672, AND 698 WOODSIDE AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 664, 672, and 698 Woodside Avenue have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on October 26, 2016, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on October 22, 2016, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on November 9, 2016, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on November 9, 2016, forwarded a positive recommendation to the City Council; and,

WHEREAS, on December 1, 2016, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve The Tram Tower Plat Amendment located at 664, 672, And 698 Woodside Avenue.

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

SECTION 1. APPROVAL. The Tram Tower Plat Amendment, 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 664, 672, and 698 Woodside Avenue.
2. The property consists of all of Lot 2 of the National Garage Subdivision; Lot 19 and a portion of Lot 20, Block 6 of the Park City Survey and a portion of Block 1, Snyder’s Addition to Park City; and Lot 2 of the Coalition West Subdivision.
3. The property is in the Historic Residential (HR-1) District with the east half of Lot 2 of the Coalition West Subdivision being zoned Historic Recreation Commercial (HRC);

4. This site is listed on Park City’s Historic Sites Inventory (HSI) and is designated as Significant.
5. The Plat Amendment removes two interior lot lines.
6. The proposed Plat Amendment combines the property into one (1) lot measuring 8,728.90 square feet.
7. A single-family dwelling is an allowed use in the District.
8. The minimum lot area for a single-family dwelling is 1,875 square feet in the HR-1 zone. The proposed lots meet the minimum lot area for single-family dwellings.
9. The proposed lot width is width is approximately 171.5 feet along Woodside Avenue and 81 feet along 7th Street; this property has two (2) frontages.
10. The minimum lot width required is twenty-five feet (25’). The proposed lot meets the minimum lot width requirement.
11. Because of the boot-shaped configuration of this lot, the Planning Director has determined the following setbacks: Front and Rear Yard, 10 feet; side yards 5 feet.
12. Ordinance 02-02, which approved the Coalition West Subdivision, included additional restrictions limiting the house size on Lot 2 to 3,500 square feet, including a potential accessory unit, subject to the Historic District Design Guidelines and Sweeney MPD.
13. House size has consistently been interpreted to mean the Gross Residential Floor Area as defined by the Land Management Code.
14. LMC § 15-2.2-4 indicates that historic structures that do not comply with building setbacks are valid complying structures.
15. The existing historic garage has a footprint of 230 square feet. LMC 15-2.2-3(D) states that Accessory Buildings listed on the HSI that are not expanded, enlarged, or incorporated into the Main Building shall not count in the total Building Footprint of the Lot.
16. The minimum front/rear yard setbacks are 10 feet (10’); the minimum total front/rear yard setbacks are twenty feet (20’). The historic house has a front yard setback of 0 feet; the garage in the front yard encroaches 13 feet into the Woodside right-of-way. The house has a 4 foot rear yard setback.
17. The minimum side yard setbacks are five feet (5’); the minimum total front/rear yard setbacks are 10 feet. The historic garage has a 0 foot setback on the south side yard, and the historic house has a 23 foot setback on the south side yard. The existing historic aerial tramway tower has a 4 foot side yard setback on the north side. The existing historic garage structure does not meet the north side yard setback or the west rear yard setback along Crescent Tram.
18. The historic garage encroaches into the neighboring property at 658 Woodside by approximately 3 feet.
19. On the northwest corner of the property, the historic aerial tramway tower encroaches approximately 19 feet over the west property line of Lot 2 of the Coalition West Subdivision and into the Woodside Avenue right-of-way.
20. There is a water drain pipe and vault constructed in the right-of-way that encroach about 5 feet east of the right-of-way and into Parcel PC-102.
21. There are several improvements in the City right-of-way including two stacked stone retaining walls, wood steps to the historic house, asphalt driveway to the garage, and a fence.

22. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

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

Conditions of Approval:

1. The City Planner, 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 from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. The property owner shall resolve the encroachment of the stone retaining walls and fence over the front (west) property line into the City Right-of-Way (ROW) by either removing the encroachments or entering into an encroachment agreement with the City Engineer for those improvements that support the historic integrity of the Significant house and/or tramway tower.
4. An encroachment agreement for the historic garage is required with the neighbor at 658 Woodside and the City as the historic garage encroaches over the south property line and the west property line into the City right-of-way.
5. The applicant shall enter into a preservation easement agreement with the City for the historic aerial tramway tower that encroaches approximately 19 feet into the property.
6. The Park City Water Department anticipates that the water pipe and vault will be relocated as part of the redevelopment of the site; the applicant shall be responsible for coordinating the relocation with the Water Department and recording an easement for the vault and water pipe upon completion.
7. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final Mylar prior to recordation.
8. Ten foot (10') public snow storage easements shall be granted along the Woodside and 7th Street rights-of-way.
9. All Conditions of Approval for the Sweeney Properties Master Plan, as amended and approved by the City in November 1996 continue to apply in full force and effect. A note shall be added to the plat amendment to this effect.
10. This lot is designated as a single-family lot with up to 3,500 square feet, including a potential accessory unit, subject to the Historic District Design Guidelines and Sweeney MPD as outlined in the Coalition West Subdivision plat.

11. Access to the property shall be from the section of Woodside south of the aerial tower. If accessed from the section east of the tower, backing out of the drive shall be forbidden.
12. A 10 foot wide non-exclusive utility easement along the south edge of 7th Street/Woodside will be required from Park Avenue west to the aerial tower.

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

PASSED AND ADOPTED this 1st day of December, 2016.

PARK CITY MUNICIPAL CORPORATION

____
Jack Thomas, MAYOR

ATTEST:

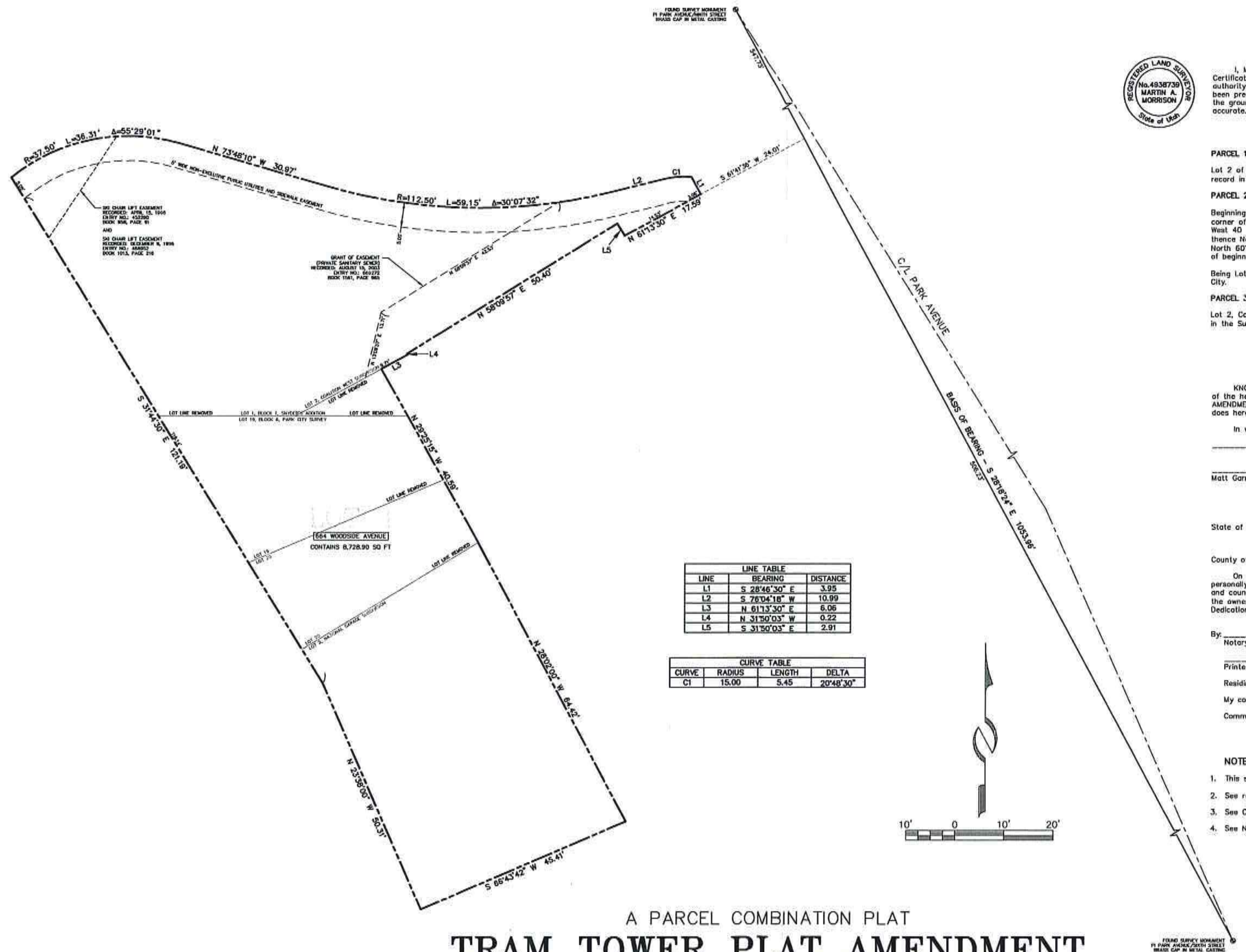
____
City Recorder

APPROVED AS TO FORM:

____
Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

Exhibit A



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 28°46'30" E	3.95
L2	S 76°04'18" W	10.99
L3	N 61°13'30" E	6.06
L4	N 31°50'03" W	0.22
L5	S 31°50'03" E	2.91

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	15.00	5.45	20°48'30"

A PARCEL COMBINATION PLAT

TRAM TOWER PLAT AMENDMENT

LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

REGISTERED LAND SURVEYOR
No.4938739
MARTIN A. MORRISON
State of Utah

SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that by authority of the owners, this Record of Survey map of TRAM TOWER PLAT AMENDMENT has been prepared under my direction 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.

DEED DESCRIPTIONS

PARCEL 1

Lot 2 of National Garage Subdivision, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

PARCEL 2

Beginning South 28°50' East 40 feet and South 66°52' West 75 feet from the northeasterly corner of Lot 1, Block 1, Snyder's Addition to Park City; and running thence South 66°52' West 40 feet, more or less to a point on the easterly right-of-way line of Woodside Avenue; thence North 31°48' West 48 feet along Woodside Avenue; thence East 29.8 feet; thence North 60°30' East 17.83 feet; thence South 28°50' East 40 feet, more or less, to the point of beginning.

Being Lot 19, Block 6, Park City Survey and a portion of Block 1, Snyder's Addition to Park City.

PARCEL 3

Lot 2, Coalition West 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 Matt Garretson, the undersigned owner of the herein described tract of land, to be known hereafter as TRAM TOWER PLAT AMENDMENT, does hereby certify that he has caused this Plat to be prepared, and does hereby consent to the recordation of this Plat.

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

________________, 2016.

____
Matt Garretson

ACKNOWLEDGMENT

State of ______________________:
ss:
County of ____________________:

On this ______ day of ________________________, 2016, Matt Garretson personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Matt Garretson acknowledged to me that he is the owner of the herein described tract of land, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

By: ______________________________
Notary Public

____
Printed Name

Residing in: ____________________

My commission expires: ______________________

Commission No.____________________

NOTES

1. This subdivision is subject to the Conditions of Approval in Ordinance 16-_____
2. See recorded survey S-8607 in the Summit County Recorder's Office.
3. See Coalition West Subdivision, recorded January 14, 2003, Entry No. 644585
4. See National Garage Subdivision, recorded July 5, 2006, Entry No. 782921

SHEET 1 OF 1

5/24/16 JOB NO.: 13-2-16 FILE: X:\ParkCitySurvey\dwg\srv\plat2016\130216.dwg

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

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _______
DAY OF ___________, 2016
BY ____________________
S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____
DAY OF ___________, 2016
BY ____________________
CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____
DAY OF ___________, 2016
BY ____________________
PARK CITY ENGINEER

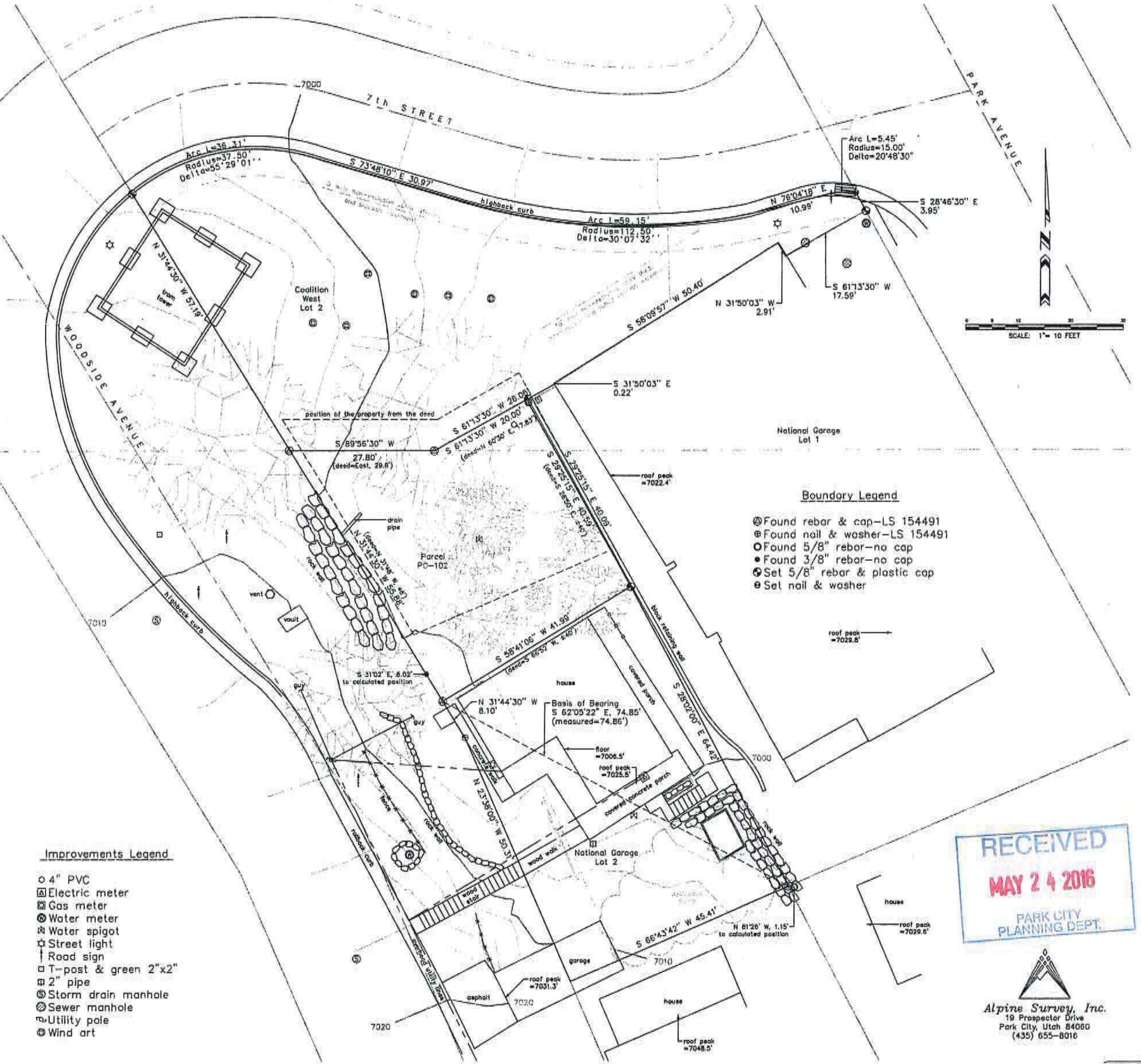
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____
DAY OF ___________, 2016
BY ____________________
PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF ___________, 2016
BY ____________________
MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF ___________, 2016
BY ____________________
PARK CITY RECORDER

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF ______________________
DATE __________ TIME ________ ENTRY NO. __________
__________ FEE
____________________ RECORDER

Exhibit B



RECEIVED
MAY 2 4 2016
PARK CITY
PLANNING DEPT.

Alpine Survey, Inc.
19 Prospector Drive
Park City, Utah 84060
(435) 655-8016

A Portion of
Park City Survey, Block 6 and
Snyder's Addition to Park City, Block 1

NARRATIVE

1. Survey requested by: Matt Garretson.
2. Purpose of the survey: locate the deed description, improvements and topographic relief.
3. Date of the survey: October 8, 2015.
4. Basis of the survey: found property monuments as shown; records reviewed in the course of the survey: The Park City, Utah Monument Control Map by Bush & Gudgell, Inc., Coalition West Subdivision Plat, National Garage Subdivision Plat, Record of Survey File No.'s S-641 & S-5625, 'Map of Park City–Traced from the original map July 1927 by Caldwell & Richards Engineers', all from the Office of the Summit County Recorder, a chain of title for 664 Woodside Ave. by Coalition Title Agency, Inc., and Historic Site Forms for 703 Park Ave. & 664 Woodside Ave. from the Park City Municipal Corporation Web Site.
5. Located in the Southwest Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian.
6. See the official plats of The Park City Survey, Snyder's Addition to Park City, Coalition West Subdivision and National Garage Subdivision for other possible easements, restrictions or setbacks.
7. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report.
8. Elevations are based on an elevation of 7025.29 feet at the street monument found at the intersection of 6th Street and Park Avenue, from the Monument Control Map of Park City by Bush & Gudgell, Inc.

DEED DESCRIPTIONS

Lot 2 of that certain plat entitled 'Coalition West Subdivision', which plat was filed in the office of the Recorder of the County of Summit, State of Utah on January 14, 2003 as Entry No.644585.
Containing 4,146 square feet, more or less.

Lot 2, National Garage Sudivision, according to the official plat thereof, on file and of record in the Summit County Recorders Office.
Containing 2,646 square feet, more or less.

Parcel PC-102:
Beginning South 28°50' East 40 feet and South 66°52' West 75 feet from the Northeasterly corner of Lot 1, Block 1, Snyders Addition to Park City; and running thence South 66°52' West 40 feet, more or less; thence North 38°40' West 48 feet; thence East 29.8 feet; thence North 60°30' East 17.83 feet; thence South 28°50' East 40 feet, more or less, to the point of beginning. Being Lot 19, Block 6, Park City Survey and a portion of Block 1, Snyders Addition to Park City.

SURVEY DESCRIPTION
Parcel PC-102

Beginning South, 71.04 feet and West, 45.03 feet from the Northeasterly Corner of Lot 1, Block 1, Snyders Addition to Park City and running thence South 58°41'06" West, along the Northwesterly line of Lot 2, National Garage Subdivision, 41.99 feet to a point on the Easterly right of way of Woodside Avenue; thence North 31°44'30" West, along said right of way, 55.88 feet to the Southwesterly Corner of Lot 2, Coalition West Subdivision; thence North 89°56'30" East, along the Southerly line of said Lot 2, Coalition West Subdivision, 27.80 feet to an angle point of said Lot 2, Coalition West Subdivision; thence North 61°13'30" East, along said Southerly line of Lot 2, Coalition West Subdivision, 20.00 feet to a point on the extension of the Southwesterly line of Lot 1, National Garage Subdivision; thence South 29°25'15" East, along said Southwesterly line of Lot 1, National Garage Subdivision and the extension thereof, 40.59 feet to the point of beginning; containing 1,937 square feet, more or less.

SURVEYOR'S CERTIFICATE

I, J.D. Gailey, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 359005, do hereby certify that I have supervised a survey of the hereon described property and that this plot is a true representation of said survey.

1/30/16
J.D. GAILEY
NO. 359005

Jan 30, '16
Date

J.D. Gailey 359005

FILE NO. S0008607
03/16/2016 01:48:24 PM
Survey 1 of 1
MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER
FEE $ 10.00 BY ALPINE SURVEY INC

S-8607

Exhibit C

(435) 649-9467

Alliance Engineering Inc

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
MARSHALL KING
JESSE MORENO

DATE: 3/7/16

AERIAL PHOTOGRAPH
664, 672 & 698 WOODSIDE AVENUE
BLOCK 1 & 6, PARK CITY & SNYDER'S ADDITION

FOR: MATT GARRETSON
JOB NO.: 13-2-16
FILE: X:\ParkCitySurvey\dwg\Exhibits\672 woodside-ortho.dwg

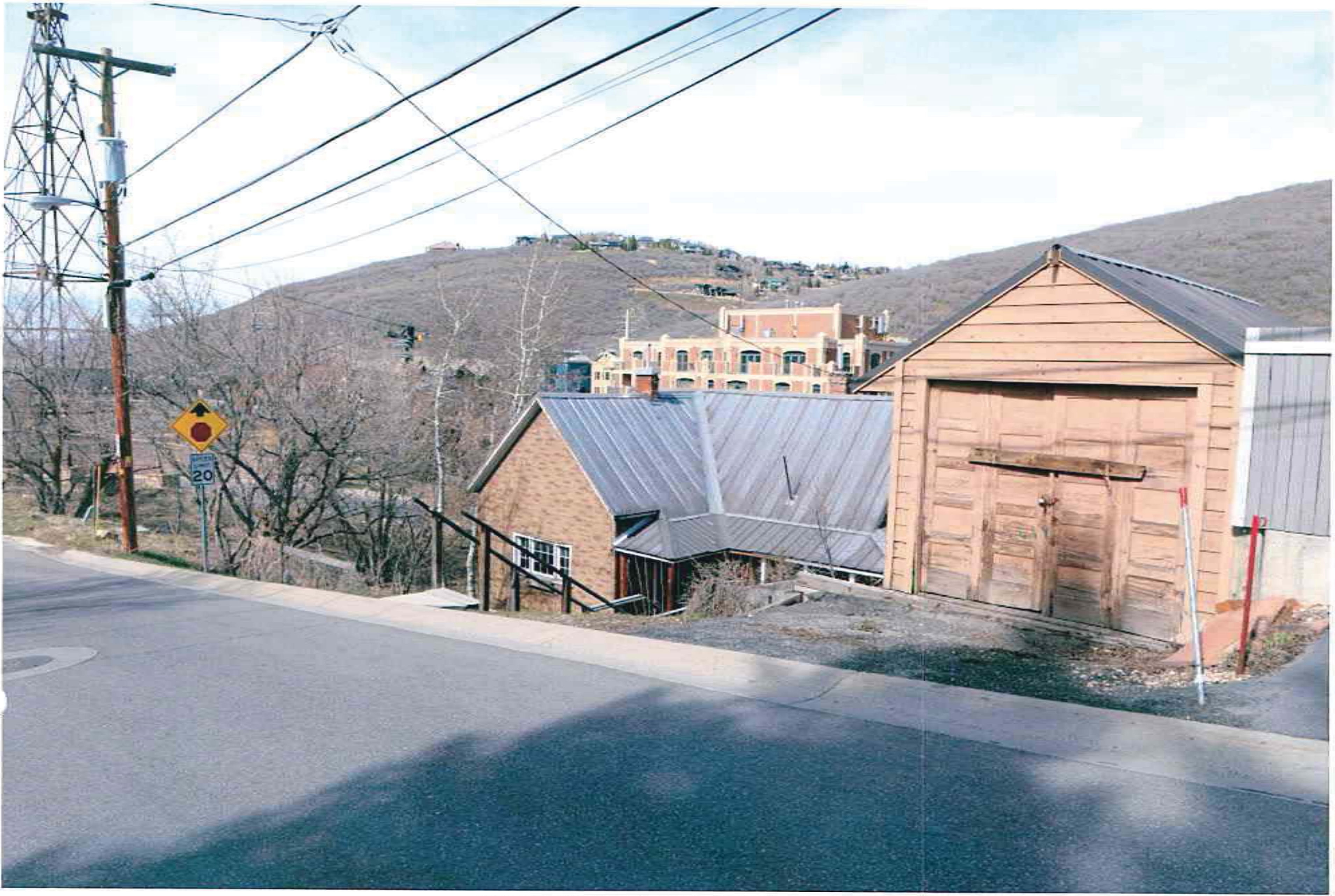
SHEET
1
OF
1

Exhibit D

Tram Tower Parcel – Looking southwesterly

Tram Tower Parcel – Looking south

Tram Tower Parcel – Looking southeasterly



Tram Tower Parcel – Looking northeasterly

Exhibit E

Ordinance No. 02-02

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT KNOWN AS THE COALITION WEST SUBDIVISION, LOCATED AT 777 PARK AVENUE, SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

WHEREAS, the owners, Powdr Corporation, of the property generally at 777 Park Avenue, located in Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah and known as the Coalition West Subdivision, have petitioned the City Council for approval of a final subdivision plat; and

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

WHEREAS, on March 27 and April 10, 2002, the Planning Commission held public hearings to receive public input on the proposed subdivision plat and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on April 18, 2002 the City Council reviewed the proposed subdivision plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed subdivision plat;

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

SECTION 1. FINDINGS OF FACT.

1. The property is located in the HRC-MPD, HR-1-MPD, and HCB-MPD zoning districts.

2. The property is subject to the Sweeney Properties Large Scale Master Planned Development Permit approved by the City Council on October 17, 1986 and as subsequently amended.

3. The proposed subdivision plat creates four legally subdivided lots from various metes and bounds parcels and includes Lots 1 and 2 for future development per the amended Sweeney Properties MPD, Lot 3 designated as open space to accommodate the Town Run ski run, and Lot B4 located on the east side of Park Avenue.
4. All development on these Lots is subject to the Sweeney Properties MPD as

amended, the Land Management Code, and the Historic District Design Guidelines.

5. An amended cross access and parking agreement was recorded in October of 1996 between the various property owners of the Coalition West and Coalition East properties.

6. Lot 1 is designated per the MPD for up to 5.5 u.e. of commercial uses and 2 u.e's of residential condominium uses (up to 4,000 sf of residential and 5,500 sf of commercial). Lot 2 is designated per the MPD as a single family lot with up to 3,500 sf, including a potential accessory unit, subject to the Historic District Design Guidelines and the Sweeney MPD. Lot 3 shall remain as open space. Lot B4 is designated per the Sweeney MPD as a potential development parcel with up to 1.6 u.e. of commercial uses at the street level with the plaza level remaining as open space as part of the plaza and to support the bridge and ramp structure.

7. Approval of the subdivision plat creates legally platted lots. Development requiring building permits on these lots is subject to the LMC, HDC Design Guidelines, and the conditions of approval of the MPD.

8. The proposed subdivision does not alter vehicular access to adjacent properties on Woodside Avenue.

9. On April 10, 2002 the Planning Commission forwarded to the City Council a positive recommendation to approve the Coalition West Subdivision plat with conditions as outlined below.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned subdivision plat and that neither the public nor any person will be materially injured by the proposed plat. The plat is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats. The plat is consistent with the Sweeney Properties Master Plan.

SECTION 3. PLAT APPROVAL. The final plat for the Coalition West Subdivision is hereby approved as shown on Exhibit A, with the following conditions:

1. City Attorney and City Engineer review and approval of the final form and content of the subdivision plat, for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recording the plat.

2. All conditions of approval for the Sweeney Properties Master Plan, as amended, and approved by the City in November of 1996, continue to apply in full force and effect. A note shall be added to the plat to this effect.

3. All Park City Standard Project Conditions shall apply.

4. The skier plaza level of Lot B4 shall remain as open space as part of the plaza and to support the bridge and ramp, and shall not be developed with any other type of structure without an amendment to the Master Plan approved by the Commission. Lot 3 is designated as open space and Lots 1 and 2 are subject to the conditions of approval of the amended Sweeney MPD, the Land Management Code, and the Historic District Design Guidelines. A note shall be added to the plat to this effect.

5. As a condition precedent to plat recording, a note shall be added to the plat noting the recording information for relevant maintenance agreements and encroachment agreements that apply to these parcels and lots.

6. As a condition precedent to plat recording the applicant shall deed to Park City, per agreement between GPCC and the City related to the encroachment of the Town Bridge over Park Avenue, the land under that portion of the National Garage, located at 715 Park Avenue, which encroaches onto Lot 2 of the Coalition West Subdivision.

7. As a condition precedent to plat recording the applicant shall install pedestrian directional signs, upon approval by the Planning staff, to direct pedestrians across the ski run on dedicated easements. Pedestrian access easements shown on this plat are for the benefit of the public.

8. The subdivision plat shall be recorded at the County within one year of the date of City Council approval. If recordation has not occurred within the one year time frame this approval and the record of survey shall be considered null and void.

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

PASSED AND ADOPTED this 18th day of April 2002.

PARK CITY MUNICIPAL CORPORATION

Dana Williams
Mayor Dana Williams

Attest:

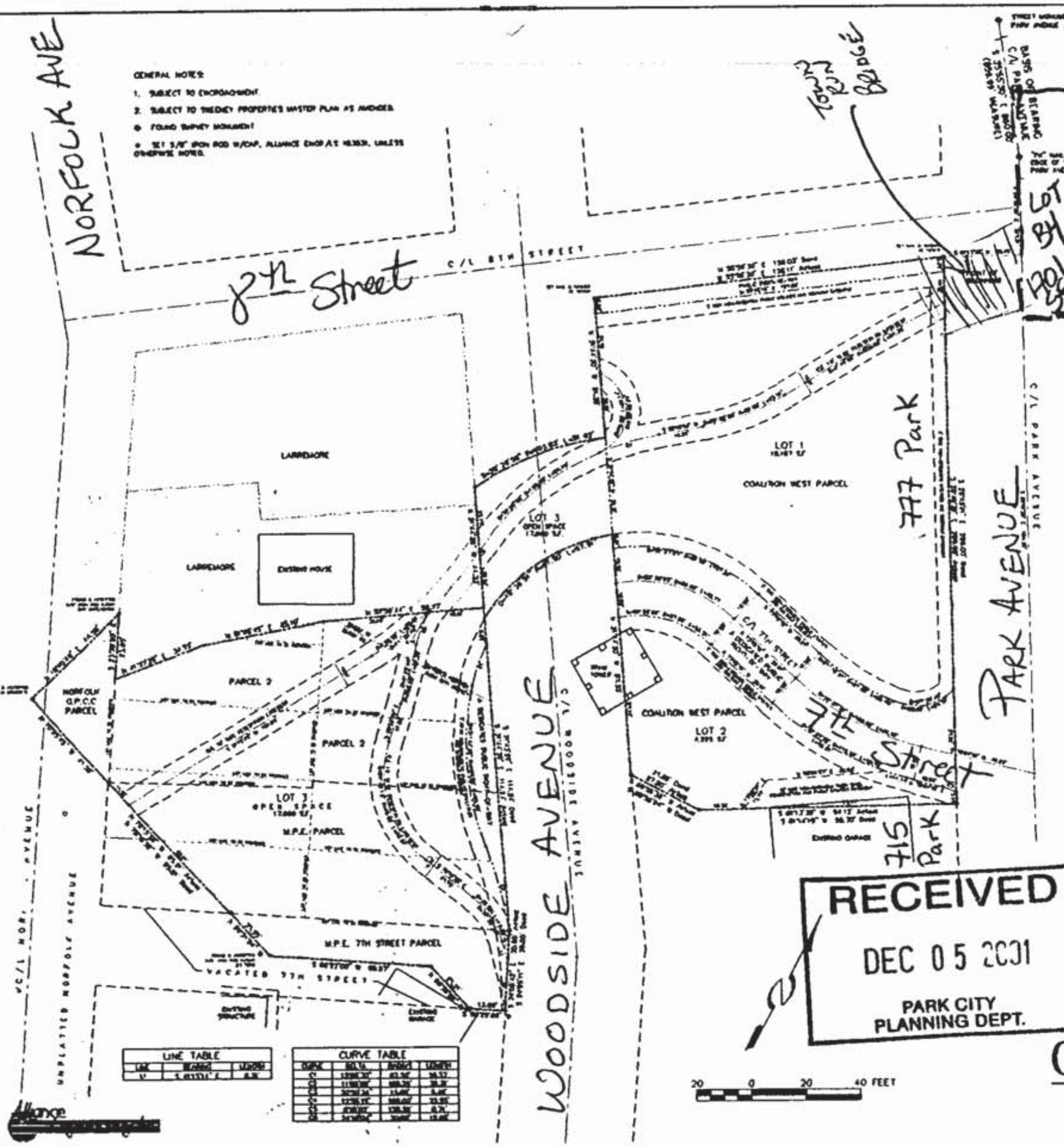
Janet M. Scott
Janet M. Scott, City Recorder

MARCH 1, 1884

Approved as to form:

Mark D. Harrington, City Attorney

EXHIBIT A.



GENERAL NOTES:

1. SUBJECT TO ENCROACHMENT.
2. SUBJECT TO THEDIEY PROPERTIES MASTER PLAN AS AMENDED.

● FOUND SURVEY MONUMENT

• SET 5/8" IRON ROD W/CAP, ALLIANCE ENGR AT 163631, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

BOUNDARY DESCRIPTION

OWNER'S DEDICATION AND CONSENT TO RECORD

ACKNOWLEDGMENT

OWNER'S DEDICATION AND CONSENT TO RECORD

ACKNOWLEDGMENT

DEED DESCRIPTIONS

RECEIVED
DEC 05 2001
PARK CITY
PLANNING DEPT.

COALITION WEST SUBDIVISION

A LOT COMBINATION PLAT
LOCATED IN SECTION 16 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT
LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

PAGE 1 OF 1

JOB NO. 6-8-01 FILE: CWS-P1.DWG

ALLIANCE ENGINEERING INC. P.O. BOX 2664 323 MAIN STREET PARK CITY, UTAH 84060 (435) 649-9467	**SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT** REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS ____ DAY OF __________, 2001 A.D. BY __________ S.B.S.I.D.	**PLANNING COMMISSION** APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF __________, 2001 A.D. BY __________ CHAIRMAN	**ENGINEERS CERTIFICATE** I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF __________, 2001 A.D. BY __________ PARK CITY ENGINEER	**APPROVAL AS TO FORM** APPROVED AS TO FORM THIS ____ DAY OF __________, 2001 A.D. BY __________ PARK CITY ATTORNEY	**CERTIFICATE OF ATTEST** I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF __________, 2001 A.D. BY __________ PARK CITY RECORDER	**COUNCIL APPROVAL AND ACCEPTANCE** APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF __________ 2001 A.D. BY __________ MAYOR	**RECORDED** STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF __________ DATE ______ TIME ______ BOOK ______ PAGE ______ FEE ______ RECORDER

Exhibit F

Ordinance No. 06-14

AN ORDINANCE APPROVING THE NATIONAL GARAGE SUBDIVISION OF LOTS 16, 17, 18, 21, 22 AND A PORTION OF LOT 20 OF BLOCK 6 OF THE PARK CITY SURVEY AND THE SNYDERS ADDITION TO THE PARK CITY SURVEY, LOCATED AT 703 PARK AVENUE AND 664 WOODSIDE AVENUE PARK CITY, UTAH

WHEREAS, the owner of the property known as 703 Park Avenue, and 664 Woodside Avenue has petitioned the City Council for approval of the National Garage Subdivision; and

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

WHEREAS, on March 8, 2006 the Planning Commission held a public hearing to receive public input on the proposed Subdivision and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on March 23, 2006 the City Council held a public hearing on the proposed subdivision; and

WHEREAS, the proposed Subdivision allows the property owner to combine five lots and a portion of another into two lots of record; and

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

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

SECTION 1. FINDINGS OF FACT. The above recitals are hereby incorporated as findings of fact. The following are also adopted by City Council as findings of fact:

1. Lot 1 is located in the Historic Residential Commercial (HRC) zone.
2. The HRC zone designed to provide a transition in scale and land uses between the HR-1 and HCB districts that retains the character of historic buildings in the area.
3. Lot 2 is located in the Historic Residential (HR-1) zone.
4. The HR-1 zone is a residential zone characterized by a mix of contemporary residences and smaller historic homes.
5. The amendment will subdivide five platted lots and a portion of another into two lots of record.
6. Lot 1 is accessed from Park Avenue; Lot 2 is accessed from Woodside Avenue.
7. Proposed Lot 1 would consist of approximately 8,520 square feet.
8. Proposed Lot 2 would consist of approximately 2,175 square feet.

9. The minimum lot size for a single family home in the HR-1 zone is 1,875 square feet.
10. There are two existing historic structures on Lot 1.
11. There is an existing historic single family home and an accessory building on Lot 2.
12. Minimal construction staging area is available along Park and Woodside Avenues.
13. Snow removal is necessary for emergency access, and snow storage areas are necessary for good snow removal.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following Conclusions of Law:

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.

SECTION 3. CONDITIONS OF APPROVAL. The City Council hereby adopts the following Conditions of Approval:

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. 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.
3. A new sewer lateral and pump system to eject the wastewater up into Woodside shall be installed on Lot 2 as part of any future development plan.
4. A financial guarantee for public improvements including road repairs from utility installation shall be provided in a form acceptable to the City Attorney and in an amount acceptable to the City Engineer prior to plat recordation.
5. A ten-foot-wide snow storage easement shall be provided along the Park Avenue and Woodside Avenue frontage of both lots.
6. No remnant lot is separately developable.

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

PASSED AND ADOPTED this 23rd day of March 2006.

PARK CITY MUNICIPAL CORPORATION

Dana Williams

Mayor Dana Williams

Attest:

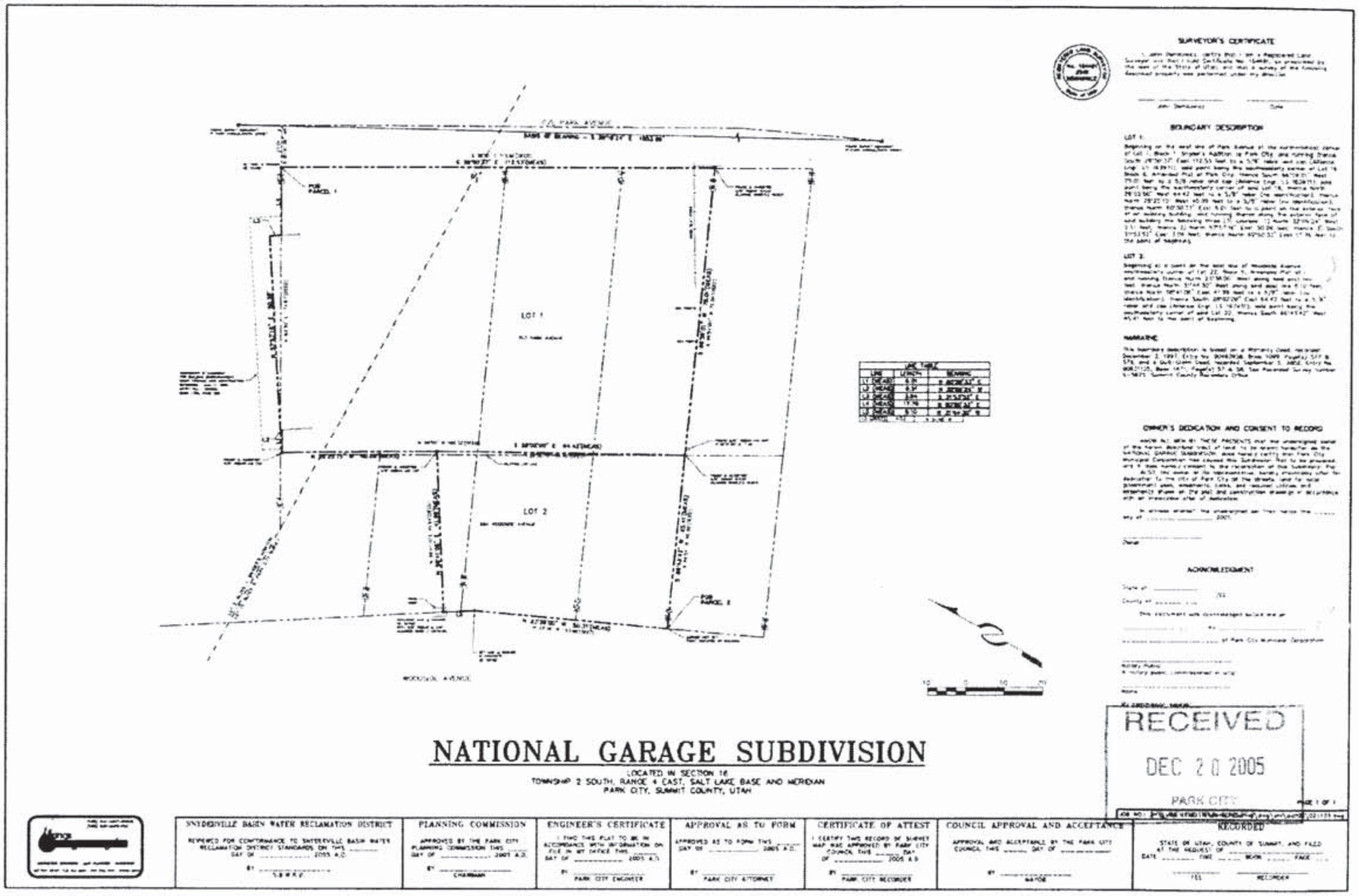
Janet M Scott

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

MARCH 1, 1884



SURVEYOR'S CERTIFICATE

BOUNDARY DESCRIPTION

LOT 1:

LOT 2:

NARRATIVE

OWNER'S DEDICATION AND CONSENT TO RECORD

ACKNOWLEDGMENT

of Park City Municipal Corporation

RECEIVED
DEC 2 0 2005
PARK CITY

PAGE 1 OF 1

NATIONAL GARAGE SUBDIVISION

LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ______ DAY OF ____________ 2005 A.D.
BY ____________
S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF ____________ 2005 A.D.
BY ____________
CHAIRMAN

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ______ DAY OF ____________ 2005 A.D.
BY ____________
PARK CITY ENGINEER

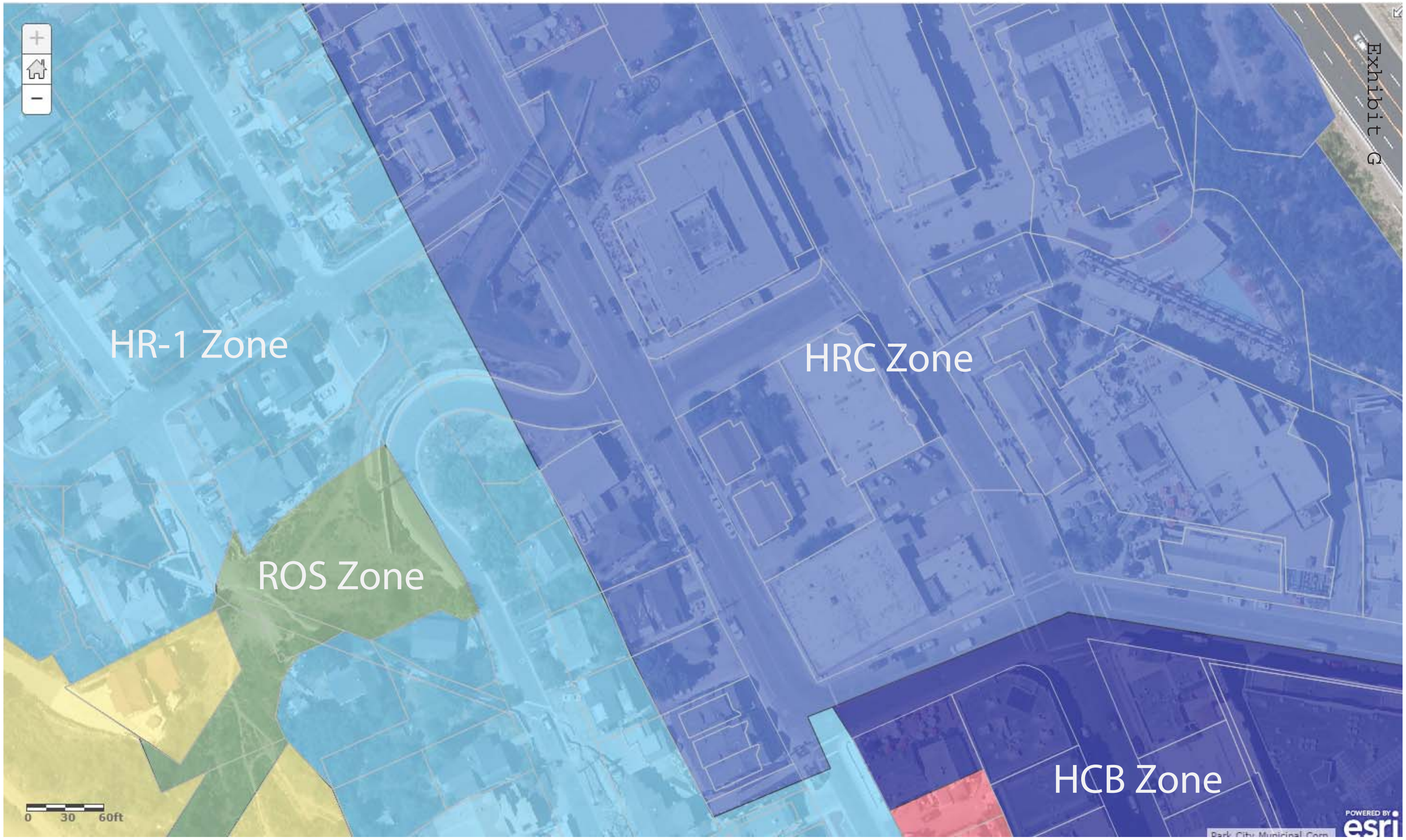
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS ______ DAY OF ____________ 2005 A.D.
BY ____________
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ______ DAY OF ____________ 2005 A.D.
BY ____________
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ______ DAY OF ____________
BY ____________
MAYOR

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

Exhibit G


HR-1 Zone
HRC Zone
ROS Zone
HCB Zone
0
30
60ft
POWERED BY esri
Park City Municipal Corp

DATE: December 1, 2016

TO HONORABLE MAYOR AND COUNCIL

The Aspen Springs Ranch Subdivision Phase II was approved by City Council on May 28, 1992 and recorded at Summit County on June 26, 1992. There was one previous amendment to the Phase II plat in 1995 amending Ranch Lot 4 and a lot line adjustment in 2014 amending the lot line between Lots 66 and 67. Both plats were recorded at Summit County, in January of 1996 and October 2014, respectively.

On August 30, 2016, the Planning Department received an application for a plat amendment to shift the common lot line between Ranch Lot 3 and Lot 46 approximately 50’ to the west (Exhibit A). The original Aspen Springs Ranch Subdivision Phase II plat (Exhibit B) identifies Ranch Lot 3 as containing 17.353 acres and Lot 46 containing 1.857 acres. An existing conditions survey, aerial photo and photos of the site were submitted with the application (Exhibits C, D and E). The lots owned by two different LLCs but the LLCs are held by the same person(s) and there is a house and a barn on Lot 3, while Lot 46 is vacant. During construction of the barn on Lot 3 the driveway leading to the barn, as well as a fence parallel to the driveway, were partially constructed on Lot 46.

On November 9, 2016, the Planning Commission conducted a public hearing and unanimously forwarded a positive recommendation to City Council. No public input was provided at the meeting.

Respectfully:

Kirsten Whetstone, Senior Planner

City Council
Staff Report

Application: **PL-16-03309**
Subject: **Second Amended Aspen Springs Ranch Subdivision Phase II,**
Author: **Kirsten Whetstone, AICP, Senior Planner**
Date: **December 1, 2016**
Type of Item: **Legislative – plat amendment**

Summary Recommendations

Staff recommends City Council conduct a public hearing and consider approving the Second Amended Aspen Springs Ranch Subdivision Phase II, amending Ranch Lot 3 and Lot 46, subject to the findings of fact, conclusions of law, and conditions of approval as stated in the attached Ordinance.

Description

Owners: **HH Investors, LLC and Crescent Vertical, LLC**
Applicant Representative: **Marshall King, Alliance Engineering**
Location: **2636 and 2644 Aspen Springs Drive**
Zoning: **Single Family (SF) District**
Adjacent Land Uses: **Single family lots of the Aspen Springs Ranch Subdivisions and City open space**

Background

The Aspen Springs Ranch Subdivision Phase II was approved by City Council on May 28, 1992 and recorded at Summit County on June 26, 1992. There was one previous amendment to the Phase II plat in 1995 amending Ranch Lot 4 and a lot line adjustment in 2014 amending the lot line between Lots 66 and 67. Both plats were recorded at Summit County, in January of 1996 and October 2014, respectively.

On August 30, 2016, the Planning Department received an application for a plat amendment to shift the common lot line between Ranch Lot 3 and Lot 46 approximately 50' to the west (Exhibit A). The original Aspen Springs Ranch Subdivision Phase II plat (Exhibit B) identifies Ranch Lot 3 as containing 17.353 acres and Lot 46 containing 1.857 acres. An existing conditions survey, aerial photo and photos of the site were submitted with the application (Exhibits C, D and E). The lots owned by two different LLCs but the LLCs are held by the same person(s) and there is a house and a barn on Lot 3, while Lot 46 is vacant. During construction of the barn on Lot 3 the driveway leading to the barn, as well as a fence parallel to the driveway, were partially constructed on Lot 46.

On November 9, 2016, the Planning Commission conducted a public hearing and unanimously forwarded a positive recommendation to City Council. No public input was provided at the meeting.

Proposal

The current owners of Lots 3 and 46 desire to move the common lot line approximately 50’ to the west in order to have the fence and driveway to the barn fully on Lot 3, thereby removing these encroachments from Lot 46.

Purpose

The purpose of the Single Family (SF) Zoning District is to:

(A) Maintain existing predominately Single Family detached residential neighborhoods,

(B) Allow for Single Family Development Compatible with existing Developments,

(C) Maintain the character of mountain resort neighborhoods with Compatible residential design; and

(D) Require Streetscape design that minimizes impacts on existing residents and reduces architectural impacts of the automobile.

Land Management Code (LMC)

The proposal complies with lot and site requirements of the SF Zoning District as described below:

	SF Zoning District
Lot Size	No minimum lot size. Proposed lots are consistent with the range of lots in the subdivision (Ranch lots range from 13.6 to 22.445 acres and lots range from 1.0 to 56.9 acres) Ranch Lot 3: existing -17.353 acres proposed - 17.633 acres (increased by 0.28 acres) Lot 46 existing - 1.857 acres proposed - 1.577 acres (decreased by 0.28 acres)
Building Footprint- Floor Area Ratio (FAR)	Plat includes notes regarding maximum limits of disturbance (LOD) and maximum floor area (FA). No changes are recommended for the new lots as existing LOD and FA are within the range for Lots of similar area. For example Lots 59, 60, and 65 are smaller than proposed Lot 46 and have the same 12,000 sf LOD and 8,250 sf FA maximums. Ranch Lot 2 is 4.8 acres larger than proposed Lot 3 with the same LOD, but smaller FA. Ranch Lot 3: existing - 50,000 sf LOD and 15,000 sf FA Lot 46: existing- 12,000 sf LOD and 8,250 sf FA
Front yard setbacks- minimum allowed	25 feet to front facing garage, 20 feet to building. Minimum of 25 foot front setbacks are proposed (or existing as is case for existing Ranch Lot 3).
Rear yard setbacks- minimum allowed	15 feet. Minimum of 15 foot rear setbacks are proposed.
Side yard setbacks- minimum allowed	12 feet. Minimum of 12 foot side setbacks are proposed.

Building Height- maximum allowed	28’ height plus 5’ additional for 4:12 or greater roof pitch. No exceptions or limitations proposed.
Parking- minimum required	2 spaces per house. No changes proposed.
Architectural Design	All construction is subject to Aspen Springs Design Review Board approval and LMC Chapter 15- 5- Architectural Design Guidelines with final review conducted at the time of the Building Permit. Existing house and barn on Ranch Lot 3 and Lot 46 is vacant.
Residential uses	One single family house per lot. Barn allowed on Ranch Lot 3 per platted barn LOD. No changes proposed.
Commercial space	No commercial space allowed or existing.

This application meets the necessary subdivision requirements of Land Management Code (LMC) Section 15-7 of the Park City Municipal Code for lot layout, utility easements, dedications, and street layout. No changes are proposed to existing street layout.

Public utility easements are indicated on the amended lots, consistent with existing plat notes (10’ wide non-exclusive PUE (public utility easement) along all front lot lines, 5’ wide non-exclusive PUE and drainage easements along all side lot lines). Staff recommends a condition of approval that prior to plat recordation, letters of approval from utility providers (SBWRD, City Water Department, Questar, Rocky Mountain Power, and communications entities) shall be submitted indicating approval of utility easements associated with the new lot line locations. SBWRD has already provided a letter indicating they have no issues with the plat amendment or relocation of utility easements (see Exhibit F).

An existing dual meter box is located on the current shared property line. The Water Department requests a plat note that prior to plat recordation, a new dual meter box at the new property line shall be installed and the old dual meter box shall be abandoned, along with the existing service, at the main (see Exhibit G).

A note shall be included on the plat indicating that all applicable conditions of approval and plat notes of the original Aspen Springs Ranch Subdivision Phase II continue to apply. A table showing the lots, lot area, maximum Limits of Disturbance (LOD), and maximum allowable building floor area shall be included on the amended plat.

Good Cause

Staff finds good cause for this plat amendment as it is consistent with the Land Management Code and conditions of approval of the Aspen Springs Ranch Subdivision Phase II, and the plat amendment resolves an existing encroachment of fence and a driveway on Lot 46 that provides access to the barn on Ranch Lot 3.

Department Review

This application has gone through an interdepartmental review. Issues raised at the review have been addressed with revisions to the application and conditions of approval.

Notice

The property was posted and notices were mailed to property owners within 300 feet on October 26, 2016. A legal notice was published in the Park Record on October 22, 2016. No public input has been received at the time of this report.

Alternatives

1. City Council may approved the plat amendment, as conditioned or amended, or
2. City Council may deny the plat amendment and direct staff to make Findings for this decision, or
3. City Council may continue this item to a date certain and provide Staff and the applicant with direction regarding additional information needed in order to make a final decision.

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

The driveway and fence would continue to encroach from Lot 3 onto Lot 46, the adjacent property.

Recommendation

Staff recommends City Council conduct a public hearing and consider approving the Second Amended Aspen Springs Ranch Subdivision Phase II, amending Ranch Lot 3 and Lot 46, subject to the findings of fact, conclusions of law, and conditions of approval as stated in the attached Ordinance.

Exhibits

Ordinance
Exhibit A – Proposed plat amendment
Exhibit B – Existing recorded plat
Exhibit C – Existing conditions survey
Exhibit D – Aerial photo
Exhibit E – Photos of the Site
Exhibit F – SBWRD letter
Exhibit G – Water meter relocation diagram

Ordinance 2016-52

AN ORDINANCE APPROVING THE SECOND AMENDED ASPEN SPRINGS RANCH SUBDIVISION PHASE II PLAT AMENDMENT, AMENDING RANCH LOT 3 AND LOT 46, LOCATED AT 2636 AND 2644 ASPEN SPRINGS DRIVE, PARK CITY, UTAH.

WHEREAS, the owners of the property known as Ranch Lot 3 and Lot 46 of the Aspen Springs Ranch Phase II Subdivision, located at 2636 and 2644 Aspen Springs Drive in Park City, Utah, have petitioned the City Council for approval of a plat amendment; and

WHEREAS, legal notice of the public hearing was published in the Park Record and on the Utah Public Notice website on October 22, 2016, and the property was posted on October 26, 2016, according to the requirements of the Land Management Code; and

WHEREAS, courtesy notice was sent to surrounding property owners on October 26, 2016, according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on November 9th, 2016, to receive input on the plat amendment and no public input was provided;

WHEREAS, the Planning Commission, on November 9th, 2016, unanimously forwarded a recommendation to the City Council; and,

WHEREAS, on December 1, 2016, City Council held a public hearing on the plat amendment; and

WHEREAS, there is good cause and it is in the best interest of Park City, Utah to approve the Second Amended Aspen Springs Ranch Subdivision Phase II plat amendment.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The 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 is located at 2636 and 2644 Aspen Springs Drive in the Single Family (SF) District and consists of Ranch Lot 3 and Lot 46 of the Aspen Springs Ranch Subdivision Phase II. These lots are commonly owned.
2. The property is subject to conditions of approval and applicable plat notes of the Aspen Springs Ranch Subdivision Phase II plat approved by the City Council on May 28, 1992 and recorded at Summit County on June 26, 1992.

3. There was one previous amendment to the Phase II plat in 1995 amending Ranch Lot 4 and a lot line adjustment in 2014 amending the lot line between Lots 66 and 67. Both plats were recorded at Summit County, in January of 1996 and October 2014, respectively.
4. Lots 3 and 46 are recognized by Summit County as Parcel ASR-II-R-3 and Parcel ASR-II-46 (Tax ID).
5. A single family house and associated barn are located on Ranch Lot 3. Lot 46 is vacant.
6. A fence and a driveway that provides access to Lot 3 were constructed partially on Lot 46.
7. The owner of the two lots desires to shift the common lot line between Ranch Lot 3 and Lot 46 approximately fifty feet (50’) to the west to resolve the encroachment of the fence and driveway for Ranch Lot 3 that is partially on Lot 46.
8. Lot 3 increases by 0.280 acres from 17.353 acres to 17.633 acres.
9. Lot 46 decreases by 0.280 acres from 1.857 acres to 1.577 acres.
10. No remnant lots or parcels are created.
11. There are no minimum or maximum lot sizes or lot widths in the SF District.
12. Ranch Lots in the Aspen Springs Subdivision range in area from 13.611 acres to 22.445 acres.
13. Non-ranch Lots in the Aspen Springs Subdivision range in area from 1.00 acres to 56.945 acres.
14. Aspen Springs Ranch Subdivision Phase II identifies maximum limits of disturbance (LOD) and maximum building floor area (FA) for each lot. Lot 3 has a maximum LOD of 50,000 sf and maximum FA of 15,000 sf. Lot 46 has a maximum LOD of 12,000 sf and a maximum FA of 8,250.
15. No changes to the maximum limits of disturbance or maximum building floor area are proposed as the existing limits of disturbance and floor area are within the range for lots of similar or smaller area.
16. All applicable requirements of Land Management Code Section 15-2.11 (SF District) apply.
17. Single-family dwellings are an allowed use in the Single Family (SF) District and barns are permitted per the Aspen Springs Ranch Subdivision Phase II when located within platted barn limits of disturbance (LOD) areas.
18. There is not a minimum or maximum lot width identified in the SF District. Access to the property is from Aspen Springs Drive, a public street.
19. Utility easements recorded on the Aspen Springs Ranch Subdivision Phase II plat are required to be shown on the amended plat, including 10’ wide non-exclusive utility easements along the front lot lines and relocated 5’ wide non-exclusive utility easements along the side lot lines.
20. Public utility easements are indicated on the amended lots, consistent with existing plat notes (10’ wide non-exclusive PUE (public utility easement) along all front lot lines, 5’ wide non-exclusive PUE and drainage easements along all side lot lines).
21. The final Mylar plat is required to be signed by the Snyderville Basin Water Reclamation District to ensure that requirements of the District are addressed prior to plat recordation.
22. An existing dual meter box is located on the current shared property line. The Water

Department requests a condition of approval that prior to plat recordation, a new dual meter box at the new property line shall be installed and the old dual meter box shall be abandoned, along with the existing service, at the main.

23. Snow storage area is required along public streets and rights-of-way due to the possibility of large amounts of snowfall in this location.
24. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Land Management Code and the Aspen Springs Ranch Phase II subdivision plat and plat notes.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void unless a written request for an extension is submitted to the City prior to the expiration date and the City Council grants an extension.
3. A note shall be included on the plat indicating that all applicable conditions of approval and plat notes of the original Aspen Springs Ranch Subdivision Phase II continue to apply.
4. A table showing Lots 3 and 46, the lot area, maximum Limits of Disturbance (LOD), and maximum allowable building floor area for each lot, shall be included on the amended plat.
5. Utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the lots.
6. Non-exclusive public utility easements (PUE) shall be indicated on the plat per the Aspen Springs Ranch Subdivision Phase II plat with 10' wide easements across the front lot line and 5' wide easements, to include drainage easements, along each side lot line.
7. A financial security to guarantee for the installation of any required public improvements is required prior to plat recordation in a form approved by the City Attorney and in an amount approved by the City Engineer.
8. Prior to plat recordation, an existing water valve for Lot 3 shall be relocated to Lot 3 and a separate water valve for Lot 46 shall be installed per requirements of the City's Water Department.
9. A ten foot (10') wide public snow storage easement is required along Aspen Springs Drive.

10. A note shall be added to the plat requiring residential fire sprinklers for new construction as stipulated by the Chief Building Official at the time of review of any building permit on these lots.
11. Prior to plat recordation, letters of approval from utility providers (SBWRD, City Water Department, Questar, Rocky Mountain Power, and communications entities) shall be submitted indicating approval of utility easements associated with the new lot lines and public utility easement locations.
12. Prior to plat recordation, a new dual meter box at the new common property line shall be installed and the old dual meter box shall be abandoned, along with the existing service, at the main.

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

PASSED AND ADOPTED this 1st day of December, 2016.

PARK CITY MUNICIPAL CORPORATION

____
Jack Thomas, Mayor

ATTEST:

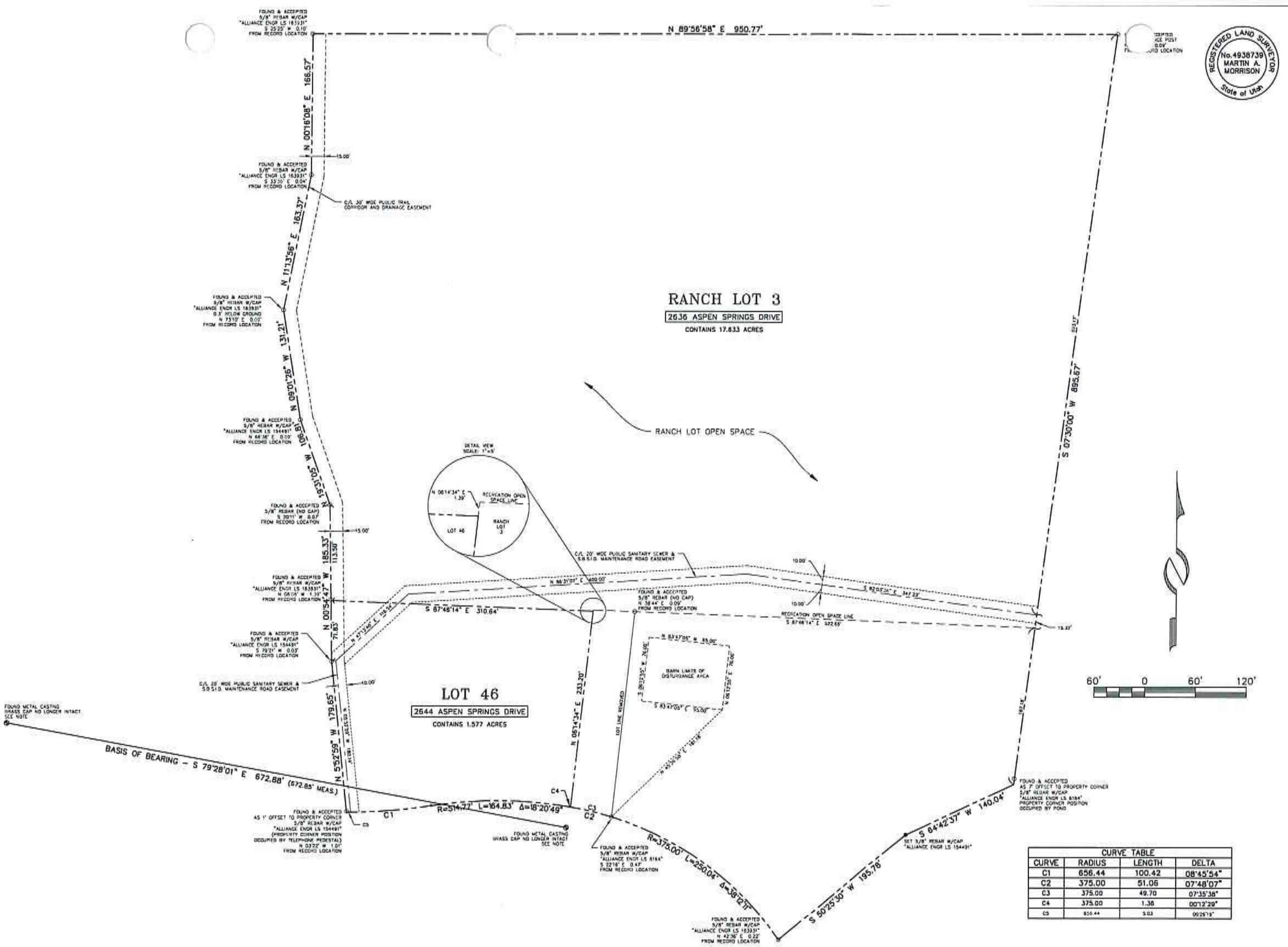
____
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

____
Mark Harrington, City Attorney

Exhibits
Exhibit A – Proposed plat amendment

EXHIBIT A



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	656.44	100.42	08°45'54"
C2	375.00	51.06	07°48'07"
C3	375.00	49.70	07°35'38"
C4	375.00	1.36	00°12'29"
C5	656.44	5.03	00°26'19"

A LOT LINE ADJUSTMENT PLAT

ASPEN SPRINGS RANCH SUBDIVISION PHASE II

AMENDING RANCH LOT 3 & LOT 46

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

EYOR'S CERTIFICATE

I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that by authority of the owners, this Record of Survey map of ASPEN SPRINGS RANCH SUBDIVISION PHASE II, AMENDING RANCH LOT 3 & LOT 46 has been prepared under my direction 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.

LEGAL DESCRIPTIONS

PARCEL 1

Ranch Lot 3, Aspen Springs Ranch Subdivision Phase II, according to the Official Plat thereof on file and of record in the Office of the Summit County Recorder.

PARCEL 2

Lot 46, Aspen Springs Ranch Subdivision Phase II, according to the Official Plat thereof on file and of record in the Office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

HH Investors, LLC, a Utah limited liability company, as to Parcel 1, does hereby certify that it has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat.

HH Investors, LLC,
a Utah limited liability company

By: S & G Management LLC
a Utah limited liability company, its manager

By: ____________________
Sarah Hall, Manager

ACKNOWLEDGMENT

State of ____________________:
ss:
County of ____________________:

On this ______ day of ________________________, 2016, Sarah Hall personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is the Manager of S & G Management LLC, a Utah limited liability company, Manager of HH Investors, LLC, a Utah limited liability company, and that said document was signed by her on behalf of said limited liability company by authority of its Operating Agreement and she acknowledged to me that she executed ASPEN SPRINGS RANCH SUBDIVISION PHASE II, AMENDING RANCH LOT 3 & LOT 46.

____
A Notary Public commissioned in Utah

____
Printed Name

Residing in: ____________________

My commission expires: ____________________

OWNER'S DEDICATION AND CONSENT TO RECORD

Crescent Vertical, LLC, a Utah limited liability company, as to Parcel 2, does hereby certify that it has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat.

Crescent Vertical, LLC,
a Utah limited liability company

By: S & G Management LLC
a Utah limited liability company, its manager

By: ____________________
Sarah Hall, Manager

ACKNOWLEDGMENT

State of ____________________:
ss:
County of ____________________:

On this ______ day of ________________________, 2016, Sarah Hall personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is the Manager of S & G Management LLC, a Utah limited liability company, Manager of Crescent Vertical, LLC, a Utah limited liability company, and that said document was signed by her on behalf of said limited liability company by authority of its Operating Agreement and she acknowledged to me that she executed ASPEN SPRINGS RANCH SUBDIVISION PHASE II, AMENDING RANCH LOT 3 & LOT 46.

____
A Notary Public commissioned in Utah

____
Printed Name

Residing in: ____________________

My commission expires: ____________________

NOTES

1. This subdivision is subject to the Conditions of Approval in Ordinance 2016-_____
2. All Conditions of Approval of Aspen Springs Ranch Subdivision Phase II shall continue to apply and remain in full force and effect.

SHEET 1 OF 1

9/13/16 JOB NO.: 7-7-16 FILE: X:\AspenSprings\dwg\srv\plat2016\070716.dwg

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

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ______
DAY OF __________, 2016
BY ______________
S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____
DAY OF __________, 2016
BY ______________
CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____
DAY OF __________, 2016
BY ______________
PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____
DAY OF __________, 2016
BY ______________
PARK CITY ATTORNEY

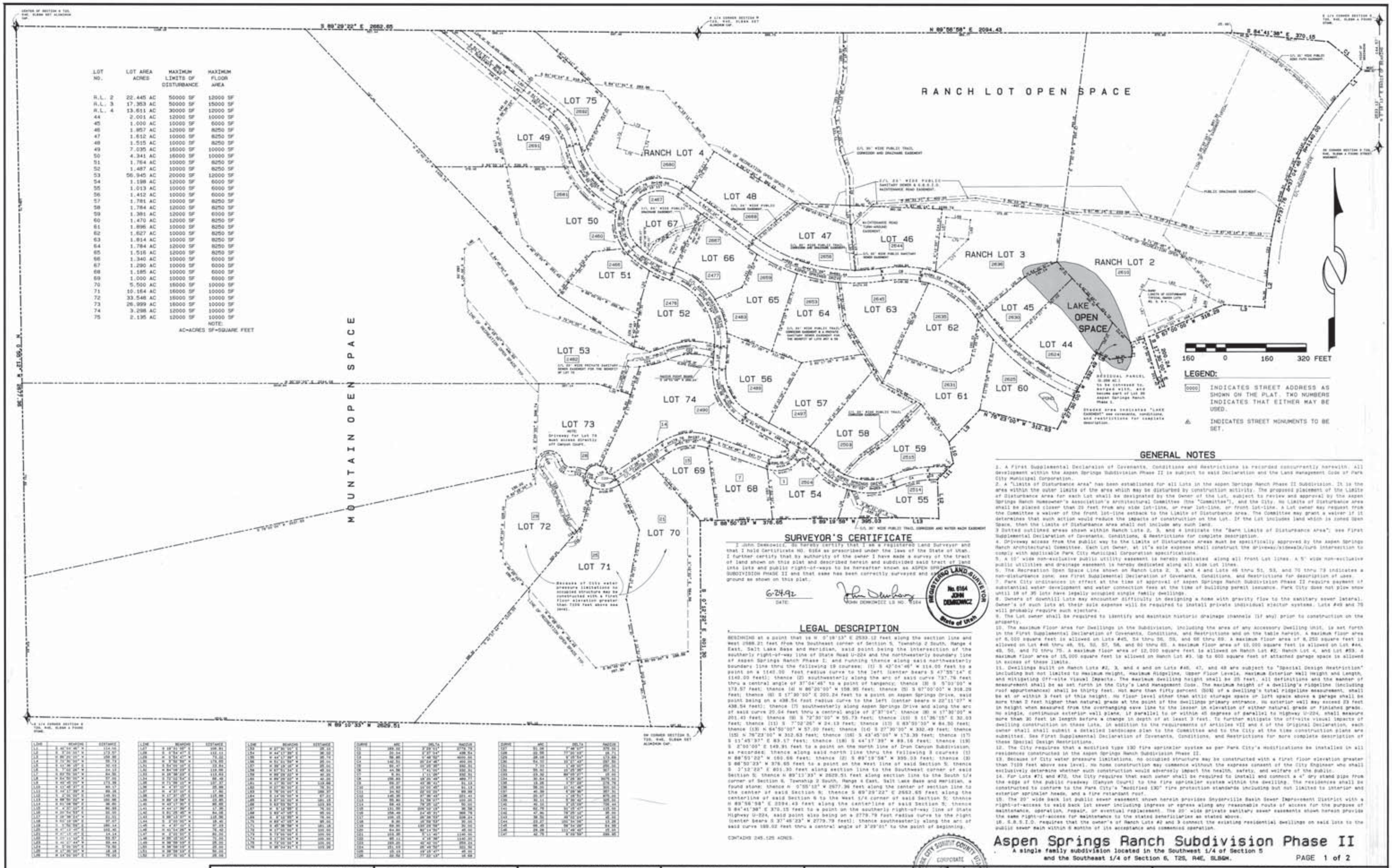
COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF __________, 2016
BY ______________
MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY
OF __________, 2016
BY ______________
PARK CITY RECORDER

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF ____________________
DATE __________ TIME ______ ENTRY NO. __________
________ FEE
____________________ RECORDER

SEP 13 2016

EXHIBIT B



LOT NO.	LOT AREA ACRES	MAXIMUM LIMITS OF DISTURBANCE	MAXIMUM FLOOR AREA
R.L. 2	22.445 AC	50000 SF	12000 SF
R.L. 3	17.353 AC	50000 SF	15000 SF
R.L. 4	13.611 AC	30000 SF	12000 SF
44	2.001 AC	12000 SF	10000 SF
45	1.000 AC	10000 SF	6000 SF
46	1.857 AC	12000 SF	8250 SF
47	1.612 AC	10000 SF	8250 SF
48	1.515 AC	10000 SF	8250 SF
49	7.035 AC	16000 SF	10000 SF
50	4.341 AC	16000 SF	10000 SF
51	1.764 AC	10000 SF	8250 SF
52	1.487 AC	10000 SF	8250 SF
53	56.945 AC	20000 SF	12000 SF
54	1.198 AC	12000 SF	6000 SF
55	1.013 AC	10000 SF	6000 SF
56	1.412 AC	10000 SF	6000 SF
57	1.781 AC	10000 SF	8250 SF
58	1.784 AC	12000 SF	8250 SF
59	1.381 AC	12000 SF	6000 SF
60	1.470 AC	12000 SF	8250 SF
61	1.896 AC	10000 SF	8250 SF
62	1.627 AC	10000 SF	8250 SF
63	1.814 AC	10000 SF	8250 SF
64	1.784 AC	12000 SF	8250 SF
65	1.516 AC	12000 SF	8250 SF
66	1.340 AC	10000 SF	6000 SF
67	1.290 AC	10000 SF	6000 SF
68	1.185 AC	10000 SF	6000 SF
69	1.000 AC	10000 SF	6000 SF
70	5.500 AC	16000 SF	10000 SF
71	10.164 AC	16000 SF	10000 SF
72	33.548 AC	16000 SF	10000 SF
73	26.999 AC	16000 SF	10000 SF
74	3.298 AC	12000 SF	10000 SF
75	2.135 AC	12000 SF	10000 SF

NOTE:
AC=ACRES SF=SQUARE FEET

Shaded area indicates "LAKE EASEMENT" see covenants, conditions, and restrictions for complete description.

LEGEND:

0000	INDICATES STREET ADDRESS AS SHOWN ON THE PLAT. TWO NUMBERS INDICATES THAT EITHER MAY BE USED.
△	INDICATES STREET MONUMENTS TO BE SET.

GENERAL NOTES

1. A First Supplemental Declaration of Covenants, Conditions and Restrictions is recorded concurrently herewith. All development within the Aspen Springs Subdivision Phase II is subject to said Declaration and the Land Management Code of Park City Municipal Corporation.

2. A "Limits of Disturbance Area" has been established for all Lots in the Aspen Springs Ranch Phase II Subdivision. It is the area within the outer limits of the area which may be disturbed by construction activity. The proposed placement of the Limits of Disturbance Area for each Lot shall be designated by the Owner of the Lot, subject to review and approval by the Aspen Springs Ranch Homeowner's Association's Architectural Committee (the "Committee"), and the City. No Limits of Disturbance Area shall be placed closer than 25 feet from any side lot-line, or rear lot-line, or front lot-line. A Lot owner may request from the Committee a waiver of the front lot-line setback to the Limits of Disturbance Area. The Committee may grant a waiver if it determines that such action would reduce the impacts of construction on the Lot. If the Lot includes land which is zoned Open Space, then the Limits of Disturbance Area shall not include any such land.

3 Dotted outlined areas shown within Ranch Lots 2, 3, and 4 indicate the "Barn Limits of Disturbance Area"; see First Supplemental Declaration of Covenants, Conditions, & Restrictions for complete description.

4. Driveway access from the public way to the Limits of Disturbance Areas must be specifically approved by the Aspen Springs Ranch Architectural Committee. Each Lot Owner, at it's sole expense shall construct the driveway/sidewalk/curb intersection to comply with applicable Park City Municipal Corporation specifications.

5. A 10' wide non-exclusive public utility easement is hereby dedicated along all front Lot lines. A 5' wide non-exclusive public utilities and drainage easement is hereby dedicated along all side Lot lines.

6. The Recreation Open Space Line shown on Ranch Lots 2, 3, and 4 and Lots 46 thru 51, 53, and 70 thru 73 indicates a non-disturbance zone; see First Supplemental Declaration of Covenants, Conditions, and Restrictions for description of uses.

7. Park City ordinances in effect at the time of approval of Aspen Springs Ranch Subdivision Phase II require payment of substantial water development and water connection fees at the time of building permit issuance. Park City does not plow snow until 18 of 35 lots have legally occupied single family dwellings.

8. Owners of downhill Lots may encounter difficulty in designing a home with gravity flow to the sanitary sewer lateral. Owner's of such lots at their sole expense will be required to install private individual ejector systems. Lots #49 and 75 will probably require such ejectors.

9. The Lot owner shall be required to identify and maintain historic drainage channels (if any) prior to construction on the property.

10. The maximum Floor Area for Dwellings in the Subdivision, including the area of any Accessory Dwelling Unit, is set forth in the First Supplemental Declaration of Covenants, Conditions, and Restrictions and on the table herein. A maximum floor area of 6,000 square feet is allowed on Lots #45, 54 thru 56, 59, and 66 thru 69. A maximum floor area of 8,250 square feet is allowed on Lot #46 thru 48, 51, 52, 57, 58, and 60 thru 65. A maximum floor area of 10,000 square feet is allowed on Lot #44, 49, 50, and 70 thru 75. A maximum floor area of 12,000 square feet is allowed on Ranch Lot #2, Ranch Lot 4, and Lot #53. A maximum floor area of 15,000 square feet is allowed on Ranch Lot #3. Up to 600 square feet of attached garage space is allowed in excess of these limits.

11. Dwellings built on Ranch Lots #2, 3, and 4 and on Lots #46, 47, and 48 are subject to "Special Design Restriction" including but not limited to Maximum Height, Maximum Ridgeline, Upper Floor Levels, Maximum Exterior Wall Height and Length, and Mitigating Off-site Visual Impacts. The maximum dwelling height shall be 25 feet. All definitions and the manner of measurement shall be as set forth in the City's Land Management Code. The maximum height of a dwelling's ridgeline (including roof appurtenances) shall be thirty feet. Not more than fifty percent (50%) of a dwelling's total ridgeline measurement, shall be at or within 3 feet of this height. No floor level other than attic storage space or loft space above a garage shall be more than 2 feet higher than natural grade at the point of the dwellings primary entrance. No exterior wall may exceed 23 feet in height when measured from the overhanging eave line to the lesser in elevation of either natural grade or finished grade. No single, continuous exterior wall plane, if parallel to or within 45 degrees of parallel to Highway U-224, shall measure more than 30 feet in length before a change in depth of at least 3 feet. To further mitigate the off-site visual impacts of dwelling construction on these Lots, in addition to the requirements of Articles VII and X of the Original Declaration, each owner shall shall submit a detailed landscape plan to the Committee and to the City at the time construction plans are submitted. See First Supplemental Declaration of Covenants, Conditions, and Restrictions for more complete description of these Special Design Restrictions.

12. The City requires that a modified type 130 fire sprinkler system as per Park City's Modifications be installed in all residences constructed in the Aspen Springs Ranch Subdivision Phase II.

13. Because of City water pressure limitations, no occupied structure may be constructed with a first floor elevation greater than 7109 feet above sea level. No home construction may commence without the express consent of the City Engineer who shall exclusively determine whether such construction would adversely impact the health, safety, and welfare of the public.

14. For Lots #71 and #72, the City requires that each owner shall be required to install and connect a 4" dry stand pipe from the edge of the public roadway (Canyon Court) to the fire sprinkler system within the dwelling. The residences shall be constructed to conform to the Park City's "modified 130" fire protection standards including but not limited to interior and exterior sprinkler heads, and a fire retardant roof.

15. The 20' wide back lot public sewer easement shown herein provides Snyderville Basin Sewer Improvement District with a right-of-access to said back lot sewer including ingress or egress along any reasonable route of access for the purpose of maintenance, operation, repair, or eventual replacement. The 20' wide private sanitary sewer easements shown hereon provide the same right-of-access for maintenance to the stated beneficiaries as stated above.

16. S.B.S.I.D. requires that the owner's of Ranch Lots #2 and 3 connect the existing residential dwellings on said lots to the public sewer main within 6 months of its acceptance and commenced operation.

SURVEYOR'S CERTIFICATE

I John Demkowicz, do hereby certify that I am a registered Land Surveyor and that I hold Certificate NO. 6164 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner I have made a survey of the tract of land shown on this plat and described herein and subdivided said tract of land into lots and public right-of-ways to be hereafter known as ASPEN SPRINGS RANCH SUBDIVISION PHASE II and that same has been correctly surveyed and staked on the ground as shown on this plat.

6-24-92
DATE

John Demkowicz
JOHN DEMKOWICZ LS NO. 6164

REGISTERED LAND SURVEYOR No. 6164 JOHN DEMKOWICZ State of Utah

LEGAL DESCRIPTION

BEGINNING at a point that is N 0°18'13" E 2533.12 feet along the section line and West 2588.21 feet from the Southeast corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being the intersection of the southerly right-of-way line of State Road U-224 and the northwesterly boundary line of Aspen Springs Ranch Phase I; and running thence along said northwesterly boundary line thru the following 19 courses: (1) S 42°04'46" W 114.05 feet to a point on a 1140.00 foot radius curve to the left (center bears S 47°55'14" E 1140.00 feet); thence (2) southwesterly along the arc of said curve 737.79 feet thru a central angle of 37°04'46" to a point of tangency; thence (3) S 5°00'00" W 173.57 feet; thence (4) N 86°20'00" W 158.95 feet; thence (5) S 67°00'00" W 318.29 feet; thence (6) S 17°30'00" E 200.24 feet to a point on Aspen Springs Drive, said point being on a 438.54 foot radius curve to the left (center bears N 22°11'07" W 438.54 feet); thence (7) southwesterly along Aspen Springs Drive and along the arc of said curve 20.04 feet thru a central angle of 2°37'04"; thence (8) N 17°30'00" W 201.43 feet; thence (9) S 72°30'00" W 55.73 feet; thence (10) S 11°36'15" E 32.03 feet; thence (11) S 7°52'26" W 24.13 feet; thence (12) S 83°33'30" W 84.50 feet; thence (13) N 64°50'00" W 57.00 feet; thence (14) S 27°30'00" W 332.49 feet; thence (15) N 76°23'00" W 312.63 feet; thence (16) S 43°45'00" W 173.39 feet; thence (17) S 11°45'37" E 83.17 feet; thence (18) S 44°17'39" W 89.16 feet; thence (19) S 2°00'00" E 149.31 feet to a point on the North line of Iron Canyon Subdivision, as recorded; thence along said north line thru the following 3 courses (1) N 88°51'22" W 160.66 feet; thence (2) S 89°19'58" W 395.03 feet; thence (3) S 88°50'23" W 376.65 feet to a point on the West line of said Section 5; thence S 3°12'22" E 801.30 feet along section line to the Southwest corner of said Section 5; thence N 89°13'33" W 2629.51 feet along section line to the South 1/4 corner of Section 6, Township 2 South, Range 4 East, Salt Lake Base and Meridian, a found stone; thence N 0°55'12" W 2677.36 feet along the center of section line to the center of said Section 6; thence S 89°29'22" E 2652.65 feet along the centerline of said Section 6 to the West 1/4 corner of said Section 5; thence N 89°56'58" E 2094.43 feet along the centerline of said Section 5; thence S 84°41'38" E 370.15 feet to a point on the southerly right-of-way line of State Highway U-224, said point also being on a 2779.79 foot radius curve to the right (center bears S 37°46'23" W 2779.79 feet); thence southeasterly along the arc of said curve 169.02 feet thru a central angle of 3°29'01" to the point of beginning.

CONTAINS 245.125 ACRES.

Aspen Springs Ranch Subdivision Phase II

A single family subdivision located in the Southwest 1/4 of Section 5
and the Southeast 1/4 of Section 6, T2S, R4E, SLB&M.

PAGE 1 of 2

ALLIANCE ENGINEERING INC.	PLANNING COMMISSION	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
P.O. BOX 2664 323 MAIN STREET PARK CITY, UTAH 84060 (801) 649-9467	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 24th DAY OF June, 1992 A.D. BY CHAIRMAN	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 25TH DAY OF JUNE, 1992 A.D. BY Eric W. DeHaan, P.E. PARK CITY ENGINEER	APPROVED AS TO FORM THIS 18th DAY OF June 1992 A.D. BY PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 28TH DAY OF MAY, 1992 A.D. BY Anita L. Sheldon PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 28TH DAY OF MAY, 1992 A.D. BY Bradley A. Olch MAYOR	# 361321 STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF Associated Title Company DATE 06-26-92 TIME 3:00 PM BOOK ___ PAGE ___ $57.00 FEE Alan Spriggs RECORDER

PARK CITY SUMMIT COUNTY UTAH CORPORATE

JOB NO. 14-11-91 y:\asr\srp

ASPEN SPRINGS Ph 2

OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT: That the undersigned is a owner of the herein described tract of land, having caused the same to be subdivided into lots, public right-of-ways, together with easements as set forth on this Record of Survey Plat to be known hereafter as ASPEN SPRINGS RANCH SUBDIVISION PHASE II does hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use and further consent to the recordation of this Record of Survey Plat in accordance with Utah Law.

ALSO, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement.

IN WITNESS WHEREOF, the undersigned sets their hand this 19 day of June, 1992.

ASPEN SPRINGS RANCH CORP.
A Utah Corporation

GERALD A. JACKSON
President

ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On this 19 day, of June 1992, personally appeared before me, the undersigned Notary Public, in and for said State and County, Gerald A. Jackson, who after being duly sworn, acknowledged to me that he is the President of Aspen Springs Ranch Corp., a Utah Corporation, that he signed the foregoing Owners Dedication and Consent to Record freely and voluntarily for the purposes therein mentioned on behalf of said corporation with full authority of its bylaws.

NOTARY PUBLIC
Residing at Park City, Ut

My Commission Expires:
4/2/94

Notary Public
DIANE ZIMNEY
My Commission Expires
April 2, 1994

OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT: That the undersigned is a owner of the herein described tract of land, having caused the same to be subdivided into lots, public right-of-ways, together with easements as set forth on this Record of Survey Plat to be known hereafter as ASPEN SPRINGS RANCH SUBDIVISION PHASE II does hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use and further consent to the recordation of this Record of Survey Plat in accordance with Utah Law.

ALSO, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement.

IN WITNESS WHEREOF, the undersigned sets their hand this 18 day of June, 1992.

LAWRENCE K. HESTER LIVING TRUST

Lawrence K Hester Trustee
LAWRENCE K. HESTER, TRUSTEE

ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On this 18 day, of June 1992, personally appeared before me, the undersigned Notary Public, in and for said State and County, Lawrence K. Hester, who after being duly sworn, acknowledged to me that he is the trustee of the Lawrence K. Hester Living Trust, a owner of Aspen Springs Ranch Phase II, that he signed the foregoing Owners Dedication and Consent to Record freely and voluntarily for the purposes therein mentioned, on behalf of said living trust with full authority.

NOTARY PUBLIC
Residing at Park City, Ut

My Commission Expires:
4/2/94

Notary Public
DIANE ZIMNEY
My Commission Expires
April 2, 1994

OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT: That the undersigned is a owner of the herein described tract of land, having caused the same to be subdivided into lots, public right-of-ways, together with easements as set forth on this Record of Survey Plat to be known hereafter as ASPEN SPRINGS RANCH SUBDIVISION PHASE II does hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use and further consent to the recordation of this Record of Survey Plat in accordance with Utah Law.

ALSO, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement.

IN WITNESS WHEREOF, the undersigned sets his hand this 21st day of June, 1992.

RICHARD W. RINGWOOD
A INDIVIDUAL

ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On this 21 day, of June 1992, personally appeared before me, the undersigned Notary Public, in and for said State and County, Richard W. Ringwood, a individual, who after being duly sworn, acknowledged to me that he is a owner of Aspen Springs Ranch Phase II, that he signed the foregoing Owners Dedication and Consent to Record freely and voluntarily for the purposes therein mentioned.

Vickie Lefler
NOTARY PUBLIC
Residing at:

My Commission Expires:
2/9/94

VICKIE LEFLER
Notary Public
STATE OF UTAH
My Commission Expires
February 9, 1994

OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT: That the undersigned is a owner of the herein described tract of land, having caused the same to be subdivided into lots, public right-of-ways, together with easements as set forth on this Record of Survey Plat to be known hereafter as ASPEN SPRINGS RANCH SUBDIVISION PHASE II does hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use and further consent to the recordation of this Record of Survey Plat in accordance with Utah Law.

ALSO, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement.

IN WITNESS WHEREOF, the undersigned sets his hand this 15th day of June, 1992.

Thomas E Terry
THOMAS E. TERRY
A INDIVIDUAL

ACKNOWLEDGEMENT

STATE OF ~~UTAH~~ CALIFORNIA)
: ss.
COUNTY OF ~~SUMMIT~~ LOS ANGELES)

On this 15th day, of JUNE 1992, personally appeared before me, the undersigned Notary Public, in and for said State and County, Thomas E. Terry, a individual, who after being duly sworn, acknowledged to me that he is a owner of Aspen Springs Ranch Phase II, that he signed the foregoing Owners Dedication and Consent to Record freely and voluntarily for the purposes therein mentioned.

Marjorie L. Pierce-Johnson
NOTARY PUBLIC
Residing at:

My Commission Expires:
Aug. 3, 1992

OFFICIAL SEAL
MARJORIE L. PIERCE-JOHNSON
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. Aug. 3, 1992

Aspen Springs Ranch Subdivision Phase II

A single family subdivision located in the Southwest 1/4 of Section 5
and the Southeast 1/4 of Section 6, T2S, R4E, SLB&M.

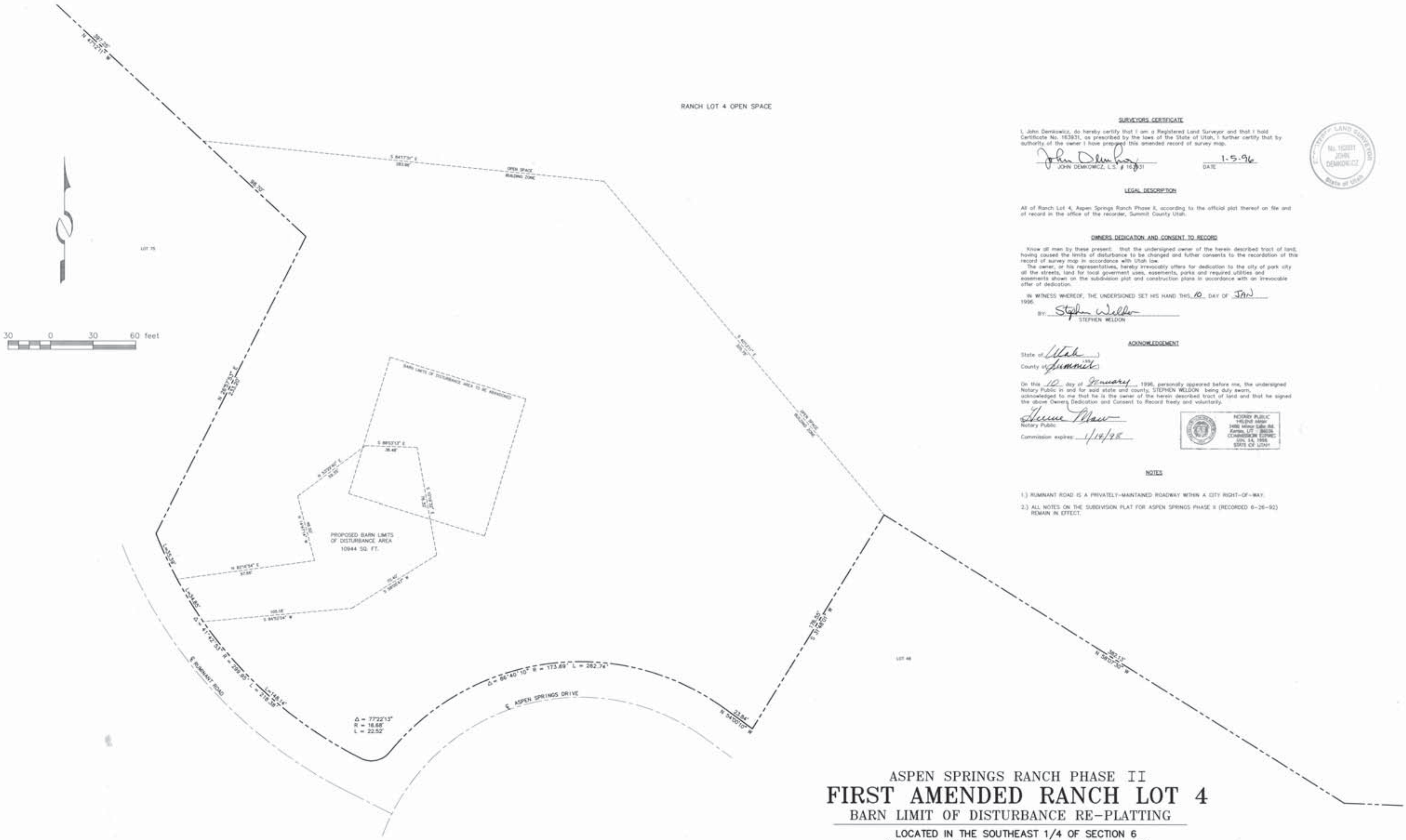
PAGE 2 OF 2

#361321 RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF Associated Title Company
DATE 06-26-92 TIME 3:00 PM BOOK ____ PAGE ____
$57.50
FEE
RECORDER

JOB NO. 14-11-92Y:\ASR\SRP

ASPEN SPRINGS Ph 2



SURVEYORS CERTIFICATE

I, John Demkowicz, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 163931, as prescribed by the laws of the State of Utah, I further certify that by authority of the owner I have prepared this amended record of survey map.

John Demkowicz
JOHN DEMKOWCZ, L.S. # 163931

1-5-96
DATE

No. 163931
JOHN
DEMKOWICZ
State of Utah

LEGAL DESCRIPTION

All of Ranch Lot 4, Aspen Springs Ranch Phase II, according to the official plat thereof on file and of record in the office of the recorder, Summit County Utah.

OWNERS DEDICATION AND CONSENT TO RECORD

Know all men by these present: that the undersigned owner of the herein described tract of land, having caused the limits of disturbance to be changed and futher consents to the recordation of this record of survey map in accordance with Utah law.

The owner, or his representatives, hereby irrevocably offers for dedication to the city of park city all the streets, land for local goverment uses, easements, parks and required utilities and easements shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication.

IN WITNESS WHEREOF, THE UNDERSIGNED SET HIS HAND THIS 10 DAY OF JAN 1996.

BY: Stephen Weldon
STEPHEN WELDON

ACKNOWLEDGEMENT

State of Utah)
County of Summit)

On this 10 day of January, 1996, personally appeared before me, the undersigned Notary Public in and for said state and county, STEPHEN WELDON being duly sworn, acknowledged to me that he is the owner of the herein described tract of land and that he signed the above Owners Dedication and Consent to Record freely and voluntarily.

Helene Mau
Notary Public

Commission expires: 1/14/98

NOTARY PUBLIC
HELENE MAU
3480 Mirror Lake Rd.
Kamas, UT 84036
COMMISSION EXPIRES
JAN. 14, 1998
STATE OF UTAH

NOTES

1.) RUMINANT ROAD IS A PRIVATELY-MAINTAINED ROADWAY WITHIN A CITY RIGHT-OF-WAY.

2.) ALL NOTES ON THE SUBDIVISION PLAT FOR ASPEN SPRINGS PHASE II (RECORDED 6-26-92) REMAIN IN EFFECT.

ASPEN SPRINGS RANCH PHASE II
FIRST AMENDED RANCH LOT 4
BARN LIMIT OF DISTURBANCE RE-PLATTING

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 6
TOWNSHIP 2 SOUTH, RANGE 4 EAST,SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

ALLIANCE ENGINEERING INC.

P.O. BOX 2664
323 MAIN STREET
PARK CITY, UTAH 84060
(801) 649-9467

ENGINEERS CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS TENTH DAY OF JANUARY, 1996 A.D.

BY Eric W. DeHaan, P.E.
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 12TH DAY OF JANUARY, 1996 A.D.

BY
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 22ND DAY OF JUNE, 1995 A.D.

BY Anita L. Sheldon
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 22ND DAY OF JUNE, 1995 A.D.

BY Bradley A. Olch
MAYOR

 # 446463 RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF COALITION TITLE
DATE 01-17-96 TIME 16:03 PM BOOK PAGE

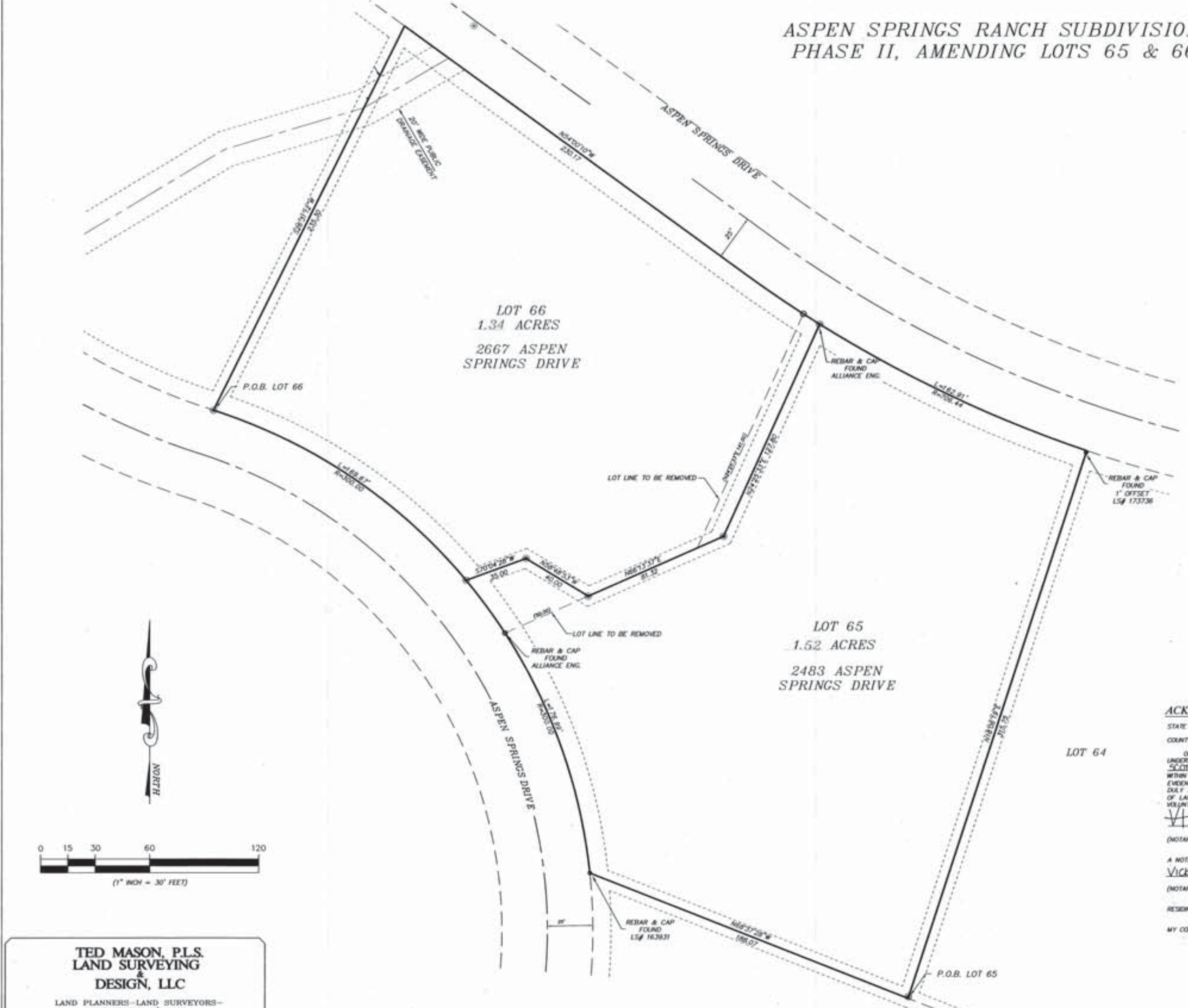
$31.00 Alan Spriggs
FEE RECORDER

JOB NO. 15-11-95 FILE Y:\ASR\P\RL4-LLA

FIRST AMD RANCH LOT4
ASPEN SPRINGS RANCH PH. 2

A LOT LINE ADJUSTMENT PLAT FOR:

ASPEN SPRINGS RANCH SUBDIVISION, PHASE II, AMENDING LOTS 65 & 66



LEGAL DESCRIPTION LOT 65

BEGINNING AT THE SOUTHEAST CORNER OF LOT 65, ASPEN SPRINGS RANCH SUBDIVISION, PHASE II, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AND RUNNING THENCE NORTH 68°37'28"WEST 188.07 FEET; THENCE NORTHERLY 178.99 FEET ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 33°48'10", CHORDS BEARS NORTH 22°59'10"WEST 174.44 FEET;THENCE NORTH 70°04'28" EAST 35.00 FEET; THENCE SOUTH 58°48'53" EAST 40.00 FEET; THENCE NORTH 66°13'37" EAST 81.32 FEET; THENCE NORTH 24°25'33" EAST 127.80 FEET; THENCE SOUTHEASTERLY 162.91 FEET ALONG THE ARC OF A 706.44 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°12'46", CHORD BEARS SOUTH 64°43'17" EAST 162.55 FEET; THENCE SOUTH 18°06'19" WEST 315.72 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.52 ACRES

LEGAL DESCRIPTION LOT 66

BEGINNING AT THE SOUTHWEST CORNER OF LOT 66, ASPEN SPRINGS RANCH SUBDIVISION, PHASE II, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AND RUNNING THENCE NORTH 26°31'12" EAST 235.30 FEET; THENCE SOUTH 54°00'10" EAST 230.17 FEET; THENCE SOUTHEASTERLY 50.70 FEET ALONG THE ARC OF A 706.44 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 4°06'44", CHORD BEARS SOUTH 56°03'32" EAST 50.69 FEET; THENCE SOUTH 24°25'33" WEST 127.80 FEET; THENCE SOUTH 66°13'37" WEST 81.32 FEET; THENCE NORTH 58°48'53" WEST 40.00 FEET; THENCE SOUTH 70°04'28" WEST 35.00 FEET; THENCE NORTHWESTERLY 169.67 FEET ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°24'18", CHORD BEARS NORTH 56°05'24" WEST 167.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.34 ACRES

SURVEYOR'S CERTIFICATE

I, TED E. MASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 323717 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

TED E. MASON 8/18/14

TED E. MASON
PLS 323717

Aug. 18, 2014
DATE

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT WE, DOUGLAS M. LUSK AND KATHY S. KAWAKAMI, THE TRUSTEES OF THE KAWAKAMI FAMILY TRUST, DATED DECEMBER 17, 2008, SAID TRUST BEING THE OWNER OF LOT 65 AND SCOT N. ACKERMAN & ALEXANDRA D. ACKERMAN, SAID HUSBAND AND WIFE AS JOINT TENANTS, BEING THE OWNERS OF LOT 66, AS SHOWN AND DESCRIBED ON THIS LOT LINE ADJUSTMENT PLAT, HAVE CAUSED THE SAME TO BE AMENDED AS SHOWN HEREON, TO BE HEREAFTER KNOWN AS THE "ASPEN SPRINGS RANCH SUBDIVISION PHASE II, AMENDING LOTS 65 AND 66", DO HEREBY CERTIFY THAT I HAVE CAUSED THIS PLAT TO BE PREPARED, AND WE, HEREBY CONSENT TO THE RECORDATION OF THIS PLAT. ALSO, THE OWNER, OR HIS/HER REPRESENTATIVES, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY OF PARK CITY ALL THE REQUIRED UTILITIES AND EASEMENTS SHOWN ON THE PLAT IN ACCORDANCE WITH AND IRREVOCABLE DEDICATION.

EXECUTED THIS ____ DAY OF ________ 2014.

DOUGLAS M. LUSK, TRUSTEE — 8/28/14 DATE
KATHY S. KAWAKAMI, TRUSTEE — 8/28/14 DATE
SCOT N. ACKERMAN — 8/22/14 DATE
ALEXANDRA D. ACKERMAN — 22 Aug 2014 DATE

NOTE:

1. ALL CONDITIONS OF ASPEN SPRINGS RANCH SUBDIVISION PHASE II STILL APPLY.
2. THIS LOT LINE ADJUSTMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL ON THE LOT LINE ADJUSTMENT APPROVAL DATE, AS AMENDED SEPTEMBER 25, 2014

ACKNOWLEDGEMENT

STATE OF ~~UTAH~~ FLORIDA
SS:
COUNTY OF ~~SUMMIT~~ DUVAL

ON THIS 22 DAY OF AUGUST 2014, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF ~~SUMMIT~~ DUVAL IN SAID STATE OF ~~UTAH~~ FLORIDA, SCOT + ALEXANDRA ACKERMAN THE PERSON(S) THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID PERSONS, BEING DULY SWORN ACKNOWLEDGED TO ME THAT THEY ARE THE OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND AND THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD FREELY AND VOLUNTARILY.

V Honeycutt
(NOTARY PUBLIC'S SIGNATURE)

A NOTARY PUBLIC COMMISSIONED IN FLORIDA (STATE)
VICKIE HONEYCUTT
(NOTARY PUBLIC'S PRINTED NAME)
RESIDING IN JACKSONVILLE BEACH, FLORIDA
MY COMMISSION EXPIRES 8-19-2018

VICKIE HONEYCUTT
Notary Public - State of Florida
My Comm. Expires Aug 19, 2018
Commission # FF 121040

ACKNOWLEDGEMENT

STATE OF ~~UTAH~~ CALIFORNIA
SS:
COUNTY OF ~~SUMMIT~~ SANTA CLARA

ON THIS 24th DAY OF August 2014, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF ~~SUMMIT~~ SANTA CLARA IN SAID STATE OF ~~UTAH~~ CALIFORNIA Douglas Lusk & Kathy Kawakami THE PERSON(S) THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID PERSONS, BEING DULY SWORN ACKNOWLEDGED TO ME THAT THEY ARE THE OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND AND THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD FREELY AND VOLUNTARILY.

H. Lim
(NOTARY PUBLIC'S SIGNATURE)

A NOTARY PUBLIC COMMISSIONED IN CALIFORNIA (STATE)
H. LIM
(NOTARY PUBLIC'S PRINTED NAME)
RESIDING IN SAN MATEO, CA
MY COMMISSION EXPIRES 4·24·18

H. LIM
Commission # 2062531
Notary Public - California
Santa Clara County
My Comm. Expires Apr 24, 2018

A LOT LINE ADJUSTMENT PLAT FOR:

ASPEN SPRINGS RANCH SUBDIVISION, PHASE II, AMENDING LOTS 65 & 66

LOCATED IN THE NORTH HALF OF SECTION 5
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN

TED MASON, P.L.S.
LAND SURVEYING
&
DESIGN, LLC
LAND PLANNERS–LAND SURVEYORS–
– www.mason-pls.com –
3100 PINEBROOK RD.
PARK CITY, UTAH 84098
(435) 655-0956

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON
THIS 19 DAY OF August ,2014 A.D.
BY: ________ S.B.W.R.D.

PLANNING DIRECTOR
APPROVED BY THE PARK CITY PLANNING DIRECTOR
THIS 27 DAY OF May ,2014 A.D.
BY: ________ DIRECTOR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE
THIS 19th DAY OF September ,2014 A.D.
BY: ________ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM
THIS 2nd DAY OF October ,2014 A.D.
BY: ________ PARK CITY ATTORNEY

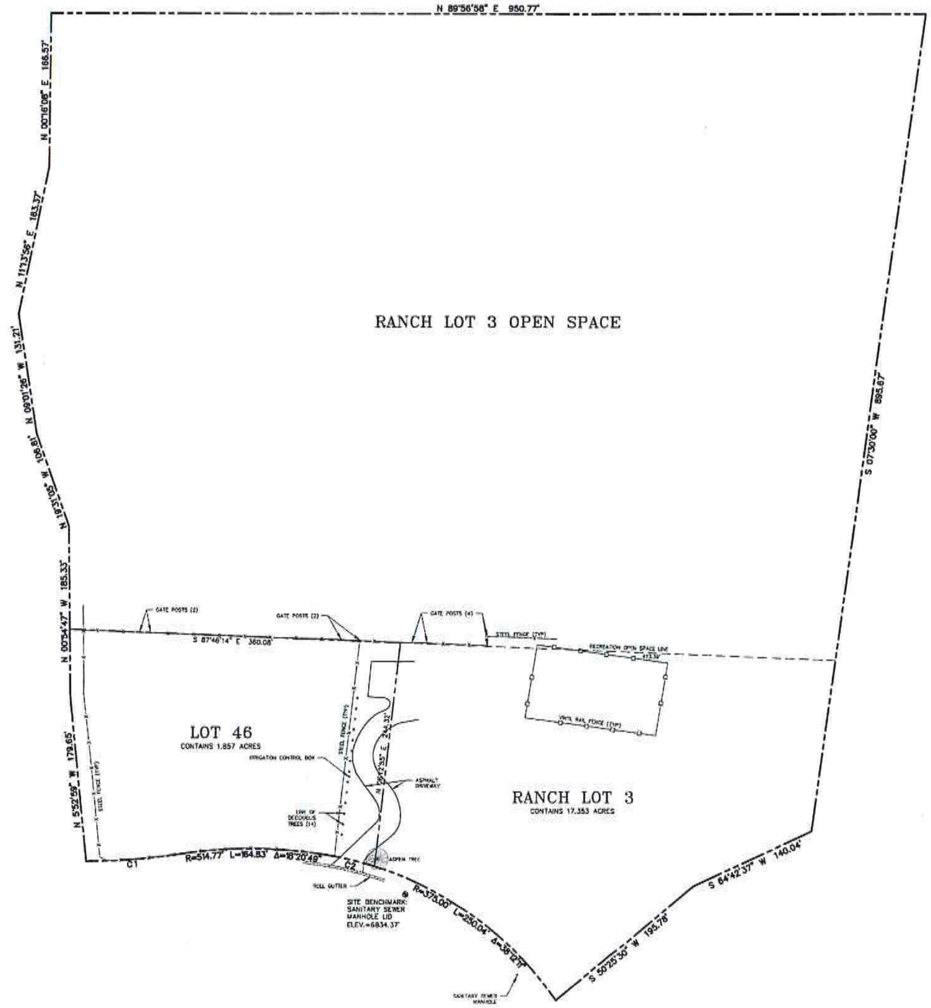
CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS ACCEPTED BY PARK CITY MAYOR THIS 6 DAY OF October 2014 A.D.
BY: ________ PARK CITY RECORDER

PARK CITY ACCEPTANCE
ACCEPTANCE BY THE PARK CITY MAYOR THIS 6TH DAY OF OCT , 2014 A.D.
BY: Jack Thomas MAYOR

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND
AT THE REQUEST OF OTTO WALKER ARCHITECTS LLC
TIME 10:50AM DATE 10-7-14 BOOK — PAGE —
$32.00 FEE
Rhonda Francis Deputy RECORDER
#1004455

SHEET
1 of 1

EXHIBIT C



Martin A. Morrison
9-13-'16

SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction.

NOTES

1. Site Benchmark: Sanitary sewer manhole lid Elevation=6834.37'
2. See record of survey plat for easements and restrictions.
3. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
4. This existing conditions map is based on a field survey completed on July 29, 2016.
5. Property corners were set or found.

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	656.44	100.42	08°45'54"
C2	375.00	51.06	07°48'07"

60' 0 60' 120'

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

STAFF:
MARSHALL KING
MARTY MORRISON
JESSE MORENO

DATE: 9/13/16

EXISTING CONDITIONS SURVEY
ASPEN SPRINGS RANCH SUBDIVISION, PHASE II
RANCH LOT 3 & LOT 46

FOR: SARAH HALL
JOB NO.: 7-7-16
FILE: X:\AspenSprings\dwg\srv\topo2016\070716.dwg

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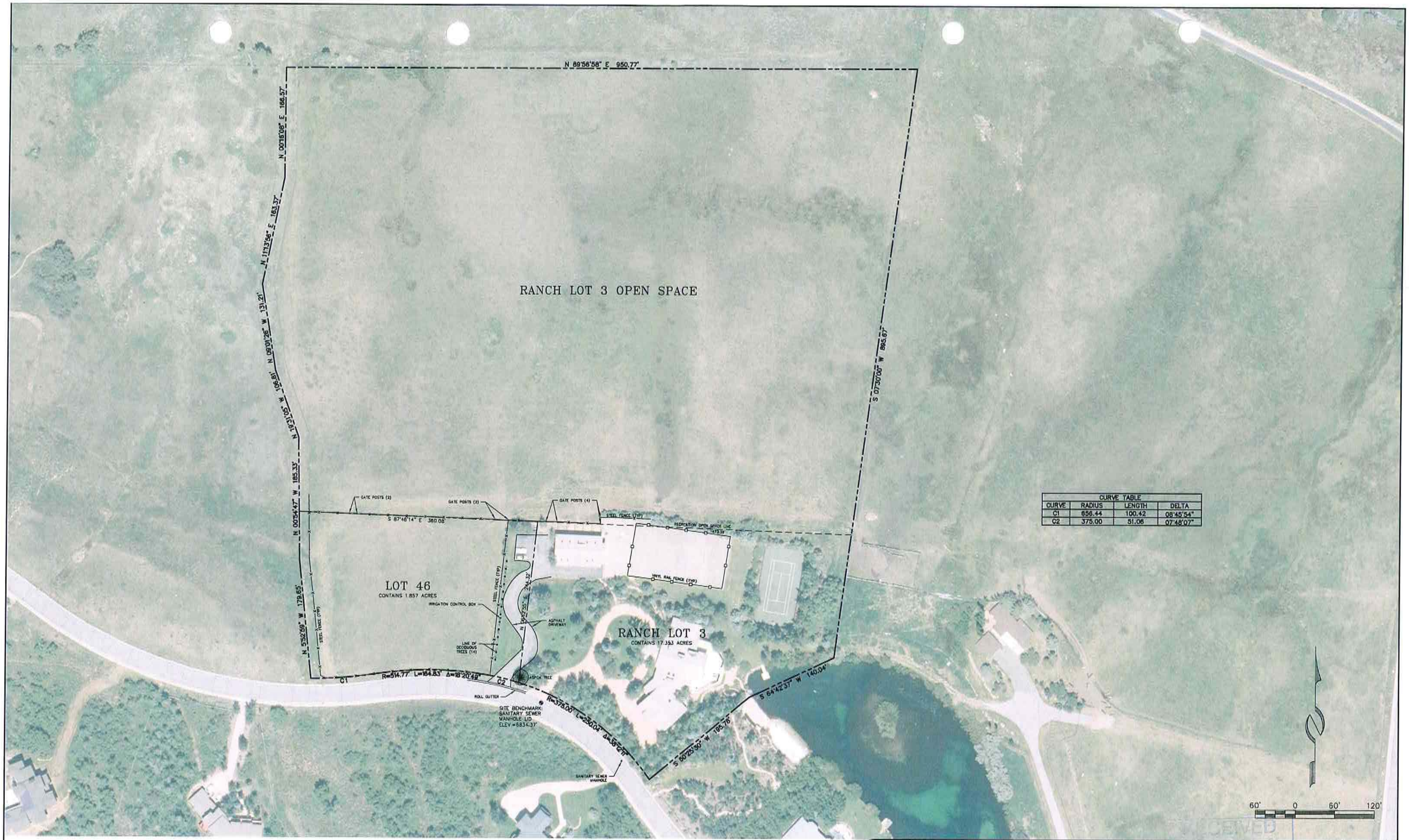
OF
1



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	656.44	100.42	08°45'54"
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(435) 649-9467

Alliance Engineering Inc

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323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
MARSHALL KING
MARTY MORRISON
JESSE MORENO

DATE: 9/13/16

AERIAL PHOTOGRAPH EXHIBIT
ASPEN SPRINGS RANCH SUBDIVISION, PHASE II
RANCH LOT 3 & LOT 46

FOR: SARAH HALL
JOB NO.: 7-7-16
FILE: X:\AspenSprings\dwg\srv\topo2016\070716.dwg

SHEET
1
OF
1

EXHIBIT D

(435) 649-9467

Alliance Engineering Inc.

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
MARSHALL KING
MARTY MORRISON
JESSE MORENO

DATE: 9/13/16

AERIAL PHOTOGRAPH EXHIBIT
ASPEN SPRINGS RANCH SUBDIVISION, PHASE II
RANCH LOT 3 & LOT 46

FOR: SARAH HALL
JOB NO.: 7-7-16
FILE: X:\AspenSprings\dwg\srv\topo2016\070716.dwg

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OF
1

EXHIBIT E

Aspen Springs Ranch Subdivision, Ranch Lot 3 & Lot 46 looking east

Aspen Springs Ranch Subdivision, Ranch Lot 3 & Lot 46 looking north

Aspen Springs Ranch Subdivision, Ranch Lot 3 & Lot 46 looking west

Aspen Springs Ranch Subdivision, Ranch Lot 3 & Lot 46 looking south

EXHIBIT F

Kirsten Whetstone

From: Bryan Atwood <BAtwood@sbwrd.org>
Sent: Thursday, October 20, 2016 10:43 AM
To: Kirsten Whetstone
Cc: s.m.hall@icloud.com
Subject: Aspen Springs Ranch Ph. 2, Lots 46 and R-3 Lot Line Adjustment

Kirsten,

We have reviewed the easement issue associated with the referenced lot line adjustment that we discussed in staff review meeting a few weeks ago. We have confirmed that our easement across Lot R-3 is correctly indicated on the plat. We also have no concerns with the lot line adjustment and moving the PUE with the lot line.

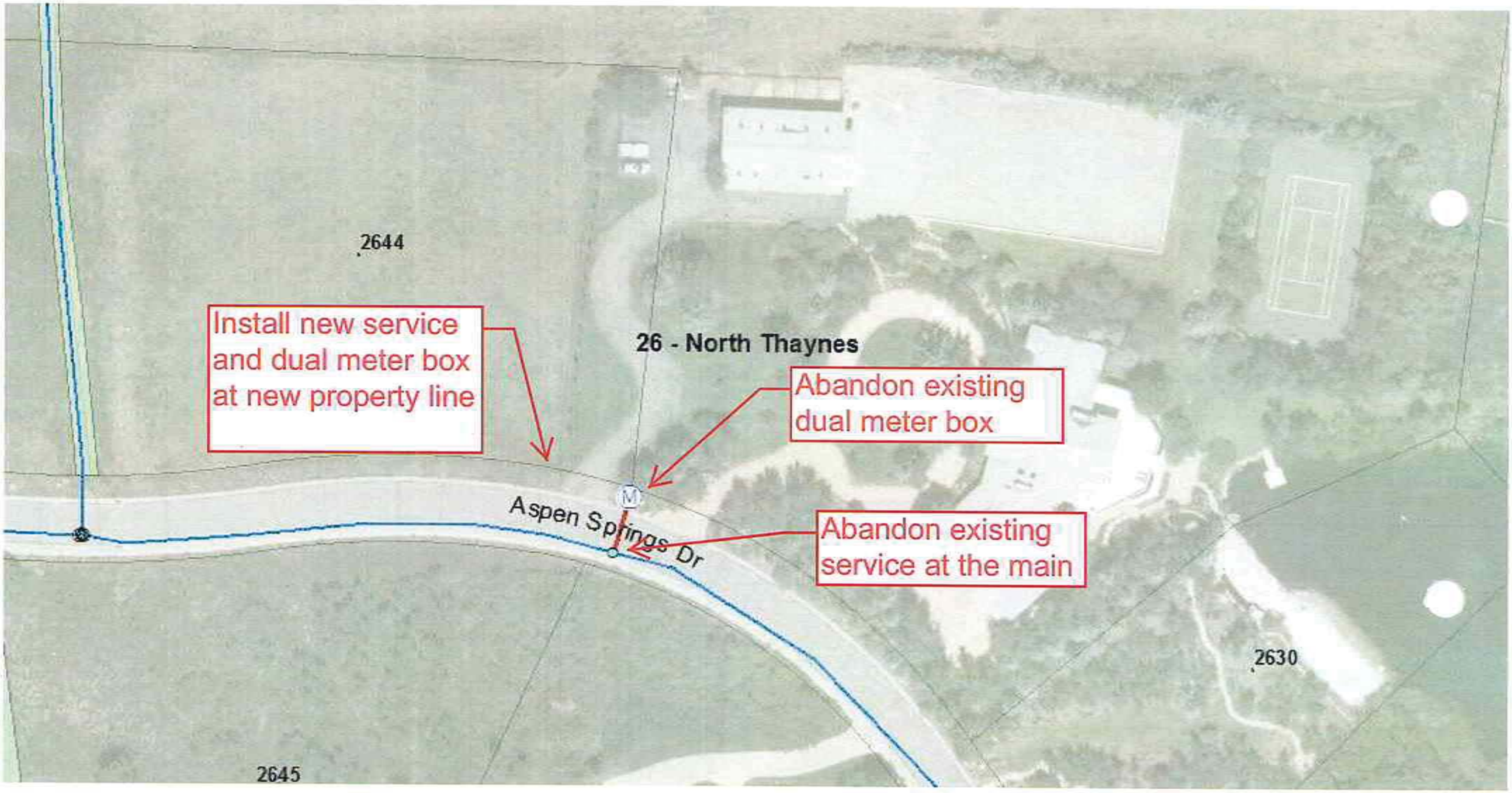
Please let me know if you have any questions or need additional information.

Thanks

SBWRD

Bryan D. Atwood, P.E
District Engineer
Snyderville Basin Water Reclamation District
2800 Homestead Road
Park City, UT 84098
Office: 435-214-5245
Mobile: 435-731-0039
batwood@sbwrd.org

EXHIBIT G



Install new service and dual meter box at new property line

Abandon existing dual meter box

Abandon existing service at the main

DATE: December 1, 2016

TO HONORABLE MAYOR AND COUNCIL

Staff recommends City Council opens and continues to December 15, 2016, a public hearing on the 2nd Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision for Goldener Hirsch Inn. Planning Commission conducted public hearings on October 26 and November 9, and continued the hearing to November 30, to allow time for the applicant to address issues raised by the Commission. Staff requests continuation to December 15, 2016, to allow sufficient time for the meeting minutes to be completed.

This application to amend the Re-subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision includes the following:

1) Combine Lots F, G and H into one (1) platted lot (Lot I),

2) Amend Lot D to reflect as-built conditions of the existing Goldener Hirsch Inn,

3) Provide required utility and access easements, and

4) Provide an easement for the proposed bridge connecting Lot D with proposed Lot I.

Respectfully:

Kirsten Whetstone, Senior Planner