PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
NOVEMBER 17, 2005

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, November 17, 2005.

Closed Session – Executive Conference Room
1:30 p.m. Property and litigation

Work Session – City Council Chambers
3:00 p.m. Planning Commission and Historic Preservation Board

- Historic preservation
- IHC Task Force update and recommendations
- Empire Pass Development Agreement

5:50 p.m. Break

Regular Meeting – City Council Chambers
6:00 p.m.

CONVENING OF BOARD OF CANVASSERS

I ROLL CALL

II NEW BUSINESS

Resolution of the Board of Canvassers certifying the Official Canvassers' Report of the Municipal Election held on November 8, 2005 for Park City, Utah

III ADJOURNMENT

CONVENING OF CITY COUNCIL

I ROLL CALL

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

III PUBLIC INPUT (any matter of City business not scheduled on agenda)

IV WORK SESSION NOTES AND MINUTES OF MEETING OF NOVEMBER 3, 2005

V CONSENT AGENDA PUBLIC HEARING

Ordinance approving the Spiro Condominiums Buildings G-M and Parking Structures #2 and #3, a Record of Survey Plat, located at 1825 Three Kings Drive, Park City, Utah

VI CONSENT AGENDA

Ordinance approving the Spiro Condominiums Buildings G-M and Parking Structures #2 and #3, a Record of Survey Plat, located at 1825 Three Kings Drive, Park City, Utah

VII NEW BUSINESS

Decision on acceptance of annexation petition for Eagle Pointe Subdivision Phase 5 located in Quarry Mountain – applicant Craig Mogel

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.

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
NOVEMBER 24, 2005

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will **not** hold its regularly scheduled meeting on Thursday, November 24, 2005.

Posted: 10/31/05
See www.parkcity.org

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.

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

November 2005

24 **No meeting** - Thanksgiving

December 2005

1 Closed session - litigation
Affordable housing plan – work session (1 hour)
Ice Arena fees and programs – work and action (45 min)
Quinns Junction transit service – work session (30 min)
Amended Summit County-Park City Inter-local Transit Agreement – consent agenda
Ordinance – 570 Deer Valley Drive, The Lofts record of survey condominium plat - Ray
Ordinance – 1442 April Mountain Drive plat note amendment – Kirsten
Ordinance – Sign Code - Ray

8 Ordinance- approving a plat amendment for The Public Works Building, located at 1630 Short Line Road – Pat
Real Estate Purchase Contract for Shortline property
Ordinance – trash containers – work – hearing – action

15 Resolution adopting housing plan – public hearing and action
Letter of intent for regional transportation/transit – Kent
Amended Summit County-Park City Inter-local Transit Agreement – consent agenda
Bond resolution - Community Impact Board water bonds
Acceptance of audit report
2006 insurance renewal

22

29 **No meeting**

January 2006

5 **No meeting**

12

17-18 Council Visioning Workshop

19 **No meeting**

26

Pending Items:

KPCW lease
General Plan update
Regional bus service SLC
Conveyance of easement from Iron Mountain & Associates
One year review of Ordinance No. 05-49, outdoor display of merchandise – August 2006
One year review of land use associated with purchase of Aerie Drive/Deer Valley Drive property – August 2006

City Council
Staff Report

PARK CITY
1884

Planning Department

Author: Patrick Putt, Planning Director
Subject: Historic District Discussion
Date: November 17, 2005
Type of Item: Informational

In July 2003, Council amended the sections of the Land Management Code relating to the Historic District Commission and the design review process for development within the Historic District. Ordinance 03-36 *(attached)* revised the Historic District into the Historic Preservation Board (HPB). The ordinance authorized City Staff to review and take action on all Historic District Design Review. The role of the HPB was reestablished to develop programs and policies preservation policies, administer the Historic District Incentive Grant program, and hear appeals related to Planning Department actions on Historic District Design Review applications. The main intent behind Council's actions was to balance the community values relating to historic preservation with the need for professional and timely plan reviews that meet the needs of property owners.

The objective of Thursday's joint meeting between Council, Planning Commission, and the Historic Preservation Board is to evaluate the strengths and weakness of the current Historic District review and development process and determine if that balance has been achieved. Staff has identified three primary topics for discussion—Historic District design review, historic building documentation, and steep-slope development. An outline of these topics is provided below:

Historic District Design Review

Staff currently conducts design review for development in the Historic District. The Staff team consists of the Planning Department, a contract historic preservation ombudsman *(Doug Stephens)*, and a Building Department representative. Other department stakeholders are included as necessary. The design review process includes:

an encouraged pre-application meeting to establish the unique characteristics of the property and/or existing structure *(the goal being to identify areas of concern and opportunity before extensive resources are expended by the property owner)*;

a design review by the City's inter-departmental project review committee (aka., the Staff Review Committee);

a final review by Staff's Historic District Design Review Committee;

Posted and mailed notification to adjacent property owners of Staff's preliminary findings relating the project's compliance with the Historic District Design Guidelines; and

Right of appeal of Staff preliminary findings by the applicant or affected individuals to the Historic Preservation Board. Historic Preservation Board actions may be appealed to the Board of Adjustment.

To augment the existing staff and Historic District ombudsman expertise, Staff will be contracting with a licensed architect with historic preservation expertise to assist in the Historic District design review process beginning in January 2006. Staff had initially contemplated the concept of a design review board of three (3) architects assisting as a resource. Given the existence of the HPB as an appeal board, a second committee seemed duplicative and counter to Council's principle of cost-effective City services. An architect on contract with the City seemed like a better option.

The Planning Department is seeking a dialogue regarding whether or not the City's existing Historic District design review process is achieving the balance between the community's historic preservation values and the need for professional and timely plan reviews that meet the needs of property owners. If the Council finds that the objectives of the Ordinance 03-36 have not been achieved, it may direct Staff to return at a subsequent meeting with alternatives to the current process.

Historic Building Documentation

The Historic District consists of buildings with a varying degree of structural integrity. Restoration, renovation, and building code compliance for these buildings require a thorough understanding of a structure's existing conditions. Without an advanced understanding of a building's structural condition, there is a potential for a property owner's desired method of construction to be inconsistent the design review approval made by Staff and/or the community's expectation that historic buildings will remain intact. There is no current Land Management Code provision or Historic District Guideline that addresses this issue.

In order to address this problem, Staff has developed a draft solution which requires the submittal of information pertaining to the existing condition of a historic building. Staff intends to add this requirement to the Historic District Design Review application. The goal of this documentation is to establish an appropriate strategy for the restoration of the historic structure prior to approving design review applications and building permits. The intent is to seek restoration of historic buildings intact. The benefits of having this documentation up front will allow for an opportunity to develop the most appropriate method of restoration. Staff finds that adding a licensed architect to the Historic District design review committee will enhance the staff's ability to determine the most appropriate options. In certain cases, the most appropriate option may require the assistance of a Historic District Incentive Grant. Staff's proposed solution would allow for HPB to consider the merits of the restoration prior to construction rather than having to problem-solve issues uncovered once construction has commenced.

The Planning Department is seeking a discussion on the proposed historic building documentation and whether or not Council wants to establish additional process for requests to dismantle historic buildings.

Steep Slope Development

In March 2000, the Council approved amendments to the Land Management Code that established specific conditional use permit criteria for building on steep slopes within the Historic District. The existing steep-slope criteria include design standards related to visual impacts; access; terracing; setbacks, building location; building size, form and scale; and setbacks. A copy of the steep-slope criteria is attached to this memorandum. Steep-slope conditional use permits are consent items on the Planning Commission agenda. Planning Commission takes final action on steep-slope conditional use permit requests.

The Planning Department finds that existing steep-slope criteria are very good tools for addressing the complexities of building on Old Town hillsides. In addition to the steep-slope criteria, the Section 15-7-3.-3(C): Square Footage of the Subdivision code also allows for maximum building size and building height limitations to be required on subdivision plat/plat amendments. Careful analysis and application of the Code by Staff and a comprehensive review of the projects by the Planning Commission have generally resulted in compatible steep-slope design and a diversity of architectural solutions to building on hillsides. As good of design review tools that the steep-slope conditional use permit criteria are, they can not address every situation. To supplement staff's and the Planning Commission's review, the Land Management Code requires both legal noticing and neighborhood courtesy noticing so as to allow additional public review of Staff and the Planning Commission's actions. Appeals of the Planning Commission's actions can be made to the Council.

As a consent item, steep-slope conditional use permits do not automatically receive a public hearing. To hold a public hearing on a steep-slope conditional use permit, the Planning Commission must first pass a vote to remove it from the consent agenda. In order to ensure the public and affected neighborhoods a sufficient chance for review and comment on steep-slope proposals, Staff recommends that the Land Management Code be amended to require public hearings for steep-slope conditional use permits.

As with the Historic District Design Review process, the Planning Department finds that adding a licensed architect to the staff design review committee will provide additional professional expertise for evaluating and problem-solving steep-slope development.

The Planning Department is seeking a discussion whether or not Council wishes modify the existing steep-slope process and/or review criteria or look to further limit the development potential on steep-slopes in Old Town.

Steep-Slope Development Review Criteria

15-2.2-6. DEVELOPMENT ON STEEP SLOPES.

Development on Steep Slopes must be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and consistent with the Historic District Design Guidelines.

(A) **ALLOWED USE**. An allowed residential Structure and/or Access to said Structure located upon an existing Slope of thirty percent (30%) or greater must not exceed a total square footage of one thousand square feet (1000 sq. ft.) including the garage.

(B) **CONDITIONAL USE**. A Conditional Use permit is required for any Structure in excess of one thousand square feet (1000 sq. ft.) if said Structure and/or Access is located upon any existing Slope of thirty percent (30%) or greater.

The Community Development Department shall review all Conditional Use permit Applications and forward a recommendation to the Planning Commission. The Planning Commission shall review all Conditional Use permit Applications as Consent Calendar items, unless the Planning Commission removes the item from the Consent Agenda and sets the matter for a Public Hearing. Conditional Use permit Applications shall be subject to the following criteria:

(1) **LOCATION OF DEVELOPMENT**. Development is located and designed to reduce visual and environmental impacts of the Structure.

(2) **VISUAL ANALYSIS**. The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points:

(a) To determine potential impacts of the proposed Access, and Building mass and design; and

(b) To identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.

(3) **ACCESS**. Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Common driveways and Parking Areas, and side Access to garages are strongly encouraged.

(4) **TERRACING**. The project may include terraced retaining Structures if necessary to regain Natural Grade.

(5) **BUILDING LOCATION**. Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize

driveway and Parking Areas, and to provide variation of the Front Yard.

(6) **BUILDING FORM AND SCALE**. Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Community Development Director and/or Planning Commission may require a garage separate from the main Structure or no garage.

(7) **SETBACKS**. The Community Development Department and/or Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.

(8) **DWELLING VOLUME**. The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Community Development Department and/or Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.

(9) **BUILDING HEIGHT (STEEP SLOPE).** The maximum Building Height in the HR-1 District is twenty-seven feet (27'). The Community Development Department and/or Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing residential Structures.

(10) **HEIGHT EXCEPTIONS (STEEP SLOPE)**. The Community Development Department and/or Planning Commission may grant a Building Height exception for a portion or portions of a proposed Structure if the Applicant proves compliance with each of the following criteria:

(a) The height exception does not result in a height in excess of forty feet (40').

(b) The Lot width is greater than twenty-five feet (25').

(c) The proposed Building includes horizontal and vertical step backs to achieve increased Building articulation and Compatibility. The Planning Commission may refer the proposal to the Historic District Commission, prior to taking action, for a recommendation on the extent to which the proposed articulation and design are consistent with the Historic District Design Guidelines.

(d) The proposed design and articulation of the Building mass mitigates the project's visual impacts and differences in scale between the proposed Structure and nearby residential Structures.

(e) Snow release issues are resolved to the satisfaction of the Chief Building Official.

(f) A height reduction in other portions of the Building and/or increased Setbacks are incorporated.

(g) The height exception is not granted primarily to create additional Building Area.

(h) The height exception enhances the Building's Compatibility with residential Structures by adding architectural interest to the garage element, front facade, porch, or other Building element.

(i) The height exception is Compatible with good planning practices and good Site design.

(j) The height increase will result in a superior plan and project.

(k) The project conforms with Chapter 15-1-10, Conditional Use Review.

(C) **EXCEPTION**. In conjunction with a Subdivision or Plat Amendment, several Property Owners have undergone a review process comparable to that listed in the Conditional Use Section B above and the City does not seek to subject those Owners to additional Planning Commission review. Therefore, at the request of the Owner, the Community Development Director may exempt an allowed residential Structure in excess of one thousand square feet (1,000 sq. ft.) from the Conditional Use process upon finding the following:

(1) The Lot resulted from a Subdivision or Plat Amendment after January 1, 1995;

(2) The conditions of approval or required Plat notes reflect a maximum house size or Building Footprint; and

(3) The conditions of approval or required Plat notes include a requirement for Community Development Department review of Grading, excavation, erosion, or similar criteria as found in the foregoing Section B, prior to Building Permit issuance.

The findings shall be in writing, filed with the Owner and City Planning Department, and shall state that the maximum house size and all other applicable regulations continue to apply, the Owner is not vested for the maximum.

City Council
Staff Report

PARK CITY
1884

Planning Department

Author: Patrick Putt, Planning Director
Subject: Joint Council-Planning Commission Discussion
IHC/USSA/Burbidge Annexation Task Force Update
Date: November 17, 2005
Type of Item: Informational

On July 14, 2005 City Council adopted Resolution No. 21-05 *(attached)* establishing the IHC/USSA/Burbidge Annexation Task Force for the purposes of discussing possible zoning alternatives for the IHC/USSA/Burbidge Annexation area. The Task Force membership includes Councilpersons Candy Erickson and Jim Hier; Planning Commissioners Jim Barth, Andrew Volkman, and Michael O'Hara; one ex-officio Summit County Planning Commissioner; and support staff from the City and County. The duty of the Task Force is to provide a recommendation regarding the annexation's proposed zoning, transportation, housing, and economic impacts. The Task Force has met on nine occasions since adoption of Resolution 21-05 in July. The purpose of this joint Council-Planning Commission agenda item is to provide the entire Council and Planning Commission with an overview of the Task Force's progress.

To date, the Task Force has forwarded a recommendation on a proposed zoning designation which addresses an affordable housing commitment and a fiscal and economic impact analysis prepared by the City's Budget, Debt, and Grants Department. On November 10, 2005, the Task Force conducted an initial review of the access study prepared by Horrocks Engineers on behalf of the applicants. The Task Force has not yet forwarded a final recommendation on the study. The following brief outlines are intended to serve as a framework for Thursday's discussion.

Zoning
The Task Force unanimously recommended a new zoning district for the annexation area intended to implement the goals and objectives of the City's General Plan and the Quinns Junction Joint Planning Principles. The name of the proposed zoning district is the Community Transition (CT) District. A copy of the draft CT District is attached to this memorandum.

Purpose of the CT District is to preserve the character of the area's existing open space, recreation, and institutional land uses by clustering low-density development in a manner that respects the entry corridor, sensitive lands, and existing open space area. Low-density public, quasi-public, and/or institutional uses relating to community open space, recreation, sport training and development, tourism, and community heath are encouraged land uses in the CT District. Highway service commercial and regional/bigbox commercial is prohibited. Limited residential development may be considered through a Master Planned Development/Conditional Use Permit process.

Permitted base density in the CT District is 1 unit/20 acres. Density bonuses up to a maximum of 3 units/acre may be approved based on compliance with enhanced open space and trail improvements, increased Frontage Protection Zone setbacks, implementation of "green building" design principles, utilization of structured/tiered parking, development of transit improvements, and dedication of additional land for public/quasi-public purposes. As previously stated, the proposed CT District permits limited residential development with an approved MPD/CUP. Due to the traffic/trip generation impacts related to residential development, the Planning Department finds that it may be necessary to explore limiting density bonuses for residential uses.

The Planning Department seeks discussion on the proposed CT District. Staff is seeking specific input regarding the issue of limiting density bonuses for residential development. Staff also asks for additional input regarding amendments to the draft CT District which achieve greater consistency with the General Plan.

Fiscal and Economic Impacts

The City's Budget, Debt, and Grants Department recently completed a fiscal and economic impact study for the proposed annexation *(attached)*. A copy of the report is attached to this memorandum. The study concludes that limited fiscal impacts to the City related to the development of the proposed medical campus and USSA complex will be experienced; however the potential impacts have been determined to be reasonable by the Task Force. In forwarding a positive recommendation on the study, the Task Force found that the direct fiscal impacts will be offset by the indirect benefits associated with the IHC/USSA development

Representatives from IHC mostly agreed with the City's Study. Intermountain Health Care expressed concern that the study projected capital and operating expenses relating to future phases occurring prior to project build out. Intermountain Health Care also requested that charity contributions they make be figured into their overall economic impact.

The Planning Department requests any additional Council and Planning Commission comments regarding the fiscal and economic impact study.

Traffic and Access

Horrocks Engineers presented a traffic/access study to the Task Force on behalf of the applicants on November 10, 2005. The study concludes improvements to SR-248 will be necessary to the future to maintain acceptable levels of service regardless of whether or not the proposed medical campus and USSA facilities are developed. The need for future improvements is predicated on existing and future regional growth. The proposed IHC/ USSA development will have incremental traffic impacts on SR-248. The Task Force will be following up its preliminary review of the access/traffic study with a more-detailed analysis on the incremental traffic impacts associated with the annexation proposal. The Task Force will also explore possible strategies or models for ensuring existing property owners, or those wishing to annex into the City, pay their proportional share of any future necessary SR-248 road improvements.

Up-Coming Process

The Task Force is scheduled to continue its review of the Horrocks access/traffic study at its December 1, 2005 meeting. The draft Community Transition (CT) District and the fiscal and economic impact study are scheduled for the December 14th Planning Commission meeting. Staff anticipates that a formal Planning Commission annexation recommendation to the City Council could be made by January.

Resolution No. 21-05

RESOLUTION ESTABLISHING THE IHC/USSA/BURBIDGE ANNEXATION TASK FORCE

WHEREAS, at the June 9, 2005 regular Council meeting, Council directed staff to schedule a work session with the Planning Commission for the purpose of discussing possible zoning alternatives for the Burbidge/IHC/USSA annexation currently undergoing review by the Planning Commission; and

WHEREAS, on June 30th a joint work session was held between the City Council and Planning Commission at which time direction was given to create a joint task force to review zoning and General Plan elements applicable to the annexation petition; and

WHERAS, to date, the Planning Commission has held eight (8) public hearings to review the proposed annexation with respect to the Park City General Plan; and the primary General Plan Elements remaining to be reviewed are the transportation and housing elements; and

WHERAS, the Planning Commission has requested additional review of the fiscal information submitted with the annexation petition and the Community Economy Element of the Park City General Plan; and

WHERAS, the intent of the City Council in forming this Task Force is to provide early input to the Planning Commission and applicant on major components of the application, without effecting the overall procedural requirements of annexation review as required by the Land Management Code and state law.

WHERAS, the other remaining annexation element to be addressed is the designation of the appropriate zoning for the proposed annexation area, which shall be based on the policies and action items set forth in the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council that the IHC/USSA/Burbidge Annexation Task Force is established as follows:

SECTION 1. MEMBERSHIP. The membership of the IHC/USSA/Burbidge Annexation Task Force shall include two members of the City Council appointed by the City Council, three Planning Commissioners appointed by the Planning Commission, and one ex-officio, non-voting Summit County Planning Commissioner appointed by Summit County Planning Commission. The Planning Department shall provide all staff and administrative support as necessary.

SECTION 2. DUTIES. The IHC/USSA/Burbidge Annexation Task Force shall conduct a review and provide a recommendation on the annexation petition to include the

Housing, Transportation, and Community Economy Elements of the general plan, as well as designation of underlying zoning and appropriate land uses. The review and recommendation shall occur prior to the Planning Commission forwarding a recommendation on the annexation petition to the City Council.

(A) Chairperson. One of the appointed City Council members shall serve as chairperson of the Task Force. The Chairperson shall vote.

(B) Quorum. No business shall be conducted without a quorum at the meeting. A quorum shall consist when a majority (at least 3) of the voting members is present. All meetings must comply with the Utah Open and Public Meetings Act.

(C) Voting. All actions of the Task Force shall be represented by a vote of the membership. A simple majority of the members voting at a meeting shall approve any proposed action.

SECTION 3.TERM. The Task Force shall dissolve upon final recommendation to the Planning Commission on the proposed annexation petition, but in no event shall the Task Force remain active past July 14, 2006, without subsequent City Council approval.

PASSED AND ADOPTED this 14th day of July, 2005.

PARK CITY MUNICIPAL CORPORATION

____
Mayor Dana Williams

Attest:

____
Janet M. Scott, City Recorder

Approved as to form:

____
Mark D. Harrington, City Attorney

ANNEXATION FISCAL IMPACT ANALYSIS

IHC MEDICAL FACILITY
& ASSOCIATED DEVELOPMENT

November 7, 2005
Budget, Debt, & Grants Department

TABLE OF CONTENTS

EXECUTIVE SUMMARY

Park City staff assembled a study of the anticipated Fiscal Impact of the proposed IHC and USSA facilities on the City. The study is broken into three sections that will present findings as outlined below.

SECTION I – DIRECT FISCAL IMPACT ANALYSIS

The first section represents an analysis of the direct net impact of the IHC hospital and USSA sports training facility. Included are various alternatives in order to measure the sensitivity of certain variables and their effect on the final impact. Below is a comparison of IHC's analysis along with the analysis completed by Park City Municipal Corporation.

Figure A

IHC ANNEXATION FISCAL IMPACT ANALYSIS
Alternative Development Scenarios

Scenario Name		Net Revenue (15 years)	
		PV Net Revenue	
		Total ($1,000,000s)	Per Year
Recurring Costs		($0.8)	($54,876)
Baseline (recurring + non-recurring)		($1.8)	($121,200)
Alternative #2	Delay Phase 4	($1.7)	($115,420)
Alternative #3	Faster Phase 4	($1.9)	($129,064)
Alternative #4	EE Gen Rate	($2.6)	($173,701)
Alternative #5	More PC residents	($2.0)	($134,598)
Alternative #6	SF Market Value	($1.9)	($125,110)
Alternative #7	No PC residents	($1.6)	($106,687)

As shown in the figure above, net operating impact is expected to be around $55,000 average annual cost. Park City staff estimates a 15-year total net cost to PCMC of $1.6 to $2.6 million (or $107,000 to $174,000 average annual cost). Figure [A] shows the range of estimates based on seven sets of varying assumptions.

Figure B

Fiscal Impact Analysis (IHC Analysis vs. PCMC Analysis)
Projected Annual Net Operating Impact

	Phase I	Phase II	Phase III	Phase IV	Total (PV)	@ 95% of Rev
Recurring						
IHC	($97,896)	($115,744)	($130,288)	($154,872)	($1,968,824)	($2,097,257)
PCMC	($37,403)	($48,112)	($70,025)	($91,301)	($532,137)	($776,704)
Non-Recurring						
*IHC	$498,566	$31,296	$177,010	$222,829	$929,701	$929,701
PCMC	($574,994)	($173,880)	($364,116)	($329,727)	($1,041,302)	($1,041,302)
Total						
IHC	$302,774	($315,936)	($474,430)	($551,531)	($1,039,123)	($1,167,556)
PCMC	($649,800)	($318,215)	($714,243)	($786,233)	($1,573,440)	($1,818,006)

EXECUTIVE SUMMARY

Figure [B] shows that staff's estimated net cost is roughly $650,000 greater than IHC's most comparable figure. Some of the more significant points of discrepancy between the two analyses include: 1) Park City staff incorporated cost of services associated with building and planning fees in the non-recurring portion, 2) The impact fees do not cover all of the capital costs as they are heavily discounted, 3) IHC used 2005 rates to calculate impact fees and capital costs whereas staff used pro forma rates based on long-run averages, and 4) Park City staff included additional revenue associated with non-resident and resident FTEs on the recurring side.

The annexation proposal includes the donation of 15 acres of recreation/open space land to the City. Although the annexation is not contingent on donation of land, a range of values is included as a part of this analysis in order to provide a more comprehensive view of potential fiscal impact. Figure [C] provides a range of possible scenarios:

Figure C

IHC ANNEXATION FISCAL IMPACT ANALYSIS
Donated Open Space -- Valuation Scenarios

Land Use Scenarios		Potential Site Value	
		Per Acre	Total
#1 - Recreation	15 Acres Recreation	$500,000	$7,500,000
#2 - Recreation & Open Space	7.5 Acres Open Space	$25,000	$3,937,500
	7.5 Acres Recreation	$500,000	
#3 - Recreation (lower value) & Open Space	5 Acres Open Space	$25,000	$725,000
	10 Acres Recreation	$60,000	
#4 - Recreation & Open Space (50/50 site allocation)	7.5 Acres Open Space	$25,000	$637,500
	7.5 Acres Recreation	$60,000	
#5 - Open Space	15 Acres Open Space	$25,000	$375,000

The value of the land depends on assumptions as to use of the land, market value, and value to PCMC. Because any land value would be ultimately based on a negotiated price between seller and purchaser, Figure [C] does not attempt to affix a dollar amount to the donation, but simply to bound possible valuations.

As illustrated in Figure [A], the annexation's fiscal impact ranges from $800,000 to $2.6 million. Note that under at least three of the land use scenarios, the deficit is practically offset; and the effect of the annexation may be to yield substantial positive net revenue.

SECTION II – INDIRECT IMPACT ANALYSIS

This section presents the estimated economic benefits associated with increased spending (by IHC) in the local economy. The report uses an input-output model which quantifies these benefits and creates a framework for understanding the impact on Park City's economy (as opposed to the direct impact on PCMC). Results are shown as new

EXECUTIVE SUMMARY

employment, additional tax revenues, value of additional output, and new labor income. All these results are generated in industries associated with increased local spending by the proposed hospital. This study estimates the following economic outputs given IHC's anticipated economic inputs at full build out:

- $2.9 million in total annual economic output (value of goods and services produced by existing industries due to increased spending by IHC)
- $1.7 million in annual labor income
- 24.7 new jobs
- $71,000 in annual indirect business taxes (1/3 of which is estimated to be retained by PCMC)

This analysis only estimates the impact of IHC's spending, and does not include increased economic activity resulting from the support commercial component of the proposed annexation, which would have a significant positive impact.

SECTION III – BENEFITS RELATED TO CITY COUNCIL GOALS

Section 3 is an analysis of reasonable future activities resulting from the proposed annexation and how they tie in to the City's goals. This analysis considers community impacts in a more qualitative, non-fiscal fashion. The analysis, which is separated into three areas, discusses the following benefits:

1) Added local healthcare services
   - Closer proximity of healthcare services
   - Expansion of existing services
   - New services
   - Added quality of services
2) USSA training facility long term commitment and new offerings
   - Park City Identity/Exposure
   - Unique opportunities and events
   - Affiliations to outdoor retailers
   - Attraction of other NGB's
3) Synergies of recreation, health, and open space
   - An intriguing clustering of related facilities

SECTION 1 - FISCAL IMPACT ANALYSIS

CONTENTS OF THE REPORT

This analysis is organized in two sections.

Section 1 summarizes estimated fiscal impact attributable to the proposed annexation. It illustrates the effect of alternative development scenarios which yield different amounts of net revenue, shows key estimating assumptions, and outlines the structure of fiscal impact estimating methodology.

Appendix A is the Technical Reference. It details research and analysis that underlie calculation to secondary estimating assumptions – city total employment and population, non-resident population (hotel and second homes), number of housing units, etc.

SECTION 1 - FISCAL IMPACT ANALYSIS

EXECUTIVE SUMMARY

This report describes estimated net fiscal impact – direct, total revenue and expenses to Park City Municipal Corporation – attributable to the proposed annexation of the planned IHC medical complex, and attendant residential development.

The analysis evaluates the following impacts:

- PCMC net operating revenue (recurring) – impact to the General Fund, Quinn's Recreation Fund, Self-insurance Fund, Equipment Replacement CIP, the Transportation and Parking Fund, and the Water Fund.

- Capital facilities net revenue (non-recurring) – demand and cost of service for parks, roads, and public safety buildings, and including the estimated value of a planned open space donation.

- Net Planning and Building revenue (non-recurring) – fees and cost of service for Planning and Building Department review and permitting.

Figure 1 summarizes projected fiscal impact (for the period of 15 years from initial occupancy).

Figure 1

IHC ANNEXATION FISCAL IMPACT ANALYSIS
Summary Fiscal Impact (15years)

	Total (nominal)	Present Value (8.0%)
Total Operating (recurring) Revenue	$9,508,166	$4,891,333
Total Operating (recurring) Cost	($10,533,941)	($5,423,470)
Net Operating Revenue	($1,025,775)	($532,137)
Net Operating Revenue (@95% of Revenue)	($1,501,183)	($776,704)
Total Non-recurring Revenue (Capital, Planning & Building)	$2,253,037	$1,610,274
Total Non-recurring Cost (Capital, Planning & Building)	($3,695,754)	($2,651,576)
Net Non-Recurring Revenue	($1,442,717)	($1,041,302)
Net Impact (@ 95% of operating revenue)	($2,943,900)	($1,818,006)
Annual		($121,200)

- *Total* impact is the net cost of service in nominal terms (2006). *Present Value* shows net cost expressed in real terms (15 years, discounted at 8%). Note that revenue attributable to the annexation is conservatively estimated – projected at 95% of the potential maximum value.

SECTION 1 - FISCAL IMPACT ANALYSIS

The IHC annexation proposal includes potential donation of recreation/open space land.

The value of that donation varies depending on assumptions as to use of the land, market value, and value to PCMC.

Although the annexation is not contingent on donation of the land, a range of valuation scenarios is included as part of this analysis in order to provide a more comprehensive view of potential fiscal impact, were the annexation to occur.

Five land valuation scenarios are illustrated as follows[1]:

Figure 2

IHC ANNEXATION FISCAL IMPACT ANALYSIS

Donated Open Space -- Valuation Scenarios

Land Use Scenarios		Potential Site Value	
		Per Acre	Total
#1 - Recreation	15 Acres Recreation	$500,000	$7,500,000
#2 - Recreation & Open Space	7.5 Acres Open Space	$25,000	$3,937,500
	7.5 Acres Recreation	$500,000	
#3 - Recreation (lower value) & Open Space	5 Acres Open Space	$25,000	$725,000
	10 Acres Recreation	$60,000	
#4 - Recreation & Open Space (50/50 site allocation)	7.5 Acres Open Space	$25,000	$637,500
	7.5 Acres Recreation	$60,000	
#5 - Open Space	15 Acres Open Space	$25,000	$375,000

This report includes a number of alternative fiscal impact scenarios for the annexation, under which net revenue ranges from a deficit of about $800,000 to $2.6 mil, for the period of 15 years from initial occupancy (scenarios are shown beginning on page 8 below).

[1] Valuation scenarios are discussed in more detail in Figure 26 of the attached *Technical Reference*.

Figure 2 shows a variety of potential land use plans – from 15 acres recreation facilities, to 7.5 acres/ 7.5 acres, open space and developed recreation facilities, to 15 acres open space. Initial thinking for the site contemplated about ten acres developed recreation facilities (scenarios #1 and #3). Staff's evaluation now, given topographic and facility development constraints made apparent during a recent site visit, is that maximum recreation potential is about 7.5 acres, meaning that scenarios #2, 4, or 5 are most likely capable of implementation.

SECTION 1 - FISCAL IMPACT ANALYSIS

Note that under at least two of the potential valuation scenarios shown in Figure 2 that the deficit is reversed and the effect of the annexation may be to yield substantial positive net revenue:

1. Assuming the "baseline" annexation scenario (Figure 1) and land value alternatives #1 or #2, net annexation revenue is between about $2.1 and $5.7 mil.

2. Figure 3 on the following page illustrates an evaluation of the proposed annexation that deletes the deficit attributable to impact fee supported capital facilities (parks, roads, and public safety buildings).[2] In this context, net annexation revenue is higher – between about $3.1 and $6.7 mil.

Even under land value alternative #4 ($637,000 for the site) the annexation yields what is essentially a "break even" outcome – a deficit of about $180,000 over 15 years.

[2] All new development in Park City produces some level of impact fee revenue shortfall, because impact fees include mandatory credits, and because Park City fees are assessed at a rate lower than the potential maximum.

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ALTERNATIVE FISCAL IMPACT SCENARIOS

Under a variety of fiscal impact scenarios (evaluated in absence of the potential land donation), the annexation can be expected to yield negative net revenue, ranging from about $800,000 to $2.6 mil (an average of $54,000 per year over 15 years, to about $170,000 per year, respectively).

Figure 3

IHC ANNEXATION FISCAL IMPACT ANALYSIS
Alternative Development Scenarios

Scenario Name		Alternative Development Scenarios					Summary Fiscal Impact (net revenue, 15 years)				
		Total Employees	Sq. Ft. per Employee		Single Fam. Avg. Value	New PC Residents % of Employees	PV Net Revenue		Net Revenue (nominal - 2005)		
			Hospital	Med Office			Total ($1,000,000s)	Per Year	Operating	Non-Recurring	Total
Baseline	IHC Plan	830	661	500	$750,000	5%	($1.8)	($121,200)	($1,501,183)	($1,442,717)	($2,943,900)
Alternative #1	No Capital Impact	830	661	500	$750,000	5%	($0.8)	($54,876)	($1,501,183)	($65,095)	($1,566,278)
Alternative #2	Delay Phase 3	830	661	500	$750,000	5%	($1.7)	($115,420)	($1,372,821)	($1,442,717)	($2,815,538)
Alternative #3	Faster Phase 3	830	661	500	$750,000	5%	($1.9)	($129,064)	($1,629,545)	($1,442,717)	($3,072,262)
Alternative #4	EE Gen Rate	1,386	350	350	$750,000	5%	($2.6)	($173,701)	($2,773,531)	($1,659,537)	($4,433,068)
Alternative #5	More PC residents	830	661	500	$750,000	10%	($2.0)	($134,598)	($1,561,034)	($1,706,716)	($3,267,750)
Alternative #6	SF Market Value	830	661	500	$500,000	5%	($1.9)	($125,110)	($1,620,411)	($1,442,717)	($3,063,128)
Alternative #7	No PC residents	830	661	500	$750,000	0%	($1.6)	($106,687)	($1,436,344)	($1,156,718)	($2,593,062)

The BASELINE scenario shows the estimated impact of the project under a set of assumptions defined by the IHC authored fiscal analysis – 830 employees, 534,000 square feet non-residential space of which 100,000 square feet is taxable (for-profit) office space, and 41 new Park City households. This scenario is estimated to yield a deficit of $1.8 mil (present value) over a period of 15 years (the pro forma implementation plan for each of the four phases of the project is shown in Figure 7).

Alternatives #1 through #7 are intended to show the relative magnitude of the effect of varying certain key estimating assumptions.

ALTERNATIVE 1 shows net impact, excluding capital facilities (roads, parks, police) – that is, considering only the deficit produced by *ongoing operations* and *non-recurring* Planning and Building services (permits, etc.). In this context the 15 year deficit is about $800,000, or an average of $55,000 per year (compared to $121,000 per year for the baseline). This scenario also shows that the net cost of long-run capital facilities service provision is roughly $1,000,000 ($1.8 mil less $0.8 mil).

SECTION 1 - FISCAL IMPACT ANALYSIS

ALTERNATIVE 2 shows the effect of delaying phase 4 of the project – in the "baseline" scenario phase 4 is shown to begin year 11. Under this scenario phase 4 is shown to begin year 15. This timing difference produces an inconsequential effect on net revenue – baseline impact of -$1.8 mil vs. -$1.7).

ALTERNATIVE 3 shows the effect of executing phase 4 earlier – in year 7. Again, the timing difference has inconsequential effect on projected net revenue – -$1.8 mil baseline vs. -$1.9.

ALTERNATIVE 4 shows the effect of increased total employees – that is, employment projected at a level commensurate with industry standard employee generation rates. (The total number of employees has significant effect on net revenue – higher employment yields a higher deficit, and lower employment, a lower deficit.) The baseline scenario uses employee generation rates of 661 and 500 square feet per employee for the hospital and medical building, respectively. Research for the City of Walnut Creek California suggests an average rate for hospitals of about 350 square feet per employee.[3] At this higher density, employment at the IHC facility is about 65% greater than the baseline – or about 1,400 employees compared to 830 in the baseline. This has the effect of increasing the deficit from $1.8 mil to $2.6 mil.

ALTERNATIVE 5 shows the effect of a higher proportion of IHC employees becoming full-time Park City residents. The baseline scenario assumes that, of the 830 new employees, about 5% (41) will become new Park City residents (at the rate of one household per employee and assuming that all new in-city households build new, impact producing homes). In this scenario, new resident employees are assumed to be the highest-paid medical workers (Doctors and other). Assuming an average house price of $750,000, alternative #4 shows that were the local resident share to be increased by factor of two (from 5% to 10%) the effect on net revenue is an increase in the deficit of only about $200,000 over 15 years (from $1.8mil to $2.0 mil). Net revenue is not overly sensitive to the number of local residents because, at house prices of about $750,000, the residential component of the project is essentially “break even” (a deficit of near $0).

ALTERNATIVE 6 illustrates the effect of reduced house price, assuming $500,000 single family market value (compared to the baseline of $750,000). Under this scenario the deficit increases only slightly – from $1.8 to $1.9 mil – because residential (at 5% of total employees) is a very small component of the project. At higher employment, (say 1,400 total employees, as in alternative 3) the effect is significant, and yields an estimated $2.7 mil deficit (nearly $1.0 higher than the baseline).

ALTERNATIVE 7 shows the effect of assuming no resident IHC employees. In this case the deficit is reduced compared to the baseline, by about $200,000, to $1.6 mil.

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[3] *Addendum – Medical/Hospital Jobs Housing Nexus Analysis,* Keyeser Marston Associates, Inc., 12/15/2004, *Employment Density* (page 3). This analysis uses the higher end of the reported range of 250 to 350 square feet per employee.

SECTION 1 - FISCAL IMPACT ANALYSIS

ASSUMPTIONS, DECISIONS CRITERIA AND CONCLUSIONS

During the course of a fiscal analysis various decisions must be made which affect the outcome of the analysis and the amount of net revenue estimated to be attributable to the proposed annexation. These decisions are based on information provided by staff, analysis of the City budget, and by application of reasonable estimating assumptions regarding the net cost of service, capital facility demand, growth rate, etc.

Key estimating assumptions are shown in Figure 4 through Figure 6. Additional, "secondary" estimating assumptions regarding city-wide employment, number of primary and secondary homes, average household size, and other, are detailed in the attached *Technical Reference.*

Figure 4

IHC ANNEXATION FISCAL IMPACT ANALYSIS
Estimating Assumptions (1 of 4) - New Development & Employment

	Phase 1	Phase 2	Phase 3	Phase 4	Total
Non-Residential New Development (sq. ft.)					
Hospital (non-profit)	122,000	0	93,000	85,000	300,000
Other Office (non-profit)	10,000	20,000	20,000	0	50,000
Medical Office (for profit)	33,000	25,000	17,000	25,000	100,000
USSA (non-profit)	84,000	0	0	0	84,000
Total	249,000	45,000	130,000	110,000	534,000
Cumm Total	249,000	294,000	424,000	534,000	
Cumm - Taxable (for profit)	33,000	58,000	75,000	100,000	
Cumm - Non-Taxable (non-profit)	216,000	236,000	349,000	434,000	
Employment (FTE)					
Employee Gen. - Sq. Ft. per EE - Hospital & Other Office	838	241	785	586	661
Employee Gen. - Sq. Ft. per EE - Medical Office	500	500	500	500	500
Employee Gen. - Sq. Ft. per EE - USSA	840	840	840	840	840
Employees - Hospital & Other Office	158	83	144	145	530
Employees - Medical Office	66	50	34	50	200
Employees - USSA	100	0	0	0	100
Total	324	133	178	195	830
Cumm Total Employees	324	457	635	830	
Cumm Employees Excluding New Residents	316	447	623	817	
Residential New Development (single family, DU)					
New, PC Resident Employees (annual)	7	9	12	13	41
% of Total	2%	7%	6%	7%	5%
New Households	7	9	12	13	41
New Housing Units (single family)	7	9	12	13	41
Cumm New Housing Units (single family)	7	16	28	41	

Source – Non-residential development, Employment and New Resident Employees from IHC Fiscal Impact Analysis.

SECTION 1 - FISCAL IMPACT ANALYSIS

- Net operating revenue is projected in this analysis based on per capita[4] average revenue and cost of service, in turn a function of total employment and number of new employee households estimated as shown above.

The number of new Park City-resident IHC employees in Figure 4 is estimated for the baseline development scenario as follows. (Figure 5 illustrates methodology and assumptions defined by IHC.)

Figure 5

IHC ANNEXATION FISCAL IMPACT ANALYSIS

Estimating Assumptions (2 of 4) - Number of New Resident Employees

	Phase 1	Phase 2	Phase 3	Phase 4	Total
	(annual)				
Annual New Employees (FTE)	324	133	178	195	830
Hospital & Other Office					
Annual New Employees (FTE)	158	83	144	145	530
Existing Area Residents (% of total)	65%	54%	54%	54%	
Existing Area Residents	(102)	(45)	(78)	(78)	(303)
Non-Residents	55	38	66	67	226
New In-City Residents (13%)	7	5	9	9	29
Medical Office					
Annual New Employees (FTE)	66	50	34	50	200
Existing Area Residents (% of total)	100%	33%	33%	33%	
Existing Area Residents	(66)	(17)	(11)	(17)	(111)
Non-Residents	0	33	23	33	89
New In-City Residents (13%)	0	4	3	4	12
USSA					
Annual New Employees (FTE)	100	0	0	0	100
Existing Area Residents (% of total)	100%	100%	100%	100%	
Existing Area Residents	(100)	0	0	0	(100)
Non-Residents	0	0	0	0	0
New In-City Residents (13%)	0	0	0	0	0
Total - New, PC Resident Employees	7	9	12	13	41
% of Total	2%	7%	6%	7%	5%

Source – IHC Fiscal Impact Analysis.

[4] FTE employees and FTE residents.

SECTION 1 - FISCAL IMPACT ANALYSIS

Other estimating assumptions are as follows:

Figure 6

IHC ANNEXATION FISCAL IMPACT ANALYSIS
Estimating Assumptions (3 of 4)

	Total
Single Family - % of IHC employees that become PC residents	5%
Single Family - Market Value (FY 2005)	$750,000
Single Family - New Construction % of New PC Resident Employee Households	100%
Single Family - IHC Employees per Household	1.0
Single Family - Avg. Unit Area (sq. ft.)	6,000
Single Family - Taxable Value % of Market Value	55%
Residential - % Primary	100%
Average Assessed Market Value % of Sales Price	95%
Commercial - Est. Avg. Market Value ($ per Sq. Ft. (FY 2005)	$205.50
PCMC Tax Rate	0.002349
PCMC Annual Operating Revenue & Cost of Service	
Commercial - Other Revenue (per FTE)	$828
Commercial - Expenses (per FTE)	$992
Residential - Other Revenue (per capita)	$912
Residential - Expenses (per capita)	$1,272
Avg. Household Size - Single Family	2.75

- Average single-family market value and unit area are estimated. (All new housing is assumed to be primary single-family, generated at the rate of one unit per resident employee. $750,000 purchase price implies an annual income of about $322,000, assuming 20% of income to shelter, 10% down and a 7%, 30 year mortgage.)

- Commercial market value is as estimated by the PCMC Budget, Debt and Grants Office based on tax records for similar properties, and confirmed by County Assessor's office.

- Per unit revenue and cost of service are calculated as shown in Figure 11 and Figure 12 and include only those items of revenue and expense considered to be a necessary component of on-going operations (nonrecurring revenue and expenses, capital cost and debt, for example, are excluded).

The net cost of capital facilities (roads, parks and public safety buildings, only) is calculated as shown in Figure 18. Estimated cost of capacity is reduced by pro forma impact fee revenue (cost and fee revenue are derived from the 2005 PCMC impact fee analysis, adjusted to recognize average value during the 15 year projection period).

The cost of (nonrecurring) Planning and Building services (development review and building permits) is calculated as shown in Figure 19 to Figure 21.

SECTION 1 - FISCAL IMPACT ANALYSIS

ANALYTICAL METHODOLOGY

Fiscal impact is expressed as net recurring and non-recurring impact, projected for a period of 15 years. Net impact – in nominal and present value terms – is shown in Figure 1, derived from an underlying estimate of project timing and annual net revenue, as follows.

Figure 7

IHC ANNEXATION FISCAL IMPACT ANALYSIS

Annual Net Revenue (nominal $s, FY 2006)

		Revenue		Expenses		Net Revenue		
		Recurring	Non-Recurring	Recurring	Non-Recurring	Total	Operating	Non-Recurring
Phase 1	Year 1	$301,705	$868,641	($339,108)	($1,443,635)	($612,397)	($37,403)	($574,994)
Phase 1	Year 2	$301,705	$0	($339,108)	$0	($37,403)	($37,403)	$0
Phase 2	Year 3	$453,394	$274,381	($501,506)	($448,261)	($221,992)	($48,112)	($173,880)
Phase 2	Year 4	$453,394	$0	($501,506)	$0	($48,112)	($48,112)	$0
Phase 2	Year 5	$453,394	$0	($501,506)	$0	($48,112)	($48,112)	$0
Phase 3	Year 6	$646,311	$556,904	($716,336)	($921,020)	($434,141)	($70,025)	($364,116)
Phase 3	Year 7	$646,311	$0	($716,336)	$0	($70,025)	($70,025)	$0
Phase 3	Year 8	$646,311	$0	($716,336)	$0	($70,025)	($70,025)	$0
Phase 3	Year 9	$646,311	$0	($716,336)	$0	($70,025)	($70,025)	$0
Phase 3	Year 10	$646,311	$0	($716,336)	$0	($70,025)	($70,025)	$0
Phase 4	Year 11	$862,604	$553,112	($953,905)	($882,839)	($421,028)	($91,301)	($329,727)
Phase 4	Year 12	$862,604	$0	($953,905)	$0	($91,301)	($91,301)	$0
Phase 4	Year 13	$862,604	$0	($953,905)	$0	($91,301)	($91,301)	$0
Phase 4	Year 14	$862,604	$0	($953,905)	$0	($91,301)	($91,301)	$0
Phase 4	Year 15	$862,604	$0	($953,905)	$0	($91,301)	($91,301)	$0
TOTAL		$9,508,166	$2,253,037	($10,533,941)	($3,695,754)	($2,468,491)	($1,025,775)	($1,442,717)
@ 95% of Revenue		$9,032,758	$2,253,037	($10,533,941)	($3,695,754)	($2,943,900)	($1,501,183)	($1,442,717)

- Net fiscal impact consists of recurring and non-recurring net revenue. Recurring net revenue is calculated as shown on the following page. Non-recurring net revenue is calculated as shown in Figure 9.

SECTION 1 - FISCAL IMPACT ANALYSIS

Net operating revenue consists of *Property Tax Revenue*, *Other Revenue*, and *Operations Expense*. *Property Tax* is directly calculated (Figure 10) as a function of market value. *Other Revenue* and *Operating Expense* are calculated as the product of average per capita cost of service, and population and employment generated by the annexation, as follows:

Figure 8

IHC ANNEXATION FISCAL IMPACT ANALYSIS

Projected Annual Net Operating Revenue (nominal $s, FY 2006)

	Phase 1	Phase 2	Phase 3	Phase 4
Cumm Employees Excluding New Residents	316	447	623	817
Commercial - Other Revenue (per FTE)	$828	$828	$828	$828
Commercial - Expenses (per FTE)	$992	$992	$992	$992
Cumm New Housing Units (single family)	7	16	28	41
Avg. Household Size - Single Family	2.75	2.75	2.75	2.75
New Residents (cumm)	20	45	77	113
Residential - Other Revenue (per capita)	$912	$912	$912	$912
Residential - Expenses (per capita)	$1,272	$1,272	$1,272	$1,272
Non-Residential				
Property Tax	$15,133	$26,598	$34,394	$45,858
Other Revenue	$261,994	$370,353	$515,860	$676,116
Expenses	($314,027)	($443,907)	($618,311)	($810,395)
Sub-Total	($36,900)	($46,956)	($68,058)	($88,421)
Residential (100% primary)				
Property Tax	$6,601	$15,159	$25,798	$37,768
Other Revenue	$17,977	$41,284	$70,260	$102,861
Expenses	($25,081)	($57,599)	($98,025)	($143,510)
Sub-Total	($503)	($1,156)	($1,967)	($2,880)
Annual Total (nominal)	($37,403)	($48,112)	($70,025)	($91,301)

- Operating revenue and expenses are projected in nominal terms under the assumption that over the long run the growth rate for each will, on average, match. (This assumption is incorrect in the short run – PCMC revenue and expenses have not increased at the same rate in the recent past. In the long-run however, the difference may prove to be inconsequential with respect to the conclusions illustrated by this analysis.)

- Per capita revenue and expenses (Figure 11 and Figure 12) are defined based on four different classes of service population – full-time residents (primary homes), second home residents, lodging, and employees – enumerated in order to recognize the primary beneficiaries for each type of service and revenue.

SECTION 1 - FISCAL IMPACT ANALYSIS

Non-recurring revenue consists of the net cost of capital facilities (the cost of capacity for parks, roads, and public safety buildings, less pro forma impact fee revenue), net revenue attributable to the Building and Planning review and approval process, and the estimated value of donated open space.

Figure 9 shows a summery of non-recurring net revenue. The projected deficit is about $1.7 mil. Each element of non-recurring net revenue is calculated as shown beginning with Figure 17. Note that *Capital Facilities* refers to a sub-set of total capital facility demand, and includes only Parks, Roads, and Public Safety Buildings.

Figure 9

IHC ANNEXATION FISCAL IMPACT ANALYSIS
Projected Non-Recurring Net Revenue (nominal $s, FY 2006)

	Phase 1	Phase 2	Phase 3	Phase 4	Total	
	(annual)					
Capital Facilities Net Revenue (parks, roads, public safety buildings)						
Capital Facility Demand						
Non-Residential (sq. ft.)	249,000	45,000	130,000	110,000	534,000	
Single Family (greater than 5,000 sf)	7	9	12	13	41	
Pro Forma Impact Fee Revenue (15 year average)	$311,232	$129,129	$230,459	$219,795	$890,615	
Capital Facilities Cost (15 year average)	($860,544)	($295,994)	($578,706)	($532,992)	($2,268,236)	
Net Capital Facilities Revenue	($549,312)	($166,865)	($348,247)	($313,198)	($1,377,622)	($1,377,622)
Building Dept. Net Revenue						
Construction Value	$37,339,620	$10,257,175	$23,242,898	$24,327,228	$95,166,921	
Fee Revenue (Building Permit, Plan Check, State Ed. Fee)	$464,878	$127,702	$289,374	$302,874	$1,184,828	
Cost of Service	($489,802)	($134,548)	($304,889)	($319,112)	($1,248,352)	
Net Building Revenue	($24,924)	($6,847)	($15,515)	($16,238)	($63,524)	($63,524)
Planning Dept. Net Revenue (MPD Fee)						
Total UE (unit equivalent)	203	45	95	78	421	
Fee Revenue	$92,531	$17,550	$37,071	$30,443	$177,594	
Cost of Service	($93,288)	($17,718)	($37,425)	($30,734)	($179,166)	
Net Planning Revenue	($758)	($168)	($355)	($291)	($1,571)	($1,571)
TOTAL	($574,994)	($173,880)	($364,116)	($329,727)	($1,442,717)	($1,442,717)

SECTION 1 - FISCAL IMPACT ANALYSIS

Property Tax revenue is calculated as follows, as the product of *Market Value*, *Taxable Value % of Market*, the estimated *Market Value % of Sales Price*, and the local (PCMC) *Tax Rate*.

Figure 10

IHC ANNEXATION FISCAL IMPACT ANALYSIS

Estimated Annual Property Tax Revenue (recurring, nominal $s, FY 2006)

	Phase 1	Phase 2	Phase 3	Phase 4
Cumulative New Development				
Non-Residential, Taxable (sq. ft.)	33,000	58,000	75,000	100,000
Residential (single family, DU)	7	16	28	41
Non-Residential				
Est. Avg. Market Value per Sq. Ft.	$205.50	$205.50	$205.50	$205.50
Taxable Value % of Market Value	100%	100%	100%	100%
Average Assessed Market Value % of Sales Price	95%	95%	95%	95%
PCMC Tax Rate	0.002349	0.002349	0.002349	0.002349
Est. Ann. Property Tax Revenue	$15,133	$26,598	$34,394	$45,858
Residential				
Est. Avg. Value per Unit (single family	$750,000	$750,000	$750,000	$750,000
Taxable Value % of Market Value	55%	55%	55%	55%
Average Assessed Market Value % of Sales Price	95%	95%	95%	95%
PCMC Tax Rate	0.002349	0.002349	0.002349	0.002349
Est. Ann. Property Tax Revenue	$6,601	$15,159	$25,798	$37,768
TOTAL	$21,734	$41,756	$60,192	$83,627

SECTION 1 - FISCAL IMPACT ANALYSIS

Per capita operating (recurring) revenue is calculated as follows. Service population is calculated as shown in Figure 13 – assigned to each revenue group based on an assessment of source of funds and benefit conferred. Figure 13 excludes Property Tax.

Figure 11

IHC ANNEXATION FISCAL IMPACT ANALYSIS

Annual Operating Revenue (per capita, excluding property tax)

	Total (FY 2006 budget)	Non-Recurring (% of total)	Avg. Ann. Operating Revenue	Service Population		Revenue per Unit	
				Type	Quantity	Commercial (per FTE)	Residential (per capita)
General Fund							
General Sales Tax	$3,300,000	0%	$3,300,000	Type I	23,373	$141.19	$141.19
Resort Tax	$3,000,000	0%	$3,000,000	Type I	23,373	$128.35	$128.35
Fran Tax C Elec	$590,625	0%	$590,625	Type I	23,373	$25.27	$25.27
Fran Tax C GASB	$475,000	0%	$475,000	Type I	23,373	$20.32	$20.32
Fran Tax C Phone	$225,000	0%	$225,000	Type I	23,373	$9.63	$9.63
Fran Tax C Cable TV	$168,750	0%	$168,750	Type I	23,373	$7.22	$7.22
Fran Tax C Sewers	$124,000	0%	$124,000	Type I	23,373	$5.31	$5.31
Liquor Licenses	$14,550	0%	$14,550	Type I	23,373	$0.62	$0.62
Special Events	$10,000	0%	$10,000	Type III	15,697	$0.00	$0.64
Spec. Events Triple Crown Bsb	$10,500	0%	$10,500	Type III	15,697	$0.00	$0.67
Federal Grants	$30,000	0%	$30,000	Type I	23,373	$1.28	$1.28
State Liquor	$32,000	0%	$32,000	Type I	23,373	$1.37	$1.37
Cemetery Burial	$4,250	0%	$4,250	Type II	14,491	$0.00	$0.29
Cemetery Lots	$4,250	0%	$4,250	Type II	14,491	$0.00	$0.29
Police Charges	$15,000	0%	$15,000	Type I	23,373	$0.64	$0.64
Special Events Police	$30,000	0%	$30,000	Type III	15,697	$0.00	$1.91
Alarm Monitoring	$1,000	0%	$1,000	Type I	23,373	$0.04	$0.04
Facility Usage Fee	$30,000	0%	$30,000	Type III	15,697	$0.00	$1.91
Day Camp	$70,000	0%	$70,000	Type II	14,491	$0.00	$4.83
Classes	$192,350	0%	$192,350	Type II	14,491	$0.00	$13.27
League Fees	$38,000	0%	$38,000	Type II	14,491	$0.00	$2.62
Fitness Center	$47,000	0%	$47,000	Type II	14,491	$0.00	$3.24
Park Reservation	$5,000	0%	$5,000	Type II	14,491	$0.00	$0.35
Tennis Court Fees	$118,500	0%	$118,500	Type III	15,697	$0.00	$7.55
Swim Fees	$65,000	0%	$65,000	Type III	15,697	$0.00	$4.14
Tournament Fees	$9,000	0%	$9,000	Type II	14,491	$0.00	$0.62
Tennis Lessons	$242,500	0%	$242,500	Type III	15,697	$0.00	$15.45
Aerobics	$5,000	0%	$5,000	Type III	15,697	$0.00	$0.32
Equipment Rental	$17,000	0%	$17,000	Type III	15,697	$0.00	$1.08
Locker Rental	$2,200	0%	$2,200	Type III	15,697	$0.00	$0.14
Rec. Card Resident	$16,000	0%	$16,000	Type II	14,491	$0.00	$1.10
Rec. Card County	$7,000	0%	$7,000	Type II	14,491	$0.00	$0.48
Other Recreation	$800	0%	$800	Type II	14,491	$0.00	$0.06
Special Events Recreation	$13,000	0%	$13,000	Type III	15,697	$0.00	$0.83
Retail Sales	$100,000	0%	$100,000	Type III	15,697	$0.00	$6.37
Special Event C Mh	$10,500	0%	$10,500	Type III	15,697	$0.00	$0.67
Reimbursed Court Fee	$50,000	0%	$50,000	Type I	23,373	$2.14	$2.14
Library Fines & Fee	$40,000	0%	$40,000	Type II	14,491	$0.00	$2.76
Impound	$10,000	0%	$10,000	Type I	23,373	$0.43	$0.43
Interest Earnings	$119,900	0%	$119,900	Type I	23,373	$5.13	$5.13
Rental Income	$109,000	0%	$109,000	Type I	23,373	$4.66	$4.66
Fixed Rent C Carl Winter's	$150,000	0%	$150,000	Type I	23,373	$6.42	$6.42
Special Event Rent Carl Winter	$20,000	0%	$20,000	Type I	23,373	$0.86	$0.86
Company Store	$5,000	0%	$5,000	Type I	23,373	$0.21	$0.21
Other Miscellaneous	$65,500	0%	$65,500	Type I	23,373	$2.80	$2.80
Adm Chg Fr Water	$654,629	0%	$654,629	Type I	23,373	$28.01	$28.01
Adm Chg Fr Golf	$101,085	0%	$101,085	Type I	23,373	$4.32	$4.32
Adm Chg Fr Transp	$634,730	0%	$634,730	Type I	23,373	$27.16	$27.16
Adm Chg Fr RDA Main St	$30,000	0%	$30,000	Type I	23,373	$1.28	$1.28
Adm Chg Fr RDA Park Ave	$30,000	0%	$30,000	Type I	23,373	$1.28	$1.28
Summit Leadership	$61,075	0%	$61,075	Type II	14,491	$0.00	$4.21
Quinns Recreation Complex	$123,200	0%	$123,200	Type III	15,697	$0.00	$7.85
Self Insurance	$521,318	0%	$521,318	Type I	23,373	$22.30	$22.30
Transportation & Parking	$4,127,136	$0	$4,127,136	Type I	$23,373	$176.58	$176.58
Water	$4,747,800	$0	$4,747,800	Type I	$23,373	$203.13	$203.13
TOTAL	$20,624,148		$20,624,148			$827.97	$911.63

SECTION 1 - FISCAL IMPACT ANALYSIS

Per capita operating expense is calculated as follows:

Figure 12

IHC ANNEXATION FISCAL IMPACT ANALYSIS
Annual Operating Expenses (per capita)

		Total (FY 2006 budget)	Non-Recurring (% of total)	Avg. Ann. Operating Expense	Service Population		Cost per Unit	
					Type	Quantity	Commercial (per FTE)	Residential (per capita)
General Fund								
Executive	Budget, Debt & Grants	$310,571	0%	$310,571	Type I	23,373	$13.29	$13.29
Executive	Building Dept.	$1,295,950	83%	$219,218	Type I	23,373	$9.38	$9.38
Executive	Capital Projects & Econ. Dev.	$291,898	0%	$291,898	Type I	23,373	$12.49	$12.49
Executive	City Council	$177,233	0%	$177,233	Type I	23,373	$7.58	$7.58
Executive	City Manager	$358,127	0%	$358,127	Type I	23,373	$15.32	$15.32
Executive	Elections	$6,700	0%	$6,700	Type I	23,373	$0.29	$0.29
Executive	Engineering	$423,456	59%	$174,595	Type I	23,373	$7.47	$7.47
Executive	Finance	$626,065	0%	$626,065	Type I	23,373	$26.79	$26.79
Executive	Human Resources	$469,956	0%	$469,956	Type I	23,373	$20.11	$20.11
Executive	Legal	$577,270	0%	$577,270	Type I	23,373	$24.70	$24.70
Executive	Planning Dept.	$798,460	82%	$145,229	Type I	23,373	$6.21	$6.21
Executive	Public Affairs	$202,417	0%	$202,417	Type I	23,373	$8.66	$8.66
Executive	Special Events & Facilities	$246,644	0%	$246,644	Type I	23,373	$10.55	$10.55
Executive	Info Tech & Cust Serv	$933,040	0%	$933,040	Type I	23,373	$39.92	$39.92
Quinns Rec Complex				$0				
Executive	Ice Facility	$341,880	0%	$341,880	Type III	15,697	$0.00	$21.78
Executive	Fields	$74,900	0%	$74,900	Type III	15,697	$0.00	$4.77
General Fund				$0				
Police	Police	$2,748,184	0%	$2,748,184	Type I	23,373	$117.58	$117.58
Police	Drug Education	$22,993	0%	$22,993	Type II	14,491	$0.00	$1.59
Police	State Liquor Enforcement	$62,818	0%	$62,818	Type I	23,373	$2.69	$2.69
Police	Communication Center	$527,025	0%	$527,025	Type I	23,373	$22.55	$22.55
Public Works	Bldg Maint Adm	$916,986	0%	$916,986	Type I	23,373	$39.23	$39.23
Public Works	Parks & Cemetery	$1,135,378	0%	$1,135,378	Type III	15,697	$0.00	$72.33
Public Works	Public Works Admin.	$235,937	0%	$235,937	Type I	23,373	$10.09	$10.09
Public Works	Street Maintenance	$1,409,851	0%	$1,409,851	Type I	23,373	$60.32	$60.32
Public Works	Street Lights Sign	$190,300	0%	$190,300	Type I	23,373	$8.14	$8.14
Public Works	Swede Alley Parking Struct.	$56,500	0%	$56,500	Type I	23,373	$2.42	$2.42
Library & Recreation	City Recreation	$1,136,678	0%	$1,136,678	Type III	15,697	$0.00	$72.41
Library & Recreation	Library	$642,477	0%	$642,477	Type II	14,491	$0.00	$44.34
Library & Recreation	Tennis	$418,905	0%	$418,905	Type III	15,697	$0.00	$26.69
Special Service Contracts	Spec. Srvc. Cntrt. Unspecified	$350,000	0%	$350,000	Type II	14,491	$0.00	$24.15
Non-Departmental	Insurance & Security Bonds	$51,000	0%	$51,000	Type I	23,373	$2.18	$2.18
Non-Departmental	Spec. Srvc. Cntrt. Ldrshp 2000	$115,617	0%	$115,617	Type II	14,491	$0.00	$7.98
Non-Departmental	Special Meetings	$15,000	0%	$15,000	Type I	23,373	$0.64	$0.64
Non-Departmental	Venture Fund	$50,000	0%	$50,000	Type II	14,491	$0.00	$3.45
Non-Departmental	Destination Tourism	$75,000	0%	$75,000	Type I	23,373	$3.21	$3.21
Non-Departmental	Contingency General	$250,000	0%	$250,000	Type I	23,373	$10.70	$10.70
Non-Departmental	Contingency Salary	$325,000	0%	$325,000	Type I	23,373	$13.91	$13.91
Non-Departmental	Central Garage	$0	0%	$0	Type I	23,373	$0.00	$0.00
Self-Insurance		$674,390	0%	$674,390	Type I	23,373	$28.85	$28.85
Equipt. Replacement CIP		$700,000	0%	$700,000	Type I	23,373	$29.95	$29.95
Transportation & Parking		$4,532,761	0%	$4,532,761	Type I	23,373	$193.93	$193.93
Water		$5,218,510	0%	$5,218,510	Type I	23,373	$223.27	$223.27
Bus System - Rolling Stock Replacement (annual, amortized)		$202,183	0%	$202,183	Type I	23,373	$8.65	$8.65
Proposed New Bus Route - Quinn's Junction		$265,000	0%	$265,000	Type I	23,373	$11.34	$11.34
TOTAL		$29,463,060		$27,484,235			$992.41	$1,271.90

- Planning, Building, and Engineering have a large component of cost attributable to the provision of non-recurring development review (one-time services attributable to specific developments). That cost – excluded as a non-operating expense – is captured as part of non-recurring costs, shown in Figure 14.

- Cost for *Bus system Rolling Stock Replacement* and for the *Proposed New Bus Route* is calculated as shown in Figure 15 and Figure 16.

SECTION 1 - FISCAL IMPACT ANALYSIS

Service population is estimated as follows:

Figure 13

IHC ANNEXATION FISCAL IMPACT ANALYSIS
Service Population

	Effective Total Population		PCMC Service Population		
	CY 1999	CY2005	Type I	Type II	Type III
Service Population					
Primary Residents	7,478	8,018	8,018	8,018	8,018
Non-Primary Homes (FTE)	5,159	6,473	6,473	6,473	6,473
Hotel (FTE)	827	1,206	1,206		1,206
Non-Resident Employees (FTE)	5,451	7,676	7,676		
Total	18,914	23,373	23,373	14,491	15,697

- *Effective Total Population* is derived from the 2000 Census based on analysis shown in Figure 23.

The non-recurring component of Planning, Building, and Engineering cost is summarized as follows, based on research and analysis in the 2000 PCMC *Indirect Cost Analysis*, which identifies costs for core City services. These non-recurring expenses are excluded from the per capita operations expense.

Figure 14

IHC ANNEXATION FISCAL IMPACT ANALYSIS
Estimated Recurring/Non-Recurring Expense -
Planning, Building, Engineering

	Recurring Expense	Non-Recurring Expense
	(% of budget - FY 1999)	
Planning		
Planner On-Call & Public Information	4%	
Affordable Housing	4%	
General Plan	2%	
Ordinance Development & Revision	8%	
Total	18%	82%
Building		
Ordinance Enforcement	14%	
Licensure	2%	
Fire Inspection	1%	
Total	17%	83%
Engineering		
Public Utilities Design, Review, & Contract Admin.	7%	
Public Utilities - Plan Check	11%	
Public Utilities - Field Inspections	24%	
Total	41%	59%

SECTION 1 - FISCAL IMPACT ANALYSIS

Amortized cost for bus system rolling stock replacement is calculated as follows:

Figure 15

IHC ANNEXATION FISCAL IMPACT ANALYSIS
Transit Fund - Rolling Stock Replacement

		Total
Fleet (number of buses)		32
Average Cost (per bus)		$280,000
Salvage Value		0
Fleet Value		$8,960,000
PCMC Share (80/20 federal matching grant)		20%
PCMC Cost Share		$1,792,000
Service Life (years)		12
Discount Rate (cost of funds)		5.0%
Annual Cost		$202,183
Service Population	Type I	23,373
Per Capita Replacement Cost		$8.65

Source – PCMC Assistant Public Works Director.

- Amortized annual PCMC cost is about $202,000, given that the fleet is funded primarily by means of 80/20 federal matching grants.

Figure 16

IHC ANNEXATION FISCAL IMPACT ANALYSIS
Proposed Quinn's Junct. Bus Route

		Total
Proposed New Bus Route (annual)		$265,000
Service Population	Type I	23,373
Per Capita Cost		$11.34

Source – PCMC Transit Manager.

SECTION 1 - FISCAL IMPACT ANALYSIS

The net cost of capital facilities is calculated in Figure 17 based on unit cost and revenue estimated as shown in Figure 18.

Capital facilities impact considered in this analysis includes the cost of capacity expansion for parks, roads and public safety buildings, a part of bus system capital cost (the amortized annual cost of the PCMC share of rolling stock replacement, shown on page 20), and cost for water system capacity expansion (implicitly included because this service is managed by means of a self-sustaining enterprise fund for which net cost is considered to be $0).

Capital facilities cost and pro forma impact fee revenue are derived from the 2005 PCMC *Impact Fee Analysis and New Development Capital Facilities Plan*. PCMC employs substantial discounts in calculating impact fees. This means that the cost of capital facilities is higher than the amount of fee revenue. Net capital facilities cost in this analysis is therefore defined as the cost of capacity, less pro forma fee revenue.

Impact fees shown in Figure 17 are pro forma – meaning that the actual amount of the fee assessment will be different from that shown – in part because 1), the PCMC impact fee schedule does not include rates for Hospital, which are here estimated and which will be calculated specifically in the future, for the subject fee application; and 2), because pro forma rates in Figure 17 are based long-run average fee rates, which are illustrative but different, from the amount which will be charged at the time each phase of the project is assessed.

Figure 17

IHC ANNEXATION FISCAL IMPACT ANALYSIS
Net Capital Facilities Cost (nominal $s, FY 2006)
(Parks, Roads, Police)

	Phase 1	Phase 2	Phase 3	Phase 4	Total
Capital Facility Demand (demand index)					
Office (Commercial)	43,000	45,000	37,000	25,000	150,000
Hospital (estimated)	122,000	0	93,000	85,000	300,000
USSA (Light Industrial)	84,000	0	0	0	84,000
Single Family (greater than 5,000 sf)	7	9	12	13	41
Non-Residential New Development (Roads, Police)					
Pro Forma Impact Fee Revenue (15 year average)	$253,255	$53,963	$137,012	$114,652	$558,882
Capital Facilities Cost (15 year average)	($756,128)	($160,622)	($410,408)	($343,633)	($1,670,791)
Sub-Total	($502,873)	($106,659)	($273,397)	($228,980)	($1,111,909)
Residential Development (Parks, Roads, Police)					
Pro Forma Impact Fee Revenue (15 year average)	$57,977	$75,166	$93,448	$105,142	$331,733
Capital Facilities Cost (15 year average)	($104,416)	($135,372)	($168,297)	($189,360)	($597,445)
Sub-Total	($46,439)	($60,206)	($74,850)	($84,217)	($265,712)
Total	($549,312)	($166,865)	($348,247)	($313,198)	($1,377,622)

SECTION 1 - FISCAL IMPACT ANALYSIS

Capital facilities unit cost and pro forma impact fee revenue are calculated for each property type as the product of amount per demand unit and the applicable demand index, as follows:

Figure 18

IHC ANNEXATION FISCAL IMPACT ANALYSIS
Capital Facilities Fee Revenue & Cost per Unit
(Parks, Roads, Police)

	Parks	Roads	Police	Total
15 Year Average Cost of Capital Facilities per Demand Unit				
Future Facilities	$3,399	$1,945	$1,123	
Current Excess Capacity	$3,240	NA	NA	
Total	$6,639	$1,945	$1,123	
15 Year Average Impact Fee per Demand Unit				
Capacity Expansion Fee	$1,042	$475	$633	
Reimbursement Fee	$3,240	NA	NA	
Total	$4,282	$475	$633	
Demand Index				
Single Family (greater than 5,000 sf)	1.50	1.50	1.50	
Commercial (per 1,000 gsf)	NA	1.31	0.91	
Estimated Hospital	NA	1.11	0.74	
Hospital % of Commercial	NA	85%	81%	
Light Industrial (per 1,000 gsf)	NA	1.03	0.74	
15 Year Average Cost by Prop type				
Single Family (greater than 5,000 sf)	$9,959	$2,918	$1,684	$14,561
Commercial (per 1,000 gsf)	NA	$2,543	$1,026	$3,569
Estimated Hospital	NA	$2,162	$831	$2,993
Light Industrial (per 1,000 gsf)	NA	$2,001	$827	$2,827
15 Year Average Impact Fee Revenue by Prop type				
Single Family (greater than 5,000 sf)	$6,423	$712	$950	$8,085
Commercial (per 1,000 gsf)	NA	$620	$579	$1,199
Estimated Hospital	NA	$527	$469	$996
Light Industrial (per 1,000 gsf)	NA	$488	$466	$954

Source – PCMC Impact Fee Analysis & New Development Capital Facilities Plan (2005).

- PCMC capital facility demand indices for each component of the proposed annexation are estimated for purposes of illustration, as shown above. These indices are fundamental in setting the amount of the impact fee. Review of each impact fee application when presented, may yield different demand indices, with correspondingly different fee amounts. Hospital capital facilities demand is here estimated to be at about 85% of the *Commercial* rate. Office is estimated at the *Commercial* demand rate, and the USSA facility at the (lowest) *Light Industrial* rate.

SECTION 1 - FISCAL IMPACT ANALYSIS

Net revenue attributable to Building Department review and inspection is summarized as follows. Non-residential construction value is calculated as defined by the PCMC Building Department. Residential construction value is similarly calculated, based on estimated single-family unit configuration as shown in Figure 20. Cost of service for *Plan Check* is from the 1999 PCMC *Building Department Cost of Service Analysis* which shows average fee revenue to be about 14% less than the cost of service. *Building Permit* revenue is here assumed to be equal to the cost of service, based on advice of the Building Department. The *State Education Fee* is split 80/20 between the State and PCMC.

Figure 19

IHC ANNEXATION FISCAL IMPACT ANALYSIS

Building Services - Estimated Non-Recurring Net Revenue (nominal $s, FY 2006)

	Phase 1	Phase 2	Phase 3	Phase 4	Total
Total New Construction (annual)					
Hospital (sq. ft.)	122,000	0	93,000	85,000	300,000
Office & USSA (sq. ft.)	117,000	25,000	17,000	25,000	184,000
Residential (single family, DU)	7	9	12	13	41
Construction Value					
Hospital ($ per sq. ft.)	$133.22	$133.22	$133.22	$133.22	
Office & USSA ($ per sq. ft.)	$134.83	$134.83	$134.83	$134.83	
Residential (per DU)	$740,736	$740,736	$740,736	$740,736	
Hospital (total)	$16,252,840	$0	$12,389,460	$11,323,700	
Office & USSA (total)	$15,775,110	$3,370,750	$2,292,110	$3,370,750	
Residential (total)	$5,311,670	$6,886,425	$8,561,328	$9,632,778	
Total	$37,339,620	$10,257,175	$23,242,898	$24,327,228	$95,166,921
Building Fee Revenue					
Building Permit Fee (0.75% of CV)	$280,047	$76,929	$174,322	$182,454	$713,752
Plan Check Fee (65% of Building Permit Fee)	$182,031	$50,004	$113,309	$118,595	$463,939
State Education Fee (1% of Building Permit Fee)	$2,800	$769	$1,743	$1,825	$7,138
Total	$464,878	$127,702	$289,374	$302,874	$1,184,828
Building Dept. - Cost of Service					
Building Permit Fees	($280,047)	($76,929)	($174,322)	($182,454)	($713,752)
Plan Check Fee	($207,515)	($57,004)	($129,172)	($135,199)	($528,890)
State Education Fee	($2,240)	($615)	($1,395)	($1,460)	($5,710)
Total	($489,802)	($134,548)	($304,889)	($319,112)	($1,248,352)
Net Building Revenue	($24,924)	($6,847)	($15,515)	($16,238)	($63,524)

SECTION 1 - FISCAL IMPACT ANALYSIS

Residential construction value is calculated as follows:

Figure 20

IHC ANNEXATION FISCAL IMPACT ANALYSIS
Pro Forma Residential Construction Value (single family, per DU)

	Quantity (sq. ft.)	CV Unit Cost	CV Total
Unit Area (above grade)	6,000	$100	$600,000
Finished Basement (50%)	3,000	$24	$72,000
Garage (12 x 24 x3 + 8 x24)	1,056	$28	$29,568
Sprinkle red Area (all interior)	10,056	$3	$30,168
Deck	500	$18	$9,000
			$740,736

Source – Construction Value Unit Cost from PCMC Building Department fee schedule.

The net cost of Planning review is estimated in Figure 21. Total fee revenue is calculated as shown in Figure 22. Per unit cost of service is from the 2001 PCMC *Planning Department Cost of Service Analysis*, adjusted to reflect the current cost of service (average 2.5% annual increase between the 2001 and 2005).

Figure 21

IHC ANNEXATION FISCAL IMPACT ANALYSIS
Planning Services - Estimated Non-Recurring Net Revenue (nominal $s, FY 2006)

	Phase 1	Phase 2	Phase 3	Phase 4	Total
Non-Residential New Construction (annual)					
Hospital (sq. ft.)	114,680	0	87,420	79,900	282,000
Other Hospital, Office & USSA (sq. ft.)	134,320	45,000	42,580	30,100	252,000
Total	249,000	45,000	130,000	110,000	534,000
UE (Hospital = 1666 sq. ft., other =1000 sq. ft.)	203	45	95	78	421
Residential (single family, DU)	Infill Lots - Net Rev =$0				
Net Planning Revenue					
MPD Fee ($390 per UE)	$79,231	$17,550	$37,071	$30,443	$164,294
Pre-Application Fee	$3,300				$3,300
Annexation Petition Deposit	$10,000				$10,000
MPD Cost of Service ($394 per UE)	($79,988)	($17,718)	($37,425)	($30,734)	($165,866)
Pre-Application Fee Cost of Service	($3,300)				($3,300)
Annexation Petition Deposit	($10,000)				($10,000)
Total	($758)	($168)	($355)	($291)	($1,571)

- The number of non-residential UEs is as calculated by the PCMC Planning Department (Figure 22).

- Residential development is assumed to be infill, and therefore does not trigger measurable Planning impact.

SECTION 1 - FISCAL IMPACT ANALYSIS

Planning fee revenue is estimated as follows:

Figure 22

IHC ANNEXATION FISCAL IMPACT ANALYSIS
Planning Services - Estimated Non-Recurring Fee Revenue (nominal $s, FY 2006)

Fee Type	Area (sq, ft,)	Sq Ft per UE	UE	MPD Fee per UE		Total
				Per UE	Total	
MPD Fee						
Hospital	282,000	1666	169	$390	$66,014	
Other Hospital	18,000	1000	18	$390	$7,020	
Office	150,000	1000	150	$390	$58,500	
USSA	84,000	1000	84	$390	$32,760	
Sub-Total	534,000		421		$164,294	$164,294
Pre-Application Fee						$3,300
Other						$10,000
TOTAL						$177,594

Source – PCMC Planning Department.

SECTION II - INDIRECT IMPACT ANALYSIS

INTRODUCTION

Costs and revenues for the IHC hospital and the USSA training facility have already been estimated in order to measure the direct effects on the City. However, Park City's local economy will also experience indirect economic benefits from the incorporation of a business as large as the IHC hospital into the City. These benefits will largely be a result of local spending by the hospital.

SUMMARY OF RESULTS

The local economy will see a substantial impact from the annual purchases made by the IHC facility. At full build out, the annual purchases are projected to total over $2.4 million. This will, in turn, generate $1.7 million in annual labor income in industries affected by the increase in spending. The local purchases by IHC will also create an additional 24.7 new jobs at full build out in the City. There is $71, 239 in annual indirect business taxes expected, of which $20,000 is estimated to be retained by Park City. This amount, while significant, should not be directly applied to the direct net impacts to the City included in the first section of the report. It will, however, be a mitigating factor in the net costs to the City due to the proposed annexation.

MODEL EXPLANATION

In order to estimate the indirect benefits of local spending by a new business entity, an economic input-output model was used. This model measures the relationships that occur between industries as they purchase inputs for the production of good and services, and produce output for consumers. The model is also designed to measure multiplier effects, economic impacts to specified study areas, and perform calculations associated with the industry sectors included in the model. The study area chosen was based upon the postal ZIP codes for Park City and Snyderville Basin. The most recent available data was from 2002 and shows the existing industries in the study area. As local purchases were estimated, the model generated the economic impacts that occur among the existing industries within the study area. This includes the multiplier effect which is additional spending within the study area after an initial transaction, additional employment generated, value added, and additional output. With this information, a general estimate can be conceived as to what a local economic impact will be.

ASSUMPTIONS AND INFORMATION

Through consultations with an IHC representative, local spending amounts in existing industries were determined. The following industries were selected to represent the categories of spending from the hospital:

SECTION II - INDIRECT IMPACT ANALYSIS

- Offices of physicians, dentists, and other health
- Hotels and motels
- Food services and drinking places
- Advertising and related services
- Civic, social, professional and similar organizations

These industries represent local spending in services such as an emergency room medical physician, pathologists, physical therapists, advertising, societal contributions, lodging, and food and catering services. The industry sectors correlate with codes outlined by the North American Industry Classification System (NAICS). By reviewing the NAICS code descriptions the expense categories are classified into the correct industry sector from the IMPLAN software.

Each of the expense amounts given were related to the initial phase of the project and were associated with a category defined by IHC. Those categories and the amounts associated with them are shown in Figure 1.

Figure 1

IHC ANNEXATION FISCAL IMPACT ANALYSIS
IHC Categories & Industry Classifications

Industry Sector	Medical Professional Fees	Amount
Offices of physicians, dentists, and other health	Emergency Room Physician	$700,000
	Pathologists & Physical Therapists	$407,000
	Sub-total	**$1,107,000**
Advertising and related services	Advertising	$10,000
	Sub-total	**$10,000**
	Other Expenses	
	Recruitment	
Hotels and motels	Lodging	$35,000
Food services and drinking places	Food	$15,000
Civic, social, professional, and similar organizations	Contributions	$10,000
Food services and drinking places	Catering	$40,000
(No industry sector)	Miscellaneous	$64,000
	Sub-total	**$164,000**
	Total	**$1,281,000**

All expense categories were assumed to grow at the same rate as FTE counts with the exception of the emergency room physician. The E.R. physician was held constant at $700,000 annually once the position was filled for a 24 hour period. Also, 33% of expenses in the "other expenses" category were placed in the food services and drinking

SECTION II - INDIRECT IMPACT ANALYSIS

places industry, 21% in the hotels and motels industry, and 6% were placed in the civic, social, professional and similar organizations industry. The $64,000 in miscellaneous expenses in the "other expenses" category was not associated with any particular industry and was not part of the final analysis. This brought the total local expenditures to $1,217,000 from $1,281,000. However, the miscellaneous expenses are expected to be spent locally. The majority of local spending from the hospital will take place in the category of medical professional fees which include the E.R. doctor, pathologists, and physical therapists. This industry, and subsequently the total impact, will be the most sensitive to IHC expenditure changes in this category. In addition to the expenditures made by the hospital, it should be noted that the physician offices will also be a source of local spending. It is estimated that the 22 practices in the initial phase of operation will generate an additional $22,500 per practice in annual expenditures. Total physician offices are estimated to grow to 67 and expenditures to $1.5 million at full build out. All assumptions were derived through the IHC consultations. Due to the reliability of information, only expenditures from the hospital were analyzed in this report. All results are shown in 2005 dollars due to the uncertainty of the hospital phase completions.

RESULTS

Total local purchases from the IHC hospital range from $1,217,000 in the initial phase to $2,438,642 at full build out. The economic impact for each phase is shown in the tables below. The final phase impact will be expected to continue in years beyond full build out.

IHC ANNEXATION FISCAL IMPACT ANALYSIS
Estimated Indirect Economic Impacts (Initial Phase)

Impact Type	Direct Effects	Indirect Effects	Induced Effects	Total Effect
Total Value Added	$965,752	$69,783	$139,676	$1,175,211
Labor Income	$791,304	$38,498	$71,173	$900,975
Indirect Business Taxes	$15,038	$5,982	$15,251	$36,371
Employment	9.8	1.0	2.2	13.0
Output	$1,212,000	$107,136	$210,644	$1,529,780

IHC ANNEXATION FISCAL IMPACT ANALYSIS
Estimated Indirect Economic Impacts (Phase 2)

Impact Type	Direct Effects	Indirect Effects	Induced Effects	Total Effect
Total Value Added	$1,177,562	$87,706	$170,198	$1,435,466
Labor Income	$962,707	$48,201	$86,726	$1,097,634
Indirect Business Taxes	$20,370	$7,554	$18,584	$46,508
Employment	12.4	1.2	2.7	16.3
Output	$1,487,308	$134,805	$256,674	$1,878,787

SECTION II - INDIRECT IMPACT ANALYSIS

IHC ANNEXATION FISCAL IMPACT ANALYSIS
Estimated Indirect Economic Impacts (Phase 3)

Impact Type	Direct Effects	Indirect Effects	Induced Effects	Total Effect
Total Value Added	$1,521,496	$111,540	$218,880	$1,851,916
Labor Income	$1,238,573	$61,500	$111,532	$1,411,606
Indirect Business Taxes	$28,197	$9,513	$23,899	$61,610
Employment	15.6	1.6	3.5	20.7
Output	$1,912,373	$171,546	$330,091	$2,414,010

IHC ANNEXATION FISCAL IMPACT ANALYSIS
Estimated Indirect Economic Impacts (Full Build Out)

Impact Type	Direct Effects	Indirect Effects	Induced Effects	Total Effect
Total Value Added	$1,838,009	$133,608	$265,302	$2,236,919
Labor Income	$1,501,813	$73,836	$135,187	$1,710,836
Indirect Business Taxes	$30,906	$11,364	$28,968	$71,239
Employment	18.5	1.9	4.2	24.7
Output	$2,305,234	$205,456	$400,099	$2,910,789

The impact types are divided into three separate effects: Direct, Indirect, and Induced effects. The total effect is the summation of all three. The direct effects measure the impact on the industries listed in the Assumptions and Information section. The indirect effects begin to measure the multiplier effects and represent the inter-industry purchases that occur due to the direct effects. The Induced effects represent the impacts on local industries as a result of new expenditures made from household income generated from the direct and indirect effects.

Impact types are also separated into Total Value Added, Employment, and Output. Total Value Added is made up of employee compensation and proprietor income which constitute labor income, other property type income, and indirect business taxes. Only labor income and indirect business taxes are shown in the tables above. A more detailed breakdown of value added is found in Appendix B. The amounts shown will be new labor income and business taxes associated with the increase in local purchases from IHC. Indirect business taxes are primarily made up of sales and excise taxes, but also include property taxes, fees, and licenses paid by businesses. It does not include taxes on income or profit. The total tax value has been aggregated by the model and will include county, state, and federal taxes as well as local taxes. The total indirect business tax impact will be $36,371 annually in the initial phase and grow to $71,239 at full build out. After reviewing the tax reports generated by the model, a third of the indirect business taxes are estimated to be retained by Park City. The tax impact is mitigated somewhat as a consequence of most of the IHC local purchases being spent on services that do not pay

SECTION II - INDIRECT IMPACT ANALYSIS

sales tax. As with all the results above, the indirect business taxes are an estimate based on the information input into the model and is subject to deviation should any changes in local purchasing take place.

The employment number of 13.0 in the initial phase represents a total FTE increase that can be expected in various industries within the study area. At full build out the employment total grows to 24.7. Output totals represent the annual value of production of goods and services from industries in the study area affected by the increase in local spending. The value of output is measured at the final consumer level. After accounting for the multiplier effects, the total is $1.5 million in increased output in the initial phase and $2.9 million at full build out. A detailed breakdown of Value Added, Output, and Employment is found in Appendix B.

CONCLUSIONS

Park City's local economy will be positively affected by the additional spending created by the IHC hospital. After full build out, the economy will see an influx of $2.4 million each year that currently is not present. This addition to the pool of economic activity will generate new employment opportunities, economic growth, and added tax revenue for the City.

SECTION III - BENEFITS RELATED TO CITY COUNCIL GOALS

As the Joint Task Force considers economic impacts and possible community benefits associated with the proposed IHC annexation, assembled below is an outline of potential benefits as they relate to current City Goals and Initiatives.

As proposed, the development of the hospital, medical campus, and USSA facilities provide elements that support the following adopted City Council Goals and approved Economic Development initiatives:

City Council Goals:

- World Class, Multi-Seasonal Resort Community
  - Top Priority: Community Amenities and Events
- Great Place for Families to Live
  - High Priority: Quality of Life

* This represents two of the nine City Council Goals as outlined and published in the July 1, 2005 City Council Budget Documents

Economic Development Goals/Initiatives (Economic Development Plan Summary attached):

- Top Priority:
  - Facilitate the establishment of more “attractions/areas of interest” for both visitors and residents.
  - Maintain and improve upon the Quality of Life

- High Priority:
  - Further develop and market the uniqueness of Park City and why it is set apart from other mountain resort communities.
  - Foster and support cooperative partnerships & programs between the resorts, business community, Chamber of Commerce and local governments to promote increased business in all periods of the year.
  - Proactively target business sectors that will fill voids left by departing companies or for smart redevelopment reasons.

* This represents 5 of the 11 goals in the City’s Economic Development Plan as adopted in the Fall of 2003.

The following is a listing of potential community benefits of the proposed annexation. Italicized segments relate back to the goals above.

SECTION III - BENEFITS RELATED TO CITY COUNCIL GOALS

ADDED HEALTHCARE SERVICES LOCALLY

A. Closer Proximity of Healthcare Services:
This primary component of the annexation proposal would lead to a shortened commute for numerous healthcare services (primary care, instacare, secondary care, short LOS care, ER, plus numerous physician services within the medical campus). A shortened travel distance could be argued to have a positive impact on the health of both residents and visitors in the community. IHC has also committed to providing healthcare to all patients regardless of their ability to pay. They have stated an intention to partner with a local non-profit to provide healthcare services for those without insurance. Most residents and visitors would identify this as an enhancement to the *quality of life* and a benefit to *raising a family* in the community.

B. Expansion of Existing Services:
The support medical campus would allow a retention and expansion of current in-town medical practices – some of which are "destination medical services" in orthopedic disciplines. Several existing clinics and healthcare providers have informed City Staff that if the hospital and medical campus were to move ahead, they would plan on expanding their services and personnel. Activities such as this would support current economic development strategies for *retention and development of existing businesses.*

C. New Services:
Furthermore, expansion of new healthcare services would be enabled to address developing services that would be consistent with the needs of the community. Those discussed include: preventative, exercise & nutrition care programs, added orthopedic: shoulder, knee, elbow, sports medicine and others. This would support the City's strategy of *targeting business sectors that are consistent with Park City's culture.*

D. Added Quality of Services:
IHC's outlined agreement with current Park City-based Rosenberg-Cooley-Metcalf Clinic to provide all orthopedic Emergency Room services in the hospital would offer a unique level of ER services not typically seen in standard Hospital ER care. Both local residents and visitors would have access to world class doctors and caregivers that currently is not available to the majority of the public. This would be a positive influence on the City's goals of enhanced *quality of life and providing a great place for families to live.*

Many of the existing Park City healthcare providers explain that there is a real value in clustering the medical functions near each other. Having all the "tools" of related medical services near each other offers medical professionals better opportunities to coordinate treatments and referrals. The campus effect could ultimately develop into a notable *uniqueness of Park City's resort community compared to others.*

Assessment Summary of Goals Impacted:

- *World Class Resort Community* – More readily accessible medical services
- *Great place for families, QOL* – Local healthcare services / possible improved health
- *Uniqueness* – Opportunities to add healthcare services / sciences not offered in other resort communities
- *Proactively target new business areas* – New healthcare business types

USSA TRAINING / HQ FACILITY LONG TERM COMMITMENT & NEW OFFERINGS

The City has a long history of supporting the United States Skiing and Snowboard Association (USSA). The primary reasons for supporting their organization may have shifted over time, but actions to secure a long term headquarters facility at the proposed location would have the following notable contributions to our City Goals:

A. Park City Identity/Exposure:
USSA's rationale for basing their operation in Park City relates in many ways to the reasons our tourist base chooses Park City over other ski towns. Great snow conditions and terrific access to an international airport. In many ways, USSA highlights one of our best selling points of why Park City? Their association in our town helps market our *uniqueness* over other viable skiing destinations. It also symbolizes our *world class stature* and *Olympic affiliation*.

B. Unique Opportunities / Events:
The events and variety of opportunities for local involvement with the USSA's operation offers a *unique attraction* and notable component of our community. The facility could become a catalyst for encouraging visitors to see world class athletes in training. Whether it's following the development of an aspiring Olympic athlete, getting a child involved with a development program, or simply just witnessing one of their events, USSA certainly enhances our *quality of life* and offerings for our guests in town.

C. Affiliations to Outdoor Retailers:
USSA's staff and presence in Park City has and could continue to offer connections to businesses and employers who choose to base themselves in our community. A recent relocation of a prominent outdoor retailer noted USSA's presence as one of their reasons for choosing our area. As others consider Park

City, USSA's presence and involvement in the community could certainly be a factor in *attracting businesses that fit Park City's culture*.

D. Attraction of other NGB's:
Specific to USSA's proposed new headquarters is identified space that could be offered to other National Governing Bodies (NGB's) who are looking to relocate or take advantage of the training facility and Park City's surroundings. Benefits to the City could include NGB's who could help with City goals of further diversifying our summer time offerings and adding to the uniqueness of our City.

Assessment Summary of Goals Impacted:

- *World Class Resort Community* – USSA highlights world class stature / Olympic affiliation.
- *Great Place for Families* – Kids can get involved, be motivated by local aspiring athletes – Perhaps be one
- *Uniqueness* – Offers opportunities not readily available in other communities
- *Area of interest* – Training center

SYNERGIES OF RECREATION / HEALTH / OPEN SPACE

A. An Intriguing Clustering of Related Facilities:
The prospect of integrating the land uses at Quinn's Junction along the lines of recreation, health, and open space would promote a powerful entry corridor statement.

As it is currently built and conceptually planned, you would have a world class sports complex, a National Abilities Center, the USSA training center/headquarters, and a hospital and medical campus with a sports/recreation/ health slant ….. all on the edge of over 1300 acres of open space. The clustering of these elements could very much promote an area that feeds off of the individual component's strengths. USSA's facility could help spur events and uses at the City Sports Complex. A business or medical practice could flourish because of their relationship to the training center and access to trails and sports facilities. The Abilities Center could further integrate their mission and offerings through added connections to the neighboring facilities. The potential for symbiotic connections and uses between the related facilities is fascinating to explore.

Some initial thoughts have been given to ideas like promoting:

- dry-land training camps
- leading edge sports science programs

SECTION III - BENEFITS RELATED TO CITY COUNCIL GOALS

- high-altitude training regiments
- events / tournaments / activities utilizing facilities both indoor and outdoors – for all ages and all abilities
- exercise physiology
- wellness programs
- others

City goals for enhancing our *world class resort community* and offering a *great place for families to live* would be positively impacted. One of the most notable economic development outcomes would be the *uniqueness* of what this would represent and how it would distinguish our community. World-wide, there are a few excellent examples of where recreation facilities, training centers and health campuses have found positive symmetries. Park City's location, climate, easy access, and preliminary initial interest amongst neighboring property owners shows a very real potential for doing the same.

Assessment Summary of Goals Impacted:

- *World Class Resort Community, Improve QOL* – Fits lefestyle
- *Great Place for Families* – Enhanced infrastructure and offerings
- *Uniqueness* – One of a kind set-up
- *Facilitate the establishment of more "Attractions/Areas of Interest"*
- *Foster Partnerships* – Proximity promotes partnerships
- *Smart development of new business* – fitting Park City's culture and penchant for recreation and healthy lifestyle

Appendix A

APPENDIX A - TECHNICAL REFERENCE

2005 City population and total jobs are estimated based on Census estimates and Job Service annual reports, respectively, as follows:

Figure 24

IHC ANNEXATION FISCAL IMPACT ANALYSIS

Park City Population - Census Estimate

	Population	AARC
2005 (extrapolated)	8,018	2%
2004	7,882	1%
2003	7,805	1%
2002	7,722	1%
2001	7,658	3%
2000	7,434	1%
Estimate Base (4/2000)	7,373	
2000 Census	7,478	

Source – Census population estimates.

Figure 25

IHC ANNEXATION FISCAL IMPACT ANALYSIS

Park City Jobs

	Jobs	AARC	Estimate
1999	11,426		
2000	12,052	5%	
2001	12,768	6%	
2002	13,472	6%	
2003	13,643	1%	
Average			
2005 (extrapolated)		5%	14,999

Source – 1999 to 2003 - Utah Department of Workforce Services.

APPENDIX A - TECHNICAL REFERENCE

Alternative scenarios for the value of the potential open space donation are summarized as follows:

Figure 26

IHC ANNEXATION FISCAL IMPACT ANALYSIS

Donated Open Space -- Valuation Scenarios

#1 - Recreation

Description: All fifteen acres are to be used for recreation. The recreation use valuation is based upon price set by the Burbidges.

Acres: 15
Valuation: $500,000/acre
Total Land Value: $7,500,000

#2 - Recreation & Open Space

Description: Five acres designated as open space. Seven and one half acres used for recreation purposes. Two and one half acres is non-developable due to terrain, and would be designated as open space. The valuation for open space is based on recent acquisition costs in the Quinn's Junction area. The recreation use valuation is based upon a price set by the Burbidges.

Acres: 15
Valuation: $25,000/acre for open space, $500,000/acre for recreation
Total Land Value: $3,937,500

#3 - Recreation (lower value) & Open Space

Description: Five acres designated as open space. Ten acres are to be used for recreation purposes. The valuation for open space is based on recent acquisition costs in the Quinn's Junction area. The recreation use valuation is based upon the City's recommended value.

Acres: 15
Valuation: $25,000/acre for open space, $60,000/acre for recreation
Total Land Value: $725,000

#4 - Recreation & Open Space (50/50 site allocation)

Description: Five acres designated as open space. Seven and one half acres used for recreation purposes. Two and one half acres is non-developable due to terrain, and would be designated as open space. The valuation for open space is again based on recent acquisition costs in the Quinn's Junction area. The recreation use valuation is based upon the City's recommended value.

Acres: 15
Valuation: $25,000/acre for open space, $60,000/acre for recreation
Total Land Value: $637,500

#5 - Open Space

Description: Total acreage used as open space. Valuation based on recent open space acquisition costs in the Quinn's Junction area.

Acres: 15
Valuation: $25,000/acre
Total Land Value: $375,000

Appendix B

Total Value Added - Top 25 Industries

Industry	Direct*	Indirect*	Induced*	Total*	Deflator
	Initial Phase				
Offices of physicians- dentists- and other health	900,687	2	14,355	915,044	1.12
Food services and drinking places	25,448	2,299	7,912	35,659	1.07
Hotels and motels- including casino hotels	29,802	1,078	2,151	33,031	1.09
Owner-occupied dwellings	0	0	29,038	29,038	0.94
Real estate	0	19,309	8,195	27,504	1.07
Monetary authorities and depository credit interme	0	3,006	5,792	8,798	1.06
Advertising and related services	6,758	768	269	7,795	1.08
Wholesale trade	0	2,655	4,639	7,294	1.07
Food and beverage stores	0	375	5,092	5,468	1.09
Other State and local government enterprises	0	1,965	3,462	5,427	1.1
Nondepository credit intermediation and related a	0	2,475	2,659	5,134	1.05
Management of companies and enterprises	0	3,631	1,240	4,871	1.13
Civic- social- professional and similar organizations	3,056	324	1,163	4,543	1.04
Legal services	0	3,058	1,452	4,510	1.09
Telecommunications	0	2,421	1,890	4,311	1.05
General merchandise stores	0	307	3,216	3,523	1.09
Motor vehicle and parts dealers	0	257	3,197	3,454	1.09
Building material and garden supply stores	0	232	2,937	3,168	1.09
Power generation and supply	0	1,341	1,685	3,026	1.07
Clothing and clothing accessories stores	0	174	2,517	2,691	1.09
Management consulting services	0	1,926	553	2,480	1.06
Other amusement- gambling- and recreation industri	0	93	2,378	2,471	1.05
Office administrative services	0	2,129	248	2,377	1.06
Postal service	0	1,961	266	2,227	1.09
Automotive repair and maintenance- except car wash	0	119	2,078	2,197	1.07

Highlighted Industries are the Directly Impacted Industries
2005 Dollars

Indirect Business Taxes - Top 25 Industries

Industry	Direct*	Indirect*	Induced*	Total*	Deflator
	Initial Phase				
Offices of physicians- dentists- and other health	7,672	0	122	7,794	1.12
Hotels and motels- including casino hotels	5,564	201	402	6,167	1.09
Owner-occupied dwellings	0	0	4,812	4,812	0.94
Real estate	0	3,061	1,299	4,360	1.07
Food services and drinking places	1,683	152	523	2,358	1.07
Wholesale trade	0	611	1,067	1,678	1.07
Food and beverage stores	0	71	957	1,028	1.09
Motor vehicle and parts dealers	0	48	599	647	1.09
Building material and garden supply stores	0	46	589	635	1.09
General merchandise stores	0	54	561	615	1.09
Telecommunications	0	340	266	606	1.05
Clothing and clothing accessories stores	0	38	551	589	1.09
Power generation and supply	0	221	277	498	1.07
Gasoline stations	0	24	340	365	1.09
Miscellaneous store retailers	0	40	307	347	1.09
Nondepository credit intermediation and related a	0	163	175	338	1.05
Other amusement- gambling- and recreation industri	0	12	300	312	1.05
Furniture and home furnishings stores	0	24	288	311	1.09
Sporting goods- hobby- book and music stores	0	12	212	224	1.09
Insurance carriers	0	51	162	214	1.1
Nonstore retailers	0	14	196	210	1.09
Electronics and appliance stores	0	23	173	196	1.09
Monetary authorities and depository credit interme	0	61	117	178	1.06
Legal services	0	101	48	148	1.09
Advertising and related services	115	13	5	133	1.08

Highlighted Industries are the Directly Impacted Industries
2005 Dollars

Employment - Top 15 Industries

Industry	Initial Phase Direct*	Indirect*	Induced*	Total*
Offices of physicians- dentists- and other health	8	0	0.1	8.1
Food services and drinking places	1.2	0.1	0.4	1.7
Hotels and motels- including casino hotels	0.4	0	0	0.5
Real estate	0	0.3	0.1	0.4
Building material and garden supply stores	0	0	0.1	0.1
Food and beverage stores	0	0	0.1	0.1
Clothing and clothing accessories stores	0	0	0.1	0.1
General merchandise stores	0	0	0.1	0.1
Miscellaneous store retailers	0	0	0.1	0.1
Securities- commodity contracts- investments	0	0	0	0.1
Monetary authorities and depository credit interme	0	0	0	0.1
Advertising and related services	0.1	0	0	0.1
Services to buildings and dwellings	0	0	0	0.1
Elementary and secondary schools	0	0	0.1	0.1
Other amusement- gambling- and recreation industries	0	0	0.1	0.1

Highlighted Industries are the Directly Impacted Industries

Output - Top 25 Industries

Industry	Direct*	Indirect*	Induced*	Total*	Deflator
		Initial Phase			
Offices of physicians- dentists- and other health	1,107,000	2	17,643	1,124,646	1.12
Food services and drinking places	55,000	4,968	17,100	77,068	1.07
Real estate	0	27,366	11,615	38,981	1.07
Hotels and motels- including casino hotels	35,000	1,266	2,526	38,792	1.09
Owner-occupied dwellings	0	0	36,243	36,243	0.94
Monetary authorities and depository credit interme	0	4,677	9,013	13,690	1.06
Advertising and related services	10,000	1,136	398	11,534	1.08
Wholesale trade	0	3,667	6,407	10,075	1.07
Other State and local government enterprises	0	2,909	5,125	8,035	1.1
Civic- social- professional and similar organizati	5,000	529	1,902	7,432	1.04
Nondepository credit intermediation and related a	0	3,519	3,781	7,300	1.05
Food and beverage stores	0	498	6,753	7,250	1.09
Management of companies and enterprises	0	5,181	1,770	6,951	1.13
Telecommunications	0	3,610	2,818	6,428	1.05
Legal services	0	3,976	1,889	5,865	1.09
Insurance carriers	0	1,305	4,133	5,438	1.1
Securities- commodity contracts- investments	0	1,623	3,655	5,278	1.1
Motor vehicle and parts dealers	0	341	4,242	4,583	1.09
General merchandise stores	0	392	4,104	4,496	1.09
Other amusement- gambling- and recreation industri	0	164	4,192	4,356	1.05
Power generation and supply	0	1,906	2,393	4,299	1.07
Automotive repair and maintenance- except car wash	0	231	4,039	4,269	1.07
Building material and garden supply stores	0	296	3,752	4,048	1.09
Office administrative services	0	3,622	421	4,043	1.06
Funds- trusts- and other financial vehicles	0	7	3,627	3,633	1.05

Highlighted Industries are the Directly Impacted Industries
2005 Dollars

Total Value Added - Top 25 Industries

Industry	Direct*	Indirect*	Induced*	Total*	Deflator
		Phase 2			
Offices of physicians- dentists- and other health	1,073,825	2	17,492	1,091,319	1.12
Food services and drinking places	38,753	2,830	9,641	51,224	1.07
Hotels and motels- including casino hotels	45,384	1,332	2,621	49,337	1.09
Owner-occupied dwellings	0	0	35,384	35,384	0.94
Real estate	0	24,201	9,986	34,187	1.07
Advertising and related services	10,291	1,002	328	11,621	1.08
Civic- social- professional and similar organizati	9,309	405	1,417	11,131	1.04
Monetary authorities and depository credit interme	0	3,717	7,058	10,775	1.06
Wholesale trade	0	3,487	5,653	9,139	1.07
Other State and local government enterprises	0	2,578	4,218	6,797	1.1
Food and beverage stores	0	481	6,205	6,686	1.09
Nondepository credit intermediation and related a	0	3,153	3,240	6,394	1.05
Management of companies and enterprises	0	4,440	1,511	5,951	1.13
Legal services	0	3,705	1,770	5,475	1.09
Telecommunications	0	2,979	2,303	5,282	1.05
General merchandise stores	0	393	3,919	4,312	1.09
Motor vehicle and parts dealers	0	329	3,895	4,224	1.09
Building material and garden supply stores	0	297	3,578	3,875	1.09
Power generation and supply	0	1,776	2,053	3,829	1.07
Clothing and clothing accessories stores	0	223	3,066	3,289	1.09
Management consulting services	0	2,420	674	3,094	1.06
Other amusement- gambling- and recreation industri	0	118	2,898	3,016	1.05
Office administrative services	0	2,588	302	2,890	1.06
Postal service	0	2,389	324	2,713	1.09
Automotive repair and maintenance- except car wash	0	150	2,533	2,682	1.07

Highlighted Industries are the Directly Impacted Industries
2005 Dollars

Indirect Business Taxes - Top 25 Industries

Industry	Phase 2 Direct*	Indirect*	Induced*	Total*	Deflator
Offices of physicians- dentists- and other health	9,147	0	149	9,296	1.12
Hotels and motels- including casino hotels	8,473	249	489	9,211	1.09
Owner-occupied dwellings	0	0	5,863	5,863	0.94
Real estate	0	3,836	1,583	5,419	1.07
Food services and drinking places	2,562	187	637	3,387	1.07
Wholesale trade	0	802	1,300	2,102	1.07
Food and beverage stores	0	90	1,167	1,257	1.09
Motor vehicle and parts dealers	0	62	730	792	1.09
Building material and garden supply stores	0	59	717	777	1.09
General merchandise stores	0	69	684	752	1.09
Telecommunications	0	419	324	742	1.05
Clothing and clothing accessories stores	0	49	671	720	1.09
Power generation and supply	0	292	338	630	1.07
Gasoline stations	0	31	415	446	1.09
Miscellaneous store retailers	0	51	375	425	1.09
Nondepository credit intermediation and related a	0	208	214	421	1.05
Furniture and home furnishings stores	0	30	350	381	1.09
Other amusement- gambling- and recreation industri	0	15	365	380	1.05
Sporting goods- hobby- book and music stores	0	16	258	274	1.09
Insurance carriers	0	62	198	260	1.1
Nonstore retailers	0	18	239	256	1.09
Electronics and appliance stores	0	29	211	240	1.09
Monetary authorities and depository credit interme	0	75	143	218	1.06
Advertising and related services	176	17	6	198	1.08
Legal services	0	122	58	180	1.09

Highlighted Industries are the Directly Impacted Industries

2005 Dollars

Employment - Top 15 Industries

Industry	Phase 2 Direct*	Indirect*	Induced*	Total*
Offices of physicians- dentists- and other health	9.5	0	0.2	9.7
Food services and drinking places	1.9	0.1	0.5	2.5
Hotels and motels- including casino hotels	0.7	0	0	0.7
Real estate	0	0.3	0.1	0.5
Food and beverage stores	0	0	0.2	0.2
Civic- social- professional and similar organizati	0.2	0	0	0.2
Wholesale trade	0	0	0	0.1
Motor vehicle and parts dealers	0	0	0.1	0.1
Building material and garden supply stores	0	0	0.1	0.1
Clothing and clothing accessories stores	0	0	0.1	0.1
General merchandise stores	0	0	0.1	0.1
Miscellaneous store retailers	0	0	0.1	0.1
Securities- commodity contracts- investments	0	0	0.1	0.1
Monetary authorities and depository credit interme	0	0	0	0.1
Legal services	0	0	0	0.1

Highlighted Industries are the Directly Impacted Industries

Output - Top 25 Industries

Industry	Direct*	Indirect*	Induced*	Total*	Deflator
			Phase 2		
Offices of physicians- dentists- and other health	1,319,798	3	21,498	1,341,299	1.12
Food services and drinking places	83,756	6,117	20,836	110,709	1.07
Hotels and motels- including casino hotels	53,299	1,564	3,078	57,942	1.09
Real estate	0	34,301	14,153	48,453	1.07
Owner-occupied dwellings	0	0	44,164	44,164	0.94
Civic- social- professional and similar organizati	15,228	663	2,318	18,209	1.04
Advertising and related services	15,228	1,483	485	17,196	1.08
Monetary authorities and depository credit interme	0	5,785	10,982	16,767	1.06
Wholesale trade	0	4,816	7,808	12,623	1.07
Other State and local government enterprises	0	3,817	6,245	10,062	1.1
Nondepository credit intermediation and related a	0	4,484	4,607	9,091	1.05
Food and beverage stores	0	637	8,228	8,865	1.09
Management of companies and enterprises	0	6,336	2,157	8,493	1.13
Telecommunications	0	4,441	3,434	7,875	1.05
Legal services	0	4,818	2,302	7,119	1.09
Insurance carriers	0	1,587	5,037	6,624	1.1
Securities- commodity contracts- investments	0	2,024	4,454	6,477	1.1
Motor vehicle and parts dealers	0	437	5,169	5,606	1.09
General merchandise stores	0	502	5,001	5,503	1.09
Power generation and supply	0	2,523	2,916	5,439	1.07
Other amusement- gambling- and recreation industri	0	207	5,109	5,316	1.05
Automotive repair and maintenance- except car wash	0	291	4,922	5,213	1.07
Building material and garden supply stores	0	379	4,572	4,951	1.09
Office administrative services	0	4,403	514	4,917	1.06
Funds- trusts- and other financial vehicles	0	8	4,419	4,428	1.05

Highlighted Industries are the Directly Impacted Industries
2005 Dollars

Total Value Added - Top 25 Industries

Industry	Direct*	Indirect*	Induced*	Total*	Deflator
		Phase 3			
Offices of physicians- dentists- and other health	1,378,497	3	22,495	1,400,994	1.12
Hotels and motels- including casino hotels	72,804	1,699	3,371	77,873	1.09
Food services and drinking places	38,753	3,580	12,398	54,732	1.07
Owner-occupied dwellings	0	0	45,505	45,505	0.94
Real estate	0	30,667	12,842	43,509	1.07
Advertising and related services	16,510	1,268	422	18,199	1.08
Civic- social- professional and similar organizati	14,933	521	1,822	17,277	1.04
Monetary authorities and depository credit interme	0	4,744	9,076	13,821	1.06
Wholesale trade	0	4,154	7,269	11,424	1.07
Other State and local government enterprises	0	3,280	5,425	8,705	1.1
Food and beverage stores	0	603	7,980	8,583	1.09
Nondepository credit intermediation and related a	0	3,913	4,167	8,080	1.05
Management of companies and enterprises	0	5,799	1,944	7,742	1.13
Legal services	0	4,772	2,276	7,048	1.09
Telecommunications	0	3,833	2,962	6,795	1.05
General merchandise stores	0	493	5,039	5,533	1.09
Motor vehicle and parts dealers	0	413	5,009	5,422	1.09
Building material and garden supply stores	0	372	4,602	4,974	1.09
Power generation and supply	0	2,198	2,640	4,839	1.07
Clothing and clothing accessories stores	0	280	3,944	4,223	1.09
Management consulting services	0	3,109	867	3,976	1.06
Other amusement- gambling- and recreation industri	0	148	3,727	3,875	1.05
Office administrative services	0	3,336	388	3,725	1.06
Postal service	0	3,082	417	3,499	1.09
Automotive repair and maintenance- except car wash	0	188	3,257	3,445	1.07

Highlighted Industries are the Directly Impacted Industries

2005 Dollars

Indirect Business Taxes - Top 25 Industries

Industry	Direct*	Indirect*	Induced*	Total*	Deflator
	Phase 3				
Hotels and motels- including casino hotels	13,592	317	629	14,539	1.09
Offices of physicians- dentists- and other health	11,742	0	192	11,933	1.12
Owner-occupied dwellings	0	0	7,540	7,540	0.94
Real estate	0	4,861	2,036	6,897	1.07
Food services and drinking places	2,562	237	820	3,619	1.07
Wholesale trade	0	955	1,672	2,627	1.07
Food and beverage stores	0	113	1,500	1,614	1.09
Motor vehicle and parts dealers	0	77	939	1,017	1.09
Building material and garden supply stores	0	75	922	997	1.09
General merchandise stores	0	86	879	965	1.09
Telecommunications	0	539	416	955	1.05
Clothing and clothing accessories stores	0	61	863	925	1.09
Power generation and supply	0	362	434	796	1.07
Gasoline stations	0	39	533	572	1.09
Miscellaneous store retailers	0	64	482	545	1.09
Nondepository credit intermediation and related a	0	258	275	533	1.05
Furniture and home furnishings stores	0	38	451	489	1.09
Other amusement- gambling- and recreation industri	0	19	470	489	1.05
Sporting goods- hobby- book and music stores	0	20	332	351	1.09
Insurance carriers	0	80	255	334	1.1
Nonstore retailers	0	22	307	329	1.09
Advertising and related services	282	22	7	310	1.08
Electronics and appliance stores	0	36	271	307	1.09
Monetary authorities and depository credit interme	0	96	183	279	1.06
Legal services	0	157	75	232	1.09

Highlighted Industries are the Directly Impacted Industries
2005 Dollars

Employment - Top 15 Industries

Industry	Phase 3 Direct*	Indirect*	Induced*	Total*
Offices of physicians- dentists- and other health	12.2	0	0.2	12.4
Food services and drinking places	1.9	0.2	0.6	2.7
Hotels and motels- including casino hotels	1.1	0	0	1.1
Real estate	0	0.4	0.2	0.6
Civic- social- professional and similar organizati	0.3	0	0	0.3
Food and beverage stores	0	0	0.2	0.2
Advertising and related services	0.2	0	0	0.2
Maintenance and repair of nonresidential buildings	0	0	0	0.1
Wholesale trade	0	0	0	0.1
Postal service	0	0	0	0.1
Motor vehicle and parts dealers	0	0	0.1	0.1
Furniture and home furnishings stores	0	0	0.1	0.1
Building material and garden supply stores	0	0	0.1	0.1
Clothing and clothing accessories stores	0	0	0.1	0.1
Sporting goods- hobby- book and music stores	0	0	0	0.1

Highlighted Industries are the Directly Impacted Industries

Output - Top 25 Industries

Industry	Direct*	Indirect*	Induced*	Total*	Deflator
			Phase 3		
Offices of physicians- dentists- and other health	1,694,259	4	27,647	1,721,910	1.12
Food services and drinking places	83,756	7,738	26,796	118,291	1.07
Hotels and motels- including casino hotels	85,501	1,995	3,959	91,455	1.09
Real estate	0	43,465	18,201	61,666	1.07
Owner-occupied dwellings	0	0	56,796	56,796	0.94
Civic- social- professional and similar organizati	24,429	853	2,981	28,263	1.04
Advertising and related services	24,429	1,876	624	26,928	1.08
Monetary authorities and depository credit interme	0	7,383	14,124	21,506	1.06
Wholesale trade	0	5,738	10,041	15,779	1.07
Other State and local government enterprises	0	4,857	8,032	12,888	1.1
Nondepository credit intermediation and related a	0	5,564	5,925	11,488	1.05
Food and beverage stores	0	800	10,582	11,382	1.09
Management of companies and enterprises	0	8,275	2,774	11,049	1.13
Telecommunications	0	5,715	4,416	10,131	1.05
Legal services	0	6,206	2,960	9,166	1.09
Insurance carriers	0	2,027	6,477	8,505	1.1
Securities- commodity contracts- investments	0	2,597	5,727	8,324	1.1
Motor vehicle and parts dealers	0	548	6,647	7,195	1.09
General merchandise stores	0	630	6,432	7,061	1.09
Power generation and supply	0	3,123	3,750	6,873	1.07
Other amusement- gambling- and recreation industri	0	261	6,570	6,830	1.05
Automotive repair and maintenance- except car wash	0	365	6,329	6,694	1.07
Building material and garden supply stores	0	475	5,880	6,355	1.09
Office administrative services	0	5,676	660	6,336	1.06
Funds- trusts- and other financial vehicles	0	11	5,683	5,694	1.05

Highlighted Industries are the Directly Impacted Industries
2005 Dollars

Total Value Added - Top 25 Industries — Full Build Out

Industry	Direct*	Indirect*	Induced*	Total*	Deflator
Offices of physicians- dentists- and other health	1,683,168	4	27,266	1,710,437	1.12
Hotels and motels- including casino hotels	72,804	2,052	4,086	78,941	1.09
Food services and drinking places	38,753	4,309	15,028	58,090	1.07
Owner-occupied dwellings	0	0	55,156	55,156	0.94
Real estate	0	36,923	15,566	52,489	1.07
Advertising and related services	22,727	1,503	511	24,741	1.08
Civic- social- professional and similar organizati	20,557	632	2,209	23,398	1.04
Monetary authorities and depository credit interme	0	5,690	11,001	16,692	1.06
Wholesale trade	0	4,796	8,811	13,607	1.07
Food and beverage stores	0	715	9,673	10,388	1.09
Other State and local government enterprises	0	3,804	6,576	10,380	1.1
Nondepository credit intermediation and related a	0	4,614	5,051	9,665	1.05
Management of companies and enterprises	0	6,976	2,356	9,332	1.13
Legal services	0	5,814	2,759	8,573	1.09
Telecommunications	0	4,645	3,590	8,235	1.05
General merchandise stores	0	585	6,108	6,693	1.09
Motor vehicle and parts dealers	0	490	6,072	6,561	1.09
Building material and garden supply stores	0	441	5,578	6,019	1.09
Power generation and supply	0	2,534	3,200	5,734	1.07
Clothing and clothing accessories stores	0	332	4,780	5,112	1.09
Management consulting services	0	3,761	1,051	4,812	1.06
Other amusement- gambling- and recreation industri	0	176	4,517	4,694	1.05
Office administrative services	0	4,069	471	4,539	1.06
Postal service	0	3,758	505	4,264	1.09
Automotive repair and maintenance- except car wash	0	224	3,948	4,171	1.07

Highlighted Industries are the Directly Impacted Industries

2005 Dollars

Indirect Business Taxes - Top 25 Industries

Industry	Full Build Out Direct*	Indirect*	Induced*	Total*	Deflator
Hotels and motels- including casino hotels	13,592	383	763	14,738	1.09
Offices of physicians- dentists- and other health	14,337	0	232	14,569	1.12
Owner-occupied dwellings	0	0	9,140	9,140	0.94
Real estate	0	5,853	2,467	8,320	1.07
Food services and drinking places	2,562	285	994	3,841	1.07
Wholesale trade	0	1,103	2,026	3,129	1.07
Food and beverage stores	0	134	1,819	1,953	1.09
Motor vehicle and parts dealers	0	92	1,138	1,230	1.09
Building material and garden supply stores	0	88	1,118	1,206	1.09
General merchandise stores	0	102	1,066	1,168	1.09
Telecommunications	0	653	504	1,157	1.05
Clothing and clothing accessories stores	0	73	1,047	1,119	1.09
Power generation and supply	0	417	526	943	1.07
Gasoline stations	0	46	646	693	1.09
Miscellaneous store retailers	0	76	584	659	1.09
Nondepository credit intermediation and related a	0	304	333	637	1.05
Furniture and home furnishings stores	0	45	546	592	1.09
Other amusement- gambling- and recreation industri	0	22	570	592	1.05
Sporting goods- hobby- book and music stores	0	23	402	425	1.09
Advertising and related services	388	26	9	422	1.08
Insurance carriers	0	97	309	405	1.1
Nonstore retailers	0	27	372	398	1.09
Electronics and appliance stores	0	43	329	372	1.09
Monetary authorities and depository credit interme	0	115	222	337	1.06
Legal services	0	191	91	282	1.09

Highlighted Industries are the Directly Impacted Industries

2005 Dollars

Employment - Top 15 Industries	Full Build Out			
Industry	Direct*	Indirect*	Induced*	Total*
Offices of physicians- dentists- and other health	14.9	0	0.2	15.2
Food services and drinking places	1.9	0.2	0.7	2.8
Hotels and motels- including casino hotels	1.1	0	0.1	1.2
Real estate	0	0.5	0.2	0.7
Civic- social- professional and similar organizati	0.4	0	0	0.4
Food and beverage stores	0	0	0.2	0.3
Advertising and related services	0.3	0	0	0.3
Building material and garden supply stores	0	0	0.1	0.2
Clothing and clothing accessories stores	0	0	0.2	0.2
Miscellaneous store retailers	0	0	0.1	0.2
Maintenance and repair of nonresidential buildings	0	0	0	0.1
Wholesale trade	0	0	0.1	0.1
Postal service	0	0.1	0	0.1
Motor vehicle and parts dealers	0	0	0.1	0.1
Furniture and home furnishings stores	0	0	0.1	0.1

Highlighted Industries are the Directly Impacted Industries

Output - Top 25 Industries

	Full Build Out				
Industry	Direct*	Indirect*	Induced*	Total*	Deflator
Offices of physicians- dentists- and other health	2,068,719	4	33,511	2,102,235	1.12
Food services and drinking places	83,756	9,313	32,480	125,548	1.07
Hotels and motels- including casino hotels	85,501	2,410	4,798	92,709	1.09
Real estate	0	52,331	22,061	74,393	1.07
Owner-occupied dwellings	0	0	68,841	68,841	0.94
Civic- social- professional and similar organizati	33,629	1,033	3,613	38,275	1.04
Advertising and related services	33,629	2,224	756	36,609	1.08
Monetary authorities and depository credit interme	0	8,854	17,119	25,974	1.06
Wholesale trade	0	6,624	12,170	18,794	1.07
Other State and local government enterprises	0	5,632	9,735	15,367	1.1
Food and beverage stores	0	948	12,826	13,774	1.09
Nondepository credit intermediation and related a	0	6,560	7,181	13,741	1.05
Management of companies and enterprises	0	9,955	3,362	13,317	1.13
Telecommunications	0	6,926	5,353	12,278	1.05
Legal services	0	7,561	3,588	11,148	1.09
Insurance carriers	0	2,458	7,851	10,309	1.1
Securities- commodity contracts- investments	0	3,132	6,942	10,074	1.1
Motor vehicle and parts dealers	0	650	8,057	8,707	1.09
General merchandise stores	0	746	7,796	8,542	1.09
Other amusement- gambling- and recreation industri	0	311	7,963	8,274	1.05
Power generation and supply	0	3,599	4,546	8,145	1.07
Automotive repair and maintenance- except car wash	0	435	7,672	8,106	1.07
Office administrative services	0	6,922	801	7,722	1.06
Building material and garden supply stores	0	564	7,127	7,690	1.09
Funds- trusts- and other financial vehicles	0	13	6,888	6,901	1.05

Highlighted Industries are the Directly Impacted Industries

2005 Dollars

Appendix C

Vision ⇨ Goals ⇨ Strategies ⇨ Projects/Programs

Vision

To provide long-term economic health for the greater Park City region through a proper balance of tourism initiatives and quality of life desires for those that live in and visit the area. As a guiding principle, all economic development initiatives will consistently strive to sustain a vibrant multi-seasonal destination resort community.

Goals (FY2004-FY2005)

Top Priority

- Further diversify the summer tourism initiatives with aggressive efforts to promote a broadened and more active summer season
- Improve upon an already busy winter tourism season with efforts to maximize its full potential.
- Lengthen the tourism season to eight busy months a year
- Facilitate the establishment of more "attractions/areas of interest" for both visitors and residents.
- Protect, preserve, and promote the historic Main Street downtown area as the heart of the region.
- Maintain and improve upon the Quality of Life

High Priority

- Further develop and market the uniqueness of Park City and why it is set apart from other mountain resort communities
- Foster and support cooperative partnerships & programs between the resorts, business community, Chamber of Commerce and local governments to promote increased business in all periods of the year.
- Smartly increase the sales tax revenue base
- Make Park City more inviting and "User Friendly" for organizers to throw events and for attendees to enjoy them
- Proactively target business sectors that will fill voids left by [illegible]

Strategies

Strategy 1: Work towards a balanced transportation and pedestrian infrastructure plan throughout Park City

Strategy 2: Attract more festivals and events - winter & summer

Strategy 3: Promote ways to sustain existing events

Strategy 4: Add recreation space and facilities for attracting more tournaments and visitations

Strategy 5: Develop a private foundation for programming events, festivals, displays, and performing arts

Strategy 6: Provide greater participatory attractions

Strategy 7: Provide additional Recreation opportunities as attractions

Strategy 8: Provide more cultural tourism attractions

Strategy 9: Promote greater diversity of the commercial mix

Strategy 10: Strengthen the existing commercial mix (City-Wide)

Strategy 11: Develop additional funding and marketing sources for events

Strategy 12: Promote Park City as a year round mountain resort conference center destination

Strategy 13: Extend visitor stays - fill beds

Strategy 14: Improve the ease of permitting events

Strategy 15: Enhance existing attractions

Strategy 16: Create a cultural alliance

Strategy 17: Promote redevelopment within Park City

Strategy 18: Target more Wasatch Front visitors

Strategy 19: Promote retention and development of existing businesses

Strategy 20: Market and support programs geared towards showing how easy it is to travel to and visit Park City

Strategy 21: Promote locally owned, independent businesses

Strategy 22: Take advantage of the recent Olympic attention & pursue projects that keep those visions and connections going

Strategy 23: Update the Land Management Code to match priority goals of the economic development plan

Projects/Programs

Top Priority Projects

1. "Downtown Plaza" - An activity/display area
2. Improved and Expanded China Bridge Parking
3. A Downtown Organization that:
   a. Plans & programs downtown events
   b. Further promotes & markets the downtown area

- Rockport Pipeline
- Spiro & Judge Treatment Plants

High Priority Projects

4. Swede Alley pedestrian improvements
5. Outdoor Municipal Recreation Complex
6. Regional Ice Rink
7. Smart Messaging signs for parking information - events
8. Improved Wayfinding Signage - Info Boards
9. Prospector Area Needs Assessment
10. Assist in finding a tenant for the Main Street Mall
11. Appointment of Special Events Committee
12. Provide a widely distributed monthly calendar of events
13. Streamline the event application process
14. Develop Park-n-Ride lots
15. Do a market analysis of downtown businesses
16. Assist PC businesses on retention & dvlpmnt initiatives
17.
18.

Others Projects

19. Continue building trail network infrastructure
20. Olympic Legacies
21. Entry Corridor Improvements
22. Construct a 40,000-50,000 sq' convention center
23. Find a way to interconnect the in town resorts
24. Promote activity displays in Main Street storefronts
25. Build a second golf course
26. Revisit regulations that are restrictive to outdoor dining, merchandising, and music
27.
28.
29.
30.

QUINN'S JUNCTION

SR-248 ACCESS STUDY

PARK CITY, UTAH

NOVEMBER 6, 2005

HORRORCKS ENGINEERS

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INTRODUCTION AND SUMMARY

Purpose of Report and Study Objectives

The purpose of this report is to identify potential access locations to service future development on SR-248 between US-40 and approximately 0.75 miles south-west of US-40 in Park City, Utah. The study objectives are to describe existing conditions, define the study area, estimate trip generation and distribution for potential future development, analyze existing PM conditions with traffic added from the Quinn's Recreation Center and Phase I of the IHC Hospital, analyze 2025 conditions under full build-out of the area with three access options and recommend improvements to mitigate traffic impacts.

Executive Summary

Site Location and Study Area. Properties adjacent to SR-248 include IHC, Quinn's Recreation Complex, National Ability Center (existing), Barnes Banking Company, and the Quinn's Junction Partnership. The study intersections include SR-248 and the U.S. 40 northbound and southbound ramps in addition to Landfill Road and SR-248.

Future Development Descriptions. Phase I of the IHC hospital includes an 118,000 sq. ft. hospital and a 30,000 sq. ft. attached medical office building. Also during Phase I, the 83,000 sq. ft. USSA Training facility will be constructed. Full build out of the hospital includes approximately 450,000 sq. ft. of space that includes a hospital, medical support facilities and medical office space. The Quinn's Recreation Complex includes a 46,000 sq. ft. Ice Sheet and several outdoor playing fields. The Barnes Banking parcel is approximately 20 acres where it was assumed (at 10,000 sq. ft./acre) that up to 200,000 sq. ft. of retail would be developed. The Quinn's Junction Partnership consists of 30 acres where it was assumed that up to 300,000 sq. ft. of retail would be developed.

Principal Findings.

Phase I of the IHC hospital is expected to generate approximately 3,160 daily trips with 215 and 250 of these occurring during the AM and PM peak hours respectively. Full build-out of all study area parcels are expected to generate up to 27,400 new daily trips with 1,090 and 2,040 of these occurring during the AM and PM peak hours respectively.

The 2005 PM conditions were analyzed with traffic added from the recreation center and phase I of the IHC Hospital. One shared access that services the recreation center and phase I of the hospital was modeled on SR-248 as an unsignalized and a signalized access. With the shared access being unsignalized the intersection is expected to operate at LOS F. The traffic simulation model shows eastbound left turns having a difficult time finding large enough gaps to turn onto SR-248. With the shared access being signalized the intersection is expected to operate at LOS B.

The 2025 conditions were analyzed with full build-out of all study area parcels under three proposed options (see page 5 for details of the three options). All the study intersections in the various options are expected to operate at LOS C or better under 2025 conditions with full build-out all study area parcels mentioned above. The differences in delay times at the various intersections for the three options are relatively small. The travel time along SR-248 for options 1 and 2 were similar. While option #3 added an additional 21 seconds average total travel time that could be attributed to the additional signal location.

Conclusions and Recommendations.

It is recommended that the joint access to SR-248 for the proposed IHC hospital and Quinn's Recreation Center be signalized upon completion of Phase I of the hospital.

Under the three proposed options all study intersections operate at what is generally considered acceptable levels of service under 2025 conditions with build-out of all study area parcels. Options #1 and #2 propose the shortest travel times along SR-248, while Option #3 would create the longer travel times by approximately 21 seconds do to an additional signal location. Options #1 and #2 would violate an existing deed restriction and/or an open space conservation easement. Option #3 does not violate any deed restrictions or open space conservations easement but would require a planned parking lot for the recreation center be relocated or removed. Also, Option #3 would not meet the UDOT ¼ mile spacing standards. This may be acceptable because of the possibility of the U.S. 40 interchange being converted to a single point interchange in the future.

PROPOSED DEVELOPMENT

Site Location

The study area in on SR-248 between US-40 and approximately 0.75 miles south-west of US-40 in Park City,. The study intersections include SR-248 and the U.S 40 northbound and southbound ramps in addition to Landfill Road and SR-248. Properties adjacent to SR-248 include IHC, Quinn's Recreation Complex, National Ability Center (existing), Barnes Banking Company, and the Quinn's Junction Partnership. See Figure 1 Site Location.

Figure 1 Site Location

Land Use

Phase I of the IHC hospital includes an 118,000 sq. ft. hospital and a 30,000 sq. ft. attached medical office building. Also during Phase I, the 83,000 sq. ft. USSA Training facility will be constructed. Full build out of the hospital includes approximately 450,000 sq. ft. of space that includes a hospital, medical support facilities and medical office space. The Quinn's Recreation Complex includes a 46,000 sq. ft. Ice Sheet and several outdoor playing fields. The Barnes Banking parcel is approximately 20 acres where it was assumed (at 10,000 sq. ft./acre) that up to 200,000 sq. ft. of retail would be developed. The Quinn's Junction Partnership consists of 30 acres where it was assumed that up to 300,000 sq. ft. of retail would be developed.

ANALYSIS OF EXISTING AND FUTURE CONDITIONS

SR-248 Characteristics

SR-248 is currently a three-lane road that is classified by the Utah Department of Transportation as a category 4 Regional Rural roadway with a minimum signal spacing of ½ mile. However, UDOT is currently reevaluating there access management standards. It is anticipated, based upon conversations with the Region 2 traffic engineer, that SR-248 category will be changed so that the signal spacing minimum will be ¼ mile and no unsignalized access will be allowed.

Based upon counts obtained from UDOT, SR-248 currently carries approximately 13,500 vehicles per day (vpd). A typical three-lane roadway has a daily capacity of 15,000 vpd.

Existing and Future Traffic Volumes

Existing traffic volumes for the study intersections were counted for the AM and PM in May 2005. Complete details can be found in the Appendix. Future volumes were determined using daily traffic counts over the past 10 years and assuming straight line growth on SR-248.

Assumptions

The following assumptions were made in performing the study:

2005 Conditions

- It was assumed that the U.S. 40 northbound and southbound ramps would be signalized. Based upon conversation with UDOT it is expected that the ramps will be signalized in the near future.

2025 Conditions

- A frontage road will be in place that runs between Quinn's Junctions and Silver Creek. It was assumed that the frontage road would carry up to 5,000 trips per day.
- It was assumed that SR-248 would be expanded to 5-lanes. As stated before, a three-lane roadway has a capacity of approximately 15,000 vpd. Based upon straight line growth projections SR-248 will exceed 15,000 vpd by the year 2010.
- It was assumed that Landfill Road would carry up to 5,000 trips per day.

ACCESS OPTIONS

Three access alternatives where developed for analysis. All three options allow for a future signal to be located at the Landfill Road/SR-248 intersection. The following is an overview of each option.

Option #1: This option has a shared signal located on the border of the Barnes Banking and Quinn's Junction Partnership properties. See figure 2. The benefit of this signal location is that it serves the Barnes Banking, Quinn's Junction Partnership, recreation center and IHC properties. However, to provide access to the recreation center and hospital would require a road go thru the conservation easement area. There is also a deed restriction on the Quinn's Recreation parcel that states "the granting or conveying of easements or right-of-way over, across or through Parcel B to adjacent parcels" is not an acceptable use.

Option #2: This option has a signal located at approximately 1400 ft southwest of the U.S. Southbound ramp. See figure 3. This signal location provides the ¼ mile spacing required by UDOT access management standards. This option does impede upon a phase II field in the recreation center. This option also violates the deed restriction placed on the Quinn's Recreation parcel.

Option #3: This option allows for three signal locations. The first signal is located at approximately 1,000 ft southwest of the U.S. 40 Southbound ramp near the existing curb cut for the Quinn's Junction Partnership parcel. The second signal is located at the midway point of the Barnes Banking parcel. See figure 4. This option does not violate the deed restriction on the recreation center. It does require a planned parking lot for the recreation center be relocated or removed. In addition the 1st signal at the existing curb cut does not meet the required ¼ mile spacing UDOT standards. This may be acceptable if in the future the U.S. 40 interchange is converted to a Single Point Urban Interchange (SPUI), in which case the spacing between the signal and interchange would be increased and the required ¼ spacing would be met.

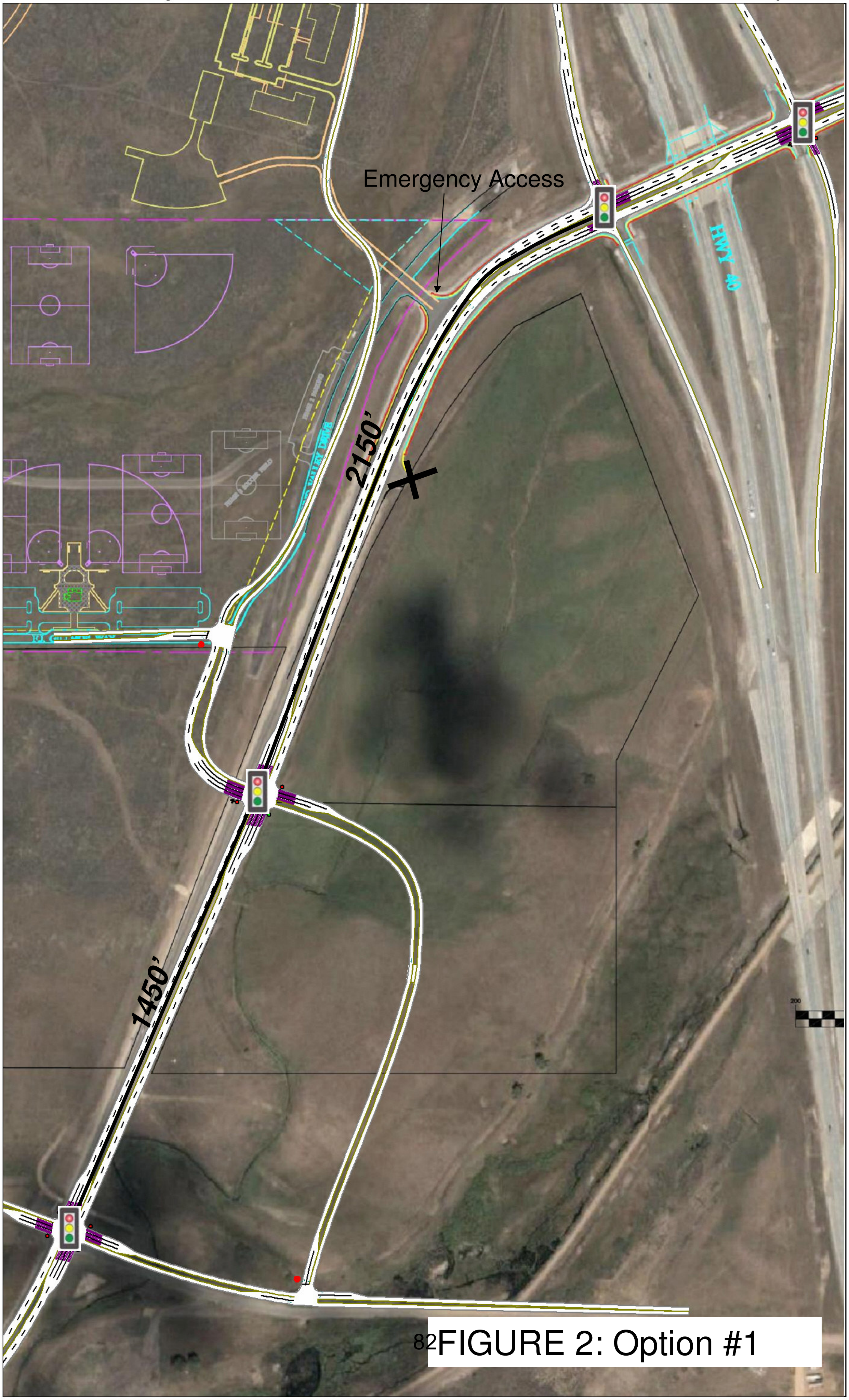


FIGURE 2: Option #1

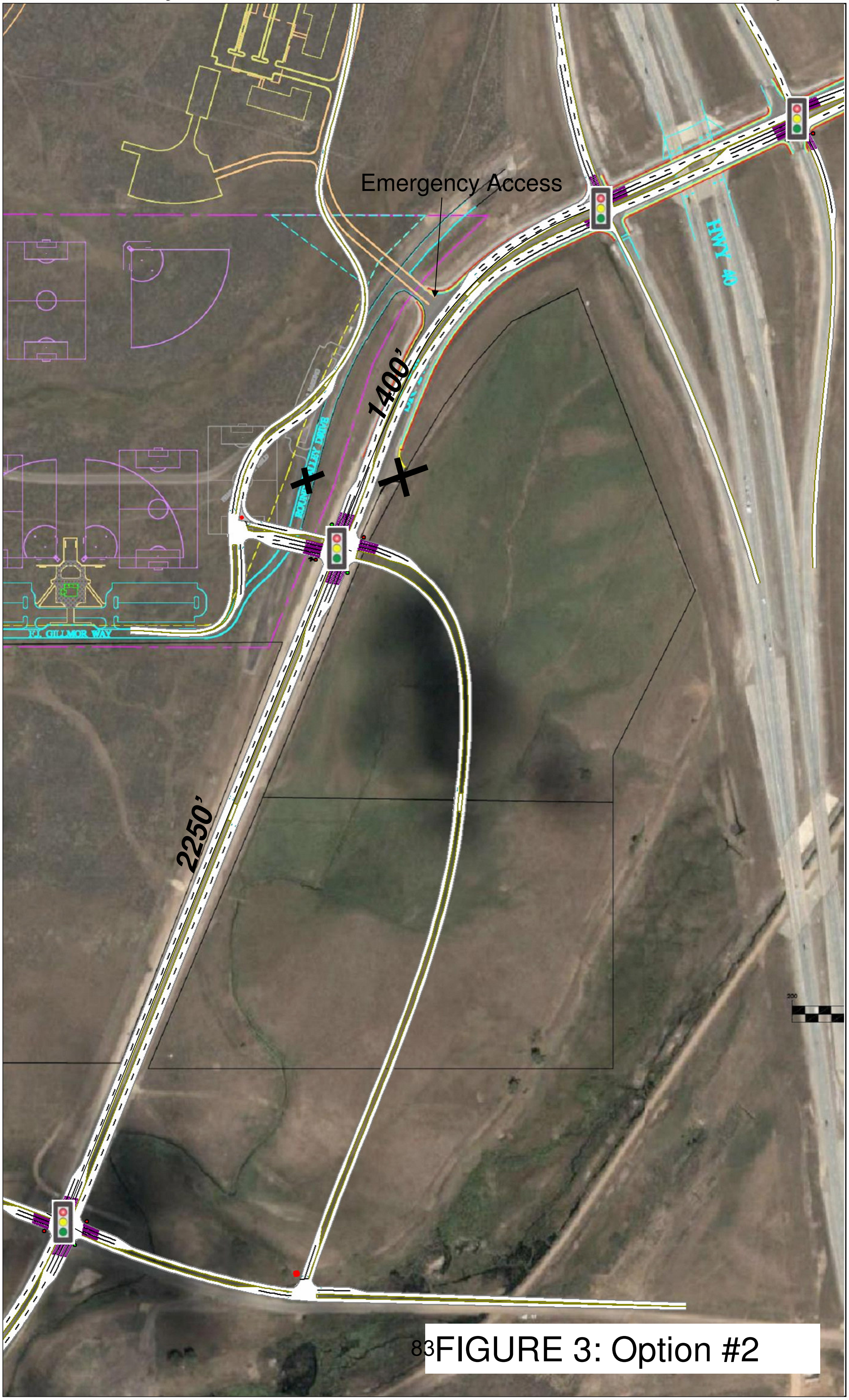
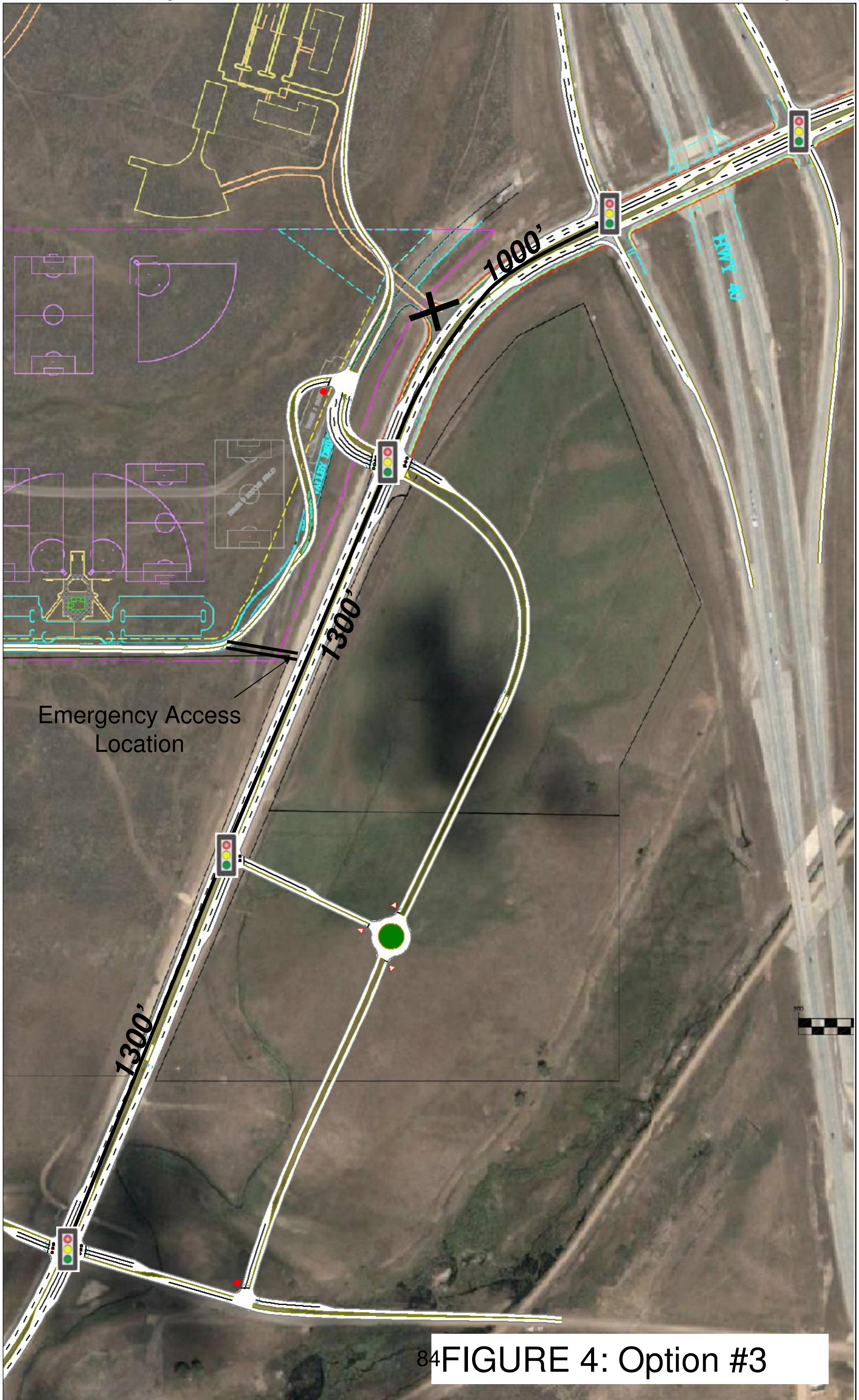


FIGURE 3: Option #2



84 FIGURE 4: Option #3

PROJECTED TRAFFIC

Site Traffic Forecasts

Trip Generation. The Institute of Transportations Engineers' (ITE) Trip Generation manual, 7th Edition was used to calculate new trip volumes. Table 3 details the expected trip generation for phase I of the hospital in addition to the recreation center. Table 4 details the expected trip generation for full build-out of the hospital and the development of the Barnes Banking and Quinn's Junction Partnership parcels.

Table 1: IHC Phase I and Quinn's Junction Rec Center

Land Use	Land Use Code	Variable	Quantity	Weekday Daily Trips	Weekday AM Peak Hour of Adjacent Street					Weekday PM Peak Hour of Adjacent Street				
					Total	In		Out		Total	In		Out	
Hospital	610	1000 sq. ft GLA	118	2,073	142	33%	47	67%	95	139	33%	46	67%	93
Medical Office Building	720	1000 sq. ft GLA	30	1,084	74	79%	59	21%	16	109	66%	72	34%	37
USSA Training Facility	495	1000 sq. ft GLA	83	2,262	221	50%	110	50%	110	203	27%	55	73%	148
Rec Center	Park City Specific	-	-	2,065	84	50%	42	50%	42	413	29%	120	71%	293
Total New Trips				7,484	520	49%	258	51%	263	863	36%	293	64%	571

Table 2: Full Build-Out of All Study Area Parcels

Land Use	Land Use Code	Variable	Quantity	Weekday Daily Trips	Weekday AM Peak Hour of Adjacent Street					Weekday PM Peak Hour of Adjacent Street				
					Total	In		Out		Total	In		Out	
Specialty Retail Center	814	1000 sq. ft GLA	500	22,160	308	61%	188	39%	120	1,221	44%	537	56%	684
Pass-By Traffic (30% of Sub-Total)				6,648	92	_	56	_	36	366	_	161	_	205
Total Commercial Development New Trips				15,512	216	61%	132	39%	84	855	44%	376	56%	479
Hospital	610	1000 sq. ft GLA	400	7,028	480	33%	158	67%	322	472	33%	156	67%	316
Medical Office Building	720	1000 sq. ft GLA	50	1,807	124	79%	98	21%	26	181	66%	119	34%	62
Rec Center	Park City Specific	-	-	2,065	84	50%	42	50%	42	413	29%	120	71%	293
USSA Training Facility	495	1000 sq. ft GLA	83	2,262	221	50%	110	50%	110	203	27%	55	73%	148
Internal Capture (5%)				1,230	39	43%	17	57%	22	87	37%	33	63%	54
Total New Trips				27,443	1,085	48%	523	52%	562	2,037	39%	793	61%	1,244

As shown above, phase I of the IHC hospital is expected to generate approximately 3,160 daily trips with 215 and 250 of these occurring during the AM and PM peak hours respectively. Full build-out of all study area parcels are expected to generate up to 27,400 new daily trips with 1,090 and 2,040 of these occurring during the AM and PM peak hours respectively.

Trip Distribution. New trips generated by all study area parcels were assigned to turning movements at the study intersections using the software program Traffix (version 7.5). The trip generation, trip distribution and travel routes (with percentages) are entered into the program. Traffix then calculates the new turning movements at each intersection and adds them to the existing traffic. The travel route percentages were calculated based on existing traffic. The following figure details the trip distribution used for the project traffic.

Figure 5: Trip Distribution

TRAFFIC AND IMPROVEMENT ANALYSIS

Study Intersection Level of Service

Level of Service (LOS) is a term used by the *Highway Capacity Manual* (HCM) to describe the traffic operations of an intersection, based on congestion and delay. It ranges from LOS A (almost no congestion or delay) to LOS F (traffic demand is above capacity and the intersection experiences long queues and delay). LOS C is generally considered acceptable for rural intersections. LOS D is acceptable for urbanized intersections. LOS E is the threshold when the intersection reaches capacity. The following tables summarize LOS delay criteria for unsignalized and signalized intersections.

Table 3: Unsignalized Intersection LOS Criteria

LOS	Stop Delay per Vehicle (s)
A	10
B	> 10 and 15
C	> 15 and 25
D	> 25 and 35
E	> 35 and 50
F	> 50

Source: Highway Capacity Manual, Transportation Research Board, 2000.

Table 4: Signalized Intersection LOS Criteria

LOS	Stop Delay per Vehicle (s)
A	10
B	> 10 and 20
C	> 20 and 35
D	> 35 and 55
E	> 55 and 80
F	> 80

Source: Highway Capacity Manual, Transportation Research Board, 2000.

For this report, the LOS was calculated using the Highway Capacity Manual. The 2005 PM conditions were analyzed with traffic added from the recreation center and phase I of the IHC Hospital. One shared unsignalized access was modeled on SR-248 that services the recreation center and phase I of the hospital. The following tables show the results of the analysis.

Table 5: PM 2005 Conditions Plus Project Unsignalized Traffic Analysis Summary

Intersection	2005 PM	
	Delay (sec)	LOS
Northbound U.S. 40 On/Off Ramp & SR-248	12.7	B
Southbound U.S. 40 On/Off Ramp & SR-248	8.9	A
IHC/Rec Center Access & SR-248*	>100	F

*Stop controlled intersection, only the approach with the highest delay is shown

As shown in the table with the shared access being unsignalized the intersection is expected to operate at LOS F. The traffic simulation model shows eastbound left turns having a difficult time finding large enough gaps to turn onto SR-248. The 2005 PM conditions were analyzed with traffic added from the recreation center and phase I of the IHC Hospital with a shared signalized access. The following tables show the results of the analysis.

Table 6: PM 2005 Conditions Plus Project Unsignalized Traffic Analysis Summary

Intersection	2005 PM	
	Delay (sec)	LOS
Northbound U.S. 40 On/Off Ramp & SR-248	13.4	B
Southbound U.S. 40 On/Off Ramp & SR-248	9.1	A
IHC/Rec Center Access & SR-248	17.8	B

As shown in the table with the shared access being signalized the intersection is expected to operate at LOS B.

The 2025 conditions were analyzed with full build-out of all study area parcels under the three proposed options. The following tables show the results of the analysis.

Table 7: PM 2025 Conditions Plus Build-Out Traffic Analysis Summary

Intersection	2025 Option #1		2025 Option #2		2025 Option #3	
	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS
Northbound U.S. 40 On/Off Ramp & SR-248	26.9	C	28.8	C	31.5	C
Southbound U.S. 40 On/Off Ramp & SR-248	24.7	C	29.6	C	26.3	C
IHC/Rec Center Road & SR-248	26.0	C	22.4	C	27.7	C
2nd Signalized Access & SR-248	-	-	-	-	9.4	A
Landfill Road & SR-248	27.7	C	25.8	C	21.0	C

As shown in the table all study intersections in the various options are expected to operate at LOS C or better. The differences in delay times at the various intersections could be considered minimal.

Two-Way Progression Analysis

The following table summarizes the northbound and southbound travel times on SR-248 between Landfill Road and just east of the U.S. 40 interchange.

Table 8: HCM Arterial Travel Time Analysis Results

	Northbound Travel Time (seconds)	Southbound (seconds)	Total Time (seconds)
Option #1	170.1	166.5	336.6
Option #2	171.7	165.2	336.9
Option #3	180.5	176.8	357.3

As shown in the table Option #1 has the shortest total travel time with Option #2 less than 2 seconds longer. Option #3 adds an addition 21 seconds average total travel time that can be attributed to the additional signal location.

CONCLUSIONS AND RECOMMENDATIONS

It is recommended that the joint access to SR-248 for the proposed IHC hospital and Quinn's Recreation Center be signalized upon completion of Phase I of the hospital.

Under the three proposed options all study intersections operate at what is generally considered a acceptable levels of service under 2025 conditions with build-out of all study area parcels. Options #1 and #2 propose the shortest travel times along SR-248, while Option #3 would create the longer travel times by approximately 21 seconds do to an additional signal location. Options #1 and #2 would violate an existing deed restriction and/or an open space conservation easement. Option #3 does not violate any deed restrictions or open space conservations easement but would require a planned parking lot for the recreation center be relocated or removed. Also, Option #3 would not meet the UDOT ¼ mile spacing standards. This may be acceptable because of the possibility of the U.S. 40 interchange being converted to a single point interchange in the future.

APPENDIX

TITLE 15 - LAND MANAGEMENT CODE

CHAPTER 2.23 - COMMUNITY TRANSITIONAL DISTRICT

PARK CITY 1884

TITLE 15 - LAND MANAGEMENT CODE (LMC)
CHAPTER 2.23 - COMMUNITY TRANSITION (CT) DISTRICT

Chapter adopted by Ordinance No. ___

15-2.23-1. PURPOSE.

The purpose of the Community Transition (CT) District is to:

(A) Encourage low-density public, quasi-public, and/or institutional uses relating to community open space, recreation, sports training and development, tourism, and community health.

(B) Encourage low density development designed in a manner so as to cluster uses in the least visually sensitive areas and maximizes open space.

(C) Enhance and expand public open space and recreation uses compatible with the adjacent public deed-restricted open space;

(D) Prohibit highway service commercial, regional-commercial, and limit residential land uses;

(E) Require building and site design solutions that minimize the visual impacts of parking and parking lot lighting from the entry corridor and adjacent neighborhoods and land uses.

(F) Preserve and enhance environmentally sensitive lands such as wetlands, steep slopes, ridgelines, wooded areas, and stream corridors;

(G) Preserve Park City's scenic entry corridor by providing significant open space and landscape buffers between development and the highway corridor;

(H) Encourage transit-oriented development and uses;

(I) Promote significant linkages to the broader community open space and trail network;

(J) Encourage the development of high quality public places such as parks, trails, and recreation facilities

(K) Encourage development which preserves the natural setting to the greatest extent possible.

(L) Minimize curb cuts, driveways, and access points to the highway.

15-2.23-2. USES.
Uses in the Community Transition District are limited to the following:

(A) **ALLOWED USES**.

(1) Conservation Activities

(B) **CONDITIONAL USES**.

(1) Master Planned Developments
(2) Public, Quasi-Public, Civic, Municipal Uses
(3) General Acute Hospital
(4) Alternative Professional Health-related Services
(5) Athletic Training and Testing Offices and Facilities
(6) Athletic Program Administrative Offices
(7) Support Short-Term Athlete Housing (within an approved MPD)
(8) Accredited Physician Office Space
(9) Accredited Medical & Dental Clinics
(10) Medical Heliport
(11) Group Care Facility
(12) Ancillary Support Commercial (within an approved MPD)
    a. Gift Shop
    b. Dispensing pharmacy
    c. Medical supply
    d. Restaurant
    e. Deli
    f. Outdoor Grills/Beverage Service Stations
    g. Day Care
(13) Recreation Facility, Public and Private
(14) Recreation Facility, Commercial
(15) Park and Ride Lot
(16) Municipal/Institutional Accessory Building and Use
(17) Conservation Activity
(18) Parking Lot, Public or
(19) Public Utility or Essential Services
(20) Single Family Dwelling - with an approved MPD
(21) Duplex Dwelling - with an approved MPD
(22) Multi-Unit Dwelling - with an approved MPD

(C) **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

15-2.23-3. LOT AND SITE REQUIREMENTS.
Except as may otherwise be provided in this Code, no Building Permit will be issued for a Lot unless such Lot has 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 private easement connecting the Lot to a Street shown on the Streets Master Plan. All Development must comply with the following:

(A) **LOT SIZE**. There is no minimum lot size in the CT District.

(B) **FRONT, REAR AND SIDE YARDS**. Unless otherwise further restricted by Frontage Protection Overlay standards and/or Master Planned Development conditions of approval, all Structures must be no less than twenty-five feet (25') from the boundary line of the Lot, district or public Right-of-Way.

(C) **CLEAR VIEW OF INTERSECTION**. No visual obstruction in excess of two feet (2') in height above road Grade shall be placed on any Corner

Lot within the Site Distance Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the Natural Grade on the Site.

15-2.23-4. DENSITY. The base Density of the CT District is one (1) unit per twenty (20) per acres.

(A) Density Bonus—One (1) Unit/Acre: The base Density of the CT District may increased up to one (1) unit per acre provided the following standards are incorporated through a Master Planned Development:

(1) Open Space: The Master Planned Development shall provide 70% Transfer of Open Space on the project site.

(2) Frontage Protection Zone No-Build Setback: The Master Planned Development shall include a 200 foot Frontage Protection Zone no-build setback measured from the closest edge of the highway right-of-way.

(3) Parking: Parking for the Master Planned Development is subject to the requirements set forth in Section 15-3. A minimum of 40% of the Master Planned Development's required project parking shall in structured/tiered parking so as to limit the visibility of parking areas and parking lot lighting. The Planning Commission may consider reducing the 40% minimum structured/tiered parking requirement based on existing site topography in locating exterior surface parking to achieve maximum screening of parking from entry corridor areas and/or to achieve optimum site circulation and/or shared parking.

(4) Public Transit Facilities: The Master Planned Development shall include the development of a public transit hub facility within the development area. The Planning Commission may consider waiving this requirement if a developer/applicant contributes funding for an existing or proposed transit hub that is located within a close walking distance from a proposed development.

(5) Enhanced Public Benefit Dedication: The Master Planned Development shall provide the inclusion of public recreation facilities and/or land for public and/or quasi-public institutional uses reasonably related to the General Plan goals for the Area, and impacts of the development activity.

(6) Public Trails and Pedestrian Improvements: The Master Planned Development shall provide public dedicated pedestrian improvements and enhanced trail connections to adjacent open space and/or public ways.

(7) Sensitive Lands Overlay Standards: The Master Planned Development shall comply with all requirements set forth in Section 15-2.21: Sensitive Lands Overlay.

(8) Affordable Housing: The Master Planned Development shall provide an additional 5% affordable housing commitment beyond that required by the City's Affordable Housing Resolution in effect at the time of application. The Planning Commission may consider alternative housing uses for the additional 5% affordable housing commitment.

(9) Sustainable-Green Development Design: All Development within the proposed Master Planned Development shall implement City-approved sustainable-green building practices and site design practices in effect at the time of application.

(B) Density Bonus—Three (3) Units/Acre: The base Density of the CT District may increased up to three (3) units per acre provided that all density bonus requirements set forth in Section15-2.23 (A): Density Bonus—One (1) Unit/Acre are met and the following additional standards are incorporated into the Master Planned Development:

(1) Open Space: The Master Planned Development shall provide 80% Open Space on the project site.

(2) Frontage Protection Zone No-Build Setback: The Master Planned Development shall include a 300 foot Frontage Protection Zone no-build setback measured from the closest edge of the highway right-of-way.

(3) Parking: Parking for the Master Planned Development is subject to the requirements set forth in Section 15-3. A minimum of 60% of the Master Planned Development's required project parking shall in structured/tiered parking so as to limit the visibility of parking areas and parking lot lighting. The Planning Commission may consider reducing the 40% minimum structured/tiered parking

requirement based on existing site topography in locating exterior surface parking to achieve maximum screening of parking from entry corridor areas and/or to achieve optimum site circulation and/or shared parking.

(4) Additional Enhanced Public Benefit Dedication: The Master Planned Development shall provide the inclusion of public recreation facilities and/or land for public and/or quasi-public institutional uses reasonably related to the General Plan goals for the Area, and impacts of the development beyond that provided to achieve a project density of up to one (1) unit per acre by a factor reasonably related to the density increase sought.

(5) Affordable Housing: The Master Planned Development shall provide an additional 5% affordable housing commitment beyond that required by the City's Affordable Housing Resolution in effect at the time of application. This is in addition to that provided in Section 15-2.23-A.8.

15-2.23-5. MAXIMUM BUILDING HEIGHT. The maximum zone building height is twenty eight feet (28') from existing grade.

(C) **MAXIMUM BUILDING HEIGHT EXCEPTIONS**. To allow for pitched roofs and to provide usable space within the Structure, the following exceptions apply:

(1) A gable, hip, gambrel or similarly pitched roof may extend up to five feet (5') above the Zone Height.

(2) An antenna, chimney, flue, vent, or similar Structure may extend up to five feet (5') above the highest point of the Building to comply with Uniform Building Code (UBC) requirements.

(3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.

(4) An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.

15-2.23-6. ARCHITECTURAL REVIEW.

(A) **REVIEW**. Prior to issuance of a Building Permit for any Conditional or Allowed Use, Planning Department must review the proposed plans for compliance with the Architectural Review standards, Chapter 15-9. 3 and compliance with any additional architectural design guidelines approved by the Planning Commission as part of the Master Planned Development.

15-2.23-7. PARKING REGULATIONS.

Off street parking shall be provided per the LMC Parking Standards set forth in Chapter 15-3.

15-2.23-8. MECHANICAL SERVICE.

All exterior mechanical equipment must be Screened to minimize noise infiltration to adjoining Properties and to eliminate visual impacts on nearby Properties, including those Properties located above the roof tops of Structures in the adjacent District.

All mechanical equipment must be shown on the plans prepared for architectural review by the Planning and Building Departments. The Planning Department will approve or reject the location, Screening and painting of such equipment as part of the architectural review process.

15-2.23-9. ACCESS, SERVICE AND DELIVERY.

All Structures must provide a means of storing refuse generated by the Structure's occupants. The refuse storage must be on-Site and accessible from a public street. Refuse storage must be fully enclosed and properly ventilated. Public trash receptacles set in the Right-of-Way by the City for Use by the public are exempt from this regulation.

15-2.23-10. GOODS AND USES TO BE WITHIN ENCLOSED BUILDING.

(A) **OUTDOOR DISPLAY OF GOODS PROHIBITED**. Unless expressly allowed as an Allowed or Conditional Use, all goods including food, beverage and cigarette vending machines must be within a completely enclosed Structure. New construction of enclosures for the storage of goods shall not have windows and/or other fenestration, which exceeds a wall-to-window ratio of thirty percent (30%). See Section 15-2.6-12(B)(3) for outdoor display of bicycles, kayaks, and canoes.

(B) **OUTDOOR USES PROHIBITED/EXCEPTIONS**. The following outdoor Uses may be allowed by the City upon the issuance of an Administrative Permit. The Applicant must submit the required application, pay all applicable fees, and provide all required materials and plans. Appeals of departmental actions are heard by the Planning Commission.

(1) **OUTDOOR DINING**. Outdoor dining is subject to the following criteria:

(a) The proposed seating Area is located on private Property or leased public Property and does not diminish parking or landscaping.

(b) The proposed seating Area does not impede pedestrian circulation.

(c) The proposed seating Area does not impede emergency Access or circulation.

(d) The proposed furniture is Compatible with the Streetscape.

(e) No music or noise is in excess of the City Noise Ordinance, Title 6.

(f) No Use after 10:00 p.m.

(g) No net increases in the Restaurant's seating capacity without adequate mitigation of the increased parking demand.

(2) **OUTDOOR GRILLS/BEVERAGE SERVICE STATIONS**. Outdoor grills and/or beverage service stations are subject to the following criteria:

(a) The Use is on private Property or leased public Property, and does not diminish parking or landscaping.

(b) The Use is only for the sale of food or beverages in a form suited for immediate consumption.

(c) The Use is Compatible with the neighborhood.

(d) The proposed service station does not impede pedestrian circulation.

(e) The proposed service station does not impede emergency Access or circulation.

(f) Design of the service station is Compatible with the adjacent Buildings and Streetscape.

(g) No violation of the City Noise Ordinance, Title 6.

(h) Compliance with the City Sign Code, Title 12.

(3) **OUTDOOR EVENTS AND MUSIC**. Outdoor events and music require an Administrative Use Permit. The Use must also comply with Section 15-1-10, Conditional Use review. The Applicant must submit a Site plan and written description of the event, addressing the following:

(a) Notification of adjacent Property Owners.

(b) No violation of the City Noise Ordinance, Title 6.

(c) Impacts on adjacent residential Uses.

(d) Proposed plans for music, lighting, structures, electrical signs, etc.

(e) Parking demand and impacts on neighboring Properties.

(f) Duration and hours of operation.

(h) Impacts on emergency Access and circulation.

15-2.23-11. VEGETATION PROTECTION.

The Property Owner must protect Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4 ½ ') above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

Development plans must show all Significant Vegetation within twenty feet (20') of a proposed Development. The Property Owner must demonstrate the health and viability of all large trees through a certified arborist. The Planning, Building, and Engineering Departments shall determine the Limits of Disturbance and may require mitigation for loss of Significant Vegetation consistent with landscape criteria in LMC Chapter 15-3-3(D) and Title 14.

15-2.23-12. SIGNS.
Signs are allowed in the CT District as provided in the Park City Sign Code, Title 12.

15-2.23-13. RELATED PROVISIONS.

- Fences and Walls. LMC Chapter 15-4-2.
- Accessory Apartment. LMC Chapter 15-4-7.
- Satellite Receiving Antenna. LMC Chapter 15-4-13.
- Parking. LMC Chapter 15-3.
- Landscaping. Title 14; LMC Chapter 15-3-3(D).
- Lighting. LMC Chapters 15-3-3(C), 15-5-5(I).
- Park City Sign Code. Title 12.
- Architectural Design. LMC Chapter 15-5.
- Snow Storage. LMC Chapter 15-3-3(E).
- Parking Ratio Requirements. LMC Chapter 15-3-6.

Comment [pjp1]:

City Council and Planning Commission Joint Meeting

PARK CITY 1884

Author:	**Brooks T. Robinson**
Subject:	**Village at Empire Pass, Pod B-2 Master Planned Development and Amendment to Development Agreement**
Date:	**November 17, 2005**
Type of Item:	**Work Session**

PLANNING DEPARTMENT

Summary Recommendations:
Staff recommends the City Council and Planning Commission hold a joint work session discussion, provide input on the revised proposal (PCMR annexation) and form a task force to review annexation and Development Agreement issues.

Topic

Applicant	**United Park City Mines / Talisker Corp.**
Location	**Village at Empire Pass (formerly known as Flagstaff Mountain Resort)**
Zoning	**Residential Development (RD) as part of the Flagstaff Master Planned Development (MPD)**
Adjacent Land Uses	**Deer Valley Resort ski terrain including the Empire Day Lodge, State Route 224**

Background
On July 14, 2005, the City Council and Planning Commission held a joint work session discussion regarding amending the Flagstaff Development Agreement (DA) (please see staff report and minutes attached). The applicant requested that the DA be amended to increase the allowable Unit Equivalents (UEs) by 80 and add 192 Hotel rooms. In exchange for the increased UEs, the applicant was going to provide a conservation easement for the Park City Mountain Resort (PCMR) ski lease area. The development sites at the Silver King mine site up King Road and at the upper end of the Colony were not part of the conservation easement and the number of UEs available off the rest of the ski lease was unknown. The general direction of the Council at that time was that any increases in UEs would need to be offset by decreases in UEs elsewhere.

The applicant has worked with staff and provided additional information for the Council's consideration. Specifically, the applicant is considering submitting an annexation petition for the Park City Mountain Resort (PCMR) ski lease area that could justify some or all of their requested UE increase for a hotel at pod B-2.

Analysis
As can be seen from the attached binder submitted by the applicant, the staff and applicant narrowed the scope of the discussion to five major points: density, traffic, transit, visual analysis, and economic development.

Density
The applicant has prepared a slope analysis map that is included in their binder of information for the City. The possibility of development at the Silver King site has been removed. Only the White Pine Canyon development (the Colony phase IV) remains as development potential within the United Park City Mines holdings to the west of the City. Attached to this report are the methodology, assumptions, and specifics of the slope analysis. The Summit County zoning for the entire 3187.81 acres in the County is Mountain Remote. With clustering of development, the allowable density is one unit per 60 acres or 53.1 units. However, the applicant is proposing a 2800 acre conservation easement because of the need to have substantial acreage for the Colony lots. At 2800 acres, the density is 46.6 units. This number is not represented in the table provided. In addition, there is 139.25 acres currently within the City that is zoned Estate and subject to the City Sensitive Lands Overlay (SLO) analysis. The yield under the SLO is 17.94 units for a total under current zoning in the City and the County of approximately 64.5 units.

Should the applicant propose an annexation into the City, the zoning district designation is negotiated. With an SLO analysis, under Estate zoning (1 unit per 3 acres) the existing Summit County lands may yield 375 units; under Estate-40 (1 unit per 40 acres) equates to 28 units; under an Estate zoning for only those slopes from 0 to 15%, and the rest in Recreation Open Space, these 169 acres not in ridgeline areas may yield 57.8 units. Adding the areas above 15% slope as E-40, zoning the flatter areas as E, and the existing City E lands yields 99.59 units.

In summary, it appears that with an annexation there may be more than enough unit equivalents to transfer 80 units to B-2. Without annexation, there is not a one-to-one trade-off of density.

Traffic and Transit
Fehr and Peers has recently updated the 2001 traffic study for Empire Pass and represents that the addition of the hotel and 80 UEs will increase projected traffic by 2.8%. A summary of the 2001 report and the update is provided in the binder. Staff will make available the 2001 study which is the basis for the Transit and Parking Management Technical Report.

The Transit Technical Report stipulates both an on-demand and regular shuttle service transit system with service within the project, to City areas, and to the Salt Lake City airport. It is likely that the hotel operator, Montage, will have its own shuttle service (like the Stein Erickson Lodge) in addition to the Village service.

In moving forward, the Council should consider a Joint Task Force to further analyze the traffic and transit component as well as any other Development Agreement and annexation issues. If the Council so directs, staff envisions coming to Council in December with a resolution forming such a task force if and when an annexation petition is filed and accepted.

<u>Visual Analysis</u>
The B-2 site is ideally located for a large project. Other than within the Empire bowl, the site is not visible from anywhere. The applicant has provided a visual concept of what the existing density may look like in continuing large condo projects. In effect, four or five buildings of the size and scale of the nearly completed Shooting Star lodge would be placed at B-2.

<u>Economic Development</u>
The applicant has provided a report by the Wikstrom Economic & Planning Consultants. At hotel stabilization (estimated at 2012) the report estimates $2.4 Million annual net revenue to Park City above existing approvals. Additionally, Wikstrom projects $580,000 in annual revenues to the Park City School District (numbers are in 2005 dollars) while generating little, if any, demand for school services.

The Wikstrom report also estimates secondary tax revenue from sales outside of the resort at $275,421 annually.

<u>Recommendation</u>
Staff finds that the density may be available for a transfer from the PCMR area to B-2, especially if an annexation were to occur. The preservation of the PCMR ski lease area in a Conservation Easement in perpetuity meets the long held goals of the City for open space on its perimeter. Staff also finds a substantial economic benefit to the location of the Montage hotel within Park City. The visibility of this large project is negligible outside of its immediate area. As the transit plan for employees and guests (and its possible impacts on traffic) has not been fully identified, staff recommends that if an annexation petition is submitted and accepted, a task force of Council Members and Planning Commissioners be set up to refine the goals and objectives for an amended Development Agreement and any other annexation issues as part of a Master Planned Development for pod B-2.

Exhibits
Exhibit A – July 14, 2005 Staff report
Exhibit B – July 14, 2005 Minutes of Joint Meeting of City Council and Planning Commission
Exhibit C – Slope Analysis
Exhibit D – Binder from Applicant

City Council and Planning Commission Joint Meeting

PARK CITY 1884

Author:	**Brooks T. Robinson**
Subject:	**Village at Empire Pass, Pod B-2 Master Planned Development and Amendment to Development Agreement**
Date:	**July 14, 2005**
Type of Item:	**Work Session**

PLANNING DEPARTMENT

Summary Recommendations:
The Planning Department recommends the City Council and Planning Commission hold a joint work session discussion to provide direction to the Planning Commission, staff and the applicant on whether and how the City should amend the Development Agreement.

Topic

Applicant	**United Park City Mines / Talisker Corp.**
Location	**Village at Empire Pass (formerly known as Flagstaff Mountain Resort)**
Zoning	**Residential Development (RD) as part of the Flagstaff Master Planned Development (MPD)**
Adjacent Land Uses	**Deer Valley Resort ski terrain including the Empire Day Lodge, State Route 224**

Background
On June 24, 1999, Council adopted Ordinance 99-30 approving the annexation and development agreement for the 1,655 acre Flagstaff Mountain area. Ordinance 99-30 granted the equivalent of a "large-scale" master planned development (MPD) and set forth the types and locations of land use; maximum densities; timing of development; development approval process; as well as development conditions and amenities for each parcel.

The Development Agreement specifies that only 147 acres of the 1,655 acre annexation may be developed. The remainder of the annexation area is to be retained as passive and recreational open space.

Prior to construction, the applicant must receive site-specific MPD and final plat approval from the City. The Planning Commission takes action on MPD applications and forwards a recommendation to Council on subdivision plats.

Ordinance 99-30 also required that the applicant submit 14 specific technical reports for review and approval by the City. The 14 studies, along with the Land Management Code and the Development Agreement (99-30) form the standards under which the subject MPD and preliminary/final plat will be reviewed.

The Development Agreement constrains the mixed-use development in the Mountain Village area (Pods A, B-1, and B-2) to:

- The Mountain Village is to be contained within 84 acres.
- No more than 705 Unit Equivalents (2,000 square feet each) in no more that 470 residential units (including not more than 60 PUD-style units) and no more than 16 single-family home sites.
- 65% of the residential units (306 of 470) must be within Pod A.
- No more than 75,000 square feet of resort support commercial.
- A maximum 35,000 square foot day skier lodge in Pod B-2 with no public road access, no day skier parking, and limited parking to meet service and administrative requirements.

<u>Proposal</u>
On June 24, 2005, the City received an application for a Master Planned Development. The applicant seeks Master Planned Development (MPD) approval for the Montage Hotel and Spa to be located at Pod B-2, adjacent to the Empire Day Lodge. Pods A and B-1 were previously approved and comprise the bulk the Village at Empire Pass. Residual units and unit equivalents remain for the B-2 MPD. Included in the MPD application and the subject of the Joint Meeting is a request for additional density of 80 Unit Equivalents above what is allowed by the Development Agreement.

The Village at Empire Pass, as currently approved, comprises 372.5 residential units utilizing 520.4 Unit Equivalents. The Development Agreement would allow an additional 97.5 residential units and 184.6 Unit Equivalents. The proposal would encompass 175 residential units (an additional 77.5) and 264.6 Unit Equivalents (an additional 80 UEs). In addition, 195 Hotel rooms are proposed that the applicant is not counting towards the unit count.

<u>Analysis</u>

<u>Amending the Development Agreement</u>
The direction sought from the City Council is whether or not to amend the Development Agreement as set forth in the Development Agreement:

> 6.1 This Agreement may be amended from time to time by mutual written consent of the Parties.

As the applicant has sought specific changes to the Development Agreement as outlined in their narrative (attached Exhibit A), staff seeks direction on whether other aspects of the Development Agreement should be addressed. Specifically, Staff has concerns about sections of the Development Agreement relating to water, Richardson Flats, off-mountain affordable/employee housing, the Silver Mine Adventure (Ontario Bench), commercial activities and parking at the Empire Day Lodge, State Route 224 and the private road to Red Cloud/ Bonanza Flats, the Gondola/No Gondola alternatives, and controlling commercial snowmobile activities.

Questions for discussion:

a) **Is the Council amenable to amending the Development Agreement?**
b) **What elements of the DA should be discussed for amendment?**

Density

With respect to additional density, the Development Agreement provides a specific vehicle for additional density:

0.2 **Request for Transfer of Bonanza Flats Density to Flagstaff Mountain**. DEVELOPER may seek approval from the City of additional density within Flagstaff Mountain in exchange for DEVELOPER transferring approved density from Bonanza Flats and deed restricting such land as open space. City's contractual restrictions on development in Bonanza Flats in no way shall be construed as an endorsement of such densities either in Bonanza Flats nor transferred to the Mountain Village. Upon DEVELOPER's request, the City would consider such transfer. If favorably inclined to entertain such density transfer, the City would attempt in good faith to negotiate an interlocal agreement with Wasatch County to address fiscal issues associated with such action. In connection with any such request by DEVELOPER, the City may give higher priority to the transfer of multifamily or lodging units and may consider many factors, including but not limited to the following:

0.2.1 The location and quality of open space within the Bonanza Flats property that would occur as a result of the transfer;

0.2.2 The suitability of increased density in the Mountain Village;

0.2.3 The potential reduction of traffic;

0.2.4 The potential positive impacts on the transportation system;

0.2.5 The visual and other impacts to the Mountain Village; and

0.2.6 The positive and negative impacts to the Bonanza Flats Property.

The Developer has consistently refused to include Bonanza Flats in preliminary discussions with Staff. Instead, they have suggested that the Park City Mountain Resort ski lease lands being put into a conservation Easement are a satisfactory public benefit for the additional density. However, this approximately 3,500 acres is zoned within Summit County as Mountain Remote with a density of one unit per 160 acres (1/160) yielding twenty-two units. UPCM/Talisker has also indicated that they will develop these units at two locations: the Silver King mine area and the top of White Pine Canyon above the Colony. As far as current density that may be allowed, there is no net benefit to the City or County for the ski lease being in a Conservation Easement.

The Park City General Plan Land Use Map does not identify additional development areas within the ski lease of PCMR. The General Plan description for Park City Resort/West Hill indicates development potential surrounding the Resort Base.

Questions for discussion:

a) **Is the Council willing to entertain adding density from areas other than Bonanza Flats?**
b) **If there is no transfer of density from PCMR, is there a persuasive public benefit?**

<u>Hotel Rooms</u>

2.2. **Maximum Density**. The maximum density within the Mountain Village is 705 Unit Equivalents configured in no more than 470 residential units. Such density shall be configured as multi-family, **hotel** (emphasis added), or PUD units, provided the PUD units do not exceed 60. PUD units consume Unit Equivalents in the same respect as multifamily units. Additionally, the Mountain Village may contain up to 16 detached single family home sites.

Footnote: "Hotel rooms of 500 square feet or less constitute ¼ Unit Equivalents."

The proposed Montage hotel includes 195 hotel rooms. These rooms would not have kitchens and therefore do not meet the definition of a Dwelling Unit; however, under the DA the actual unit count should include these rooms as units. Nothing in the Development Agreement or Land Management Code would cause these rooms not to be counted. Therefore, the actual unit count is **272.5 over the Development Agreement maximum.** Whether or not these are Dwelling Units, the impacts of traffic and parking must be considered.

Question for discussion:
a) Should Hotel Rooms be included in the total unit count?

<u>Alternatives for Process</u>

With the above questions for discussion, the Council is requested to provide guidance on the amendment process. As the governing authority for the City, the Council may agree to amend the Development Agreement and set the parameters for which the City will agree to such an amendment. The City Council may give direction to the Planning Commission on certain aspects of the Development Agreement changes and charge the Planning Commission with review of the application with a recommendation to be forwarded to the Council after review by the Commission

As with any MPD or MPD amendment, the Planning Commission reviews and takes action on the application. This action can be appealed to the City Council. The Council may direct the application (Development Agreement and MPD) to be fully reviewed by the Planning Commission with a recommendation from the Commission forwarded to the Council on the DA amendment.

The City Council may review and take action on the proposed amendments to the Development Agreement and direct the MPD to be reviewed by the Planning Commission in accordance with any changes made to the Development Agreement.

Exhibits
Exhibit A – Project description
Exhibit B – Open Space proposal

PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JULY 14, 2005

Present: **Mayor Dana Williams; Council members, Kay Calvert, Marianne Cone, Candace Erickson; Jim Hier; and Joe Kernan**

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Jerry Gibbs, Public Works Director; Renae Rezac, Planning Secretary; Jonathan Weidenhamer, Planner

Planning Commission members Jim Barth, Jack Thomas and Bob Powers

Mandy Scully and Doug Clyde, Talisker; and Jeff Maungham, The Athens Group/Montage

1. Council questions/comments. Candace Erickson commented on the number of visitors in town due to the girls fast pitch tournament. Marianne Cone suggested establishing alternate liaisons to all boards, including the Planning Commission. Jim Hier relayed that he doesn't attend all Commission meetings and Joe Kernan disclosed that he only attends a few School District meetings a year. Kay Calvert reported on a strategy to promote the ice facility. The Mayor expressed his concern about the number of delays with Mountainlands affordable housing project and the impacts on qualified buyers and the neighborhood. In the meantime, the prices have escalated from $60,000 - $90,000 to $120,000 to $168,000. He suggested reviving the City's Housing Authority to manage affordable housing and added that the City is being blamed for delays and associated price increases. There was discussion about Mountainlands providing regular updates to Council which is a requirement of the loan.

Jerry Gibbs advised Council of a maintenance problem at the Treasure Mountain Middle School Well which will be down for about a week, totaling three sources out of service. JSSD has agreed to provide an additional 500 gallons per minutes through its connection which will meet about half of the production of the Middle School Well. The Judge Tunnel's turbidity is dropping and the City may be able to use it intermittently.

2. Planning Commission stipend. Renae Rezac reported that Council directed staff to compare resort communities and Wasatch Front stipends for planning commissioners and found that compensation varies. Park City Commissioners currently receive $100 per meeting and hold two meetings a month. The City also pays for their APA dues. Mayor Williams acknowledged the controversial issues tackled by the Commission and the amount of time devoted to preparing for and attending meetings. Jim Hier suggested that the City cover travel expenses for Planning Commission members who participate on the annual City Tour. He strongly believes that pay does not attract citizens to serve but the City should cover associated expenses. Joe Kernan felt that the commitment is intense; commissioners continually *take a lot of heat* and members should be compensated fairly. Marianne Cone suggested scheduling a 20 minute break at Planning Commission meetings for members to enjoy a catered meal. The Mayor added that Vail provides a golf pass and suggested giving Racquet Club or golf passes. It should be a thank-you from the City Council and it may be possible to provide optional packages for members. Ms. Rezac advised that Planning Commissioners are not considered employees of the City and are not eligible for reduced or complimentary golf rates or Racquet Club passes under IRS regulations. Kay Calvert suggested that they be able to use our ski passes. The City Manager stated that he would like to explore these options this further with the Finance Manager and report back to Council. Mayor Williams felt the Council can do more to show its appreciation and the item will return on an upcoming work session.

Jim Hier emphasized that there is a process in place for salary comparisons which was used for this analysis and there shouldn't be a deviation. The comparison shows that Park City's stipend is high and he believes Commissioners should be acknowledged in other ways, especially considering that *no one is doing it for the money*. Providing educational assistance probably has more value to members than compensation. Kay Calvert agreed. As a former commissioner, he didn't believe there is enough time to schedule dinners at meetings, but maybe providing snacks would work. The Mayor suggested polling the Commission for feedback on education, recreation activities or other ideas. He added that it may be appropriate to add an alternate to the Commission in the event of absences.

3. Joint session with Planning Commission – Village at Empire Pass. Brooks Robinson explained that on June 24, 1999, Council adopted Ordinance 99-30 approving the annexation and Development Agreement for the 1,655 acre Flagstaff Mountain area. Ordinance 99-30 granted the equivalent of a "large-scale" master planned development (MPD) and set forth the types and locations of land use; maximum densities; timing of development; development approval process; as well as development conditions and amenities for each parcel. The Development Agreement specifies that only 147 acres of the 1,655 acre annexation may be developed. The remainder of the annexation area is to be retained as passive and recreational open space.

Mr. Robinson continued that Ordinance 99-30 also required that the applicant submit 14 specific technical reports for review and approval by the City. The 14 studies, along with the Land Management Code and the Development Agreement form the standards under which the subject MPD and preliminary/final plat will be reviewed. The Development Agreement constrains the mixed-use development in the Mountain Village area (Pods A, B-1, and B-2) to:

- The Mountain Village is to be contained within 84 acres.

- No more than 705 Unit Equivalents (2,000 square feet each) in no more that 470 residential units (including not more than 60 PUD-style units) and no more than 16 single-family home sites.
- 65% of the residential units (306 of 470) must be within Pod A.
- No more than 75,000 square feet of resort support commercial.
- A maximum 35,000 square foot day skier lodge in Pod B-2 with no public road access, no day skier parking, and limited parking to meet service and administrative requirements.

He explained that the last condition was amended by Council in September 2004 to allow public road access and accommodate parking for special events through a conditional use process conducted by the Planning Commission. Through illustration of a map, Planner Robinson pointed out Pods A, B-1, and B-2 and associated unit equivalents. A dwelling unit is described as having a kitchen unit and is not necessarily a residential unit which is undefined. The current proposal from Talisker is a Montage Hotel consisting of rooms and suites. The applicant is counting the square footage as unit equivalents not dwelling units. The Village at Empire Pass, as currently approved, comprises 372.5 residential units, utilizing 520.4 unit equivalents. The Development Agreement would allow an additional 97.5 residential units and 184.6 unit equivalents. The proposal would encompass 175 residential units, an additional 77.5, and 264.6 unit equivalents, an additional 80 unit equivalents. In addition, 195 hotel rooms are proposed which the applicant is not counting.

Planner Robinson stated that it is staff's contention that the 475 residential units configured as multi-family hotel do apply and this represents 80 additional unit equivalents, an 11% increase to the 705 total. Adding the 77.5 dwelling units to the 192 hotel rooms represents a 57% increase. He referred to the General Plan land use map, specifically an open area not contemplated in the General Plan for development or a lease with PCMR. It is zoned unincorporated Mountain-Remote in Summit County at one unit per 60 acres. UPCM is considering developing two sites, Silver King near the bottom of the Bonanza Lift and in White Pine Canyon above The Colony. This project is not in the City, but it appears that 20 to 24 units are proposed eliminating a density transfer to Empire Pass. If there is more development at Silver King, King Road will be improved and a secondary access will need to be provided.

Brooks Robinson asked if Council is interested in amending the Development Agreement, and if so, are there are other interests that Talisker and UPCM would like to explore? Although it is not the best written document, he stated that the City can live with it. The Development Agreement specifies that density transfers to Empire Pass come from Bonanza Flats, but the applicant has not been willing to discuss Bonanza Flats. Other outstanding considerations include the future of SR224, another use at Richardsons Flats which was contemplated as a golf course. A location and plan for

100 affordable housing units have not been identified and water utilities need to be addressed for service to Bonanza and Empire Pass. Providing adequate parking for the commercial activity in Empire Lodge is another issue and the Council needs to make a decision on whether the gondola concept is a public benefit and financially viable. If a gondola is not pursued, UPCM is required to pay the City $2 million. Doug Clyde, Talisker, interjected that he believed the gondola proposal was dismissed from the project with the acceptance of the traffic mitigation plan, which determined that it was impractical. Brooks Robinson responded that it wasn't taken out of the Agreement and Mr. Clyde added that the payment is scheduled in the phasing plan. Mr. Robinson added that many details were omitted in the Agreement but 14 technical reports were required and each phase must comply with the technical reports in addition to the Development Agreement and MPD. If the Development Agreement is reopened, density transfers need to be addressed. In response to a question from Joe Kernan, Mr. Robinson explained that typically unit equivalents are used to calculate density, not *residential units*, which is a term unique to Flagstaff where the intent was to create a vibrant mixed use with commercial and residential uses.

As a former Planning Commission, Jim Hier noted that their focus was maximizing the open space by clustering development and minimizing traffic impacts. Rather than just using unit equivalents, types were identified to better project traffic generation. Mayor Williams stated he would like to again explore a gondola and cited the success in Telluride. Jim Hier added that the parking is set at 20% less than the LMC requirement to provide a disincentive for people to drive there and to use public transportation. There were differences of opinions expressed about the generation of traffic from guests at resort spas and/or hotels. Commissioner Jack Thomas also felt the gondola at Telluride is effective at moving people. The Mayor emphasized that this plan is very different as it is more spread out with no village concept. In response to a question from Tom Bakaly, Planner Robinson confirmed that there are 705 unit equivalents and 520 are committed to Pod A and B-1; 185 unit equivalents remain. Jim Hier emphasized that planning the project is a balancing act and there was discussion about maintaining the area of open space and conservation easements.

Mandy Scully, explained that when Talisker purchased the mining company, it analyzed the market to determine what was needed and concluded that Park City needs a true five-star hotel with a spa and extraordinary service; not condominiums. Having identified the need and looking at their properties, they felt that B-2 was the perfect location for a hotel next to the Empire Lodge. The area provides fantastic views but is very secluded, minimizing visual impacts from town. It is also felt that the mountain back-drop will work aesthetically for the hotel and after checking the Development Agreement, Talisker found that a hotel was contemplated. She spoke about their selection of The Athens Group/Montage over other high-end hotel chains and relayed their confidence that the hotel will be a good addition to Park City. The company is privately-owned and its commitment and outlook is long-term. Service is unique because *it feels relaxed and fun*. The company also works well with Deer Valley and is a good philosophical fit for all parties.

Jeff Maungham explained that The Athens Group is a development company specializing in resorts, including The Ritz-Carlton in Bachelor's Gulch, The Ritz-Carlton in San Francisco, Montage Resort & Spa in Laguna Beach, Four Seasons in Hawaii, and Lowe's outside of Tucson. These individual properties showcase their natural environment, which is the key to success, and have become a source of pride in their communities and a major economic contributor. He spoke about their relationship with Montage beginning with the development of its property in Laguna Beach, a second in Beverly Hills and it is hoped that Park City will be the site of the third Montage. He reiterated that Montage is privately-owned and not concerned with quarterly earnings; it is committed for the *long haul*. The project is contemplated as an all-seasons resort with 192 hotel rooms, 175 residential units built in two phases, a 3,500 square foot spa, 15,000 square foot meeting and function space, two restaurants, and an outdoor swimming pool. It is desired to begin construction next spring and open the hotel in late 2008.

Doug Clyde stated that this is an excellent site for a large building for a number of reasons. It is not visible from any of the sensitive lands vantage points selected by the Planning Commission in its review, and the steep mountain back-drop will frame the building. He felt the project conforms to the Development Agreement by being clustered; an 11% increase in density represents only three acres and he acknowledged their mistake in planning one of the lots. The document does not define a hotel room as a residential unit and the table should have a footnote, indicating that a hotel room equals one-quarter of a unit equivalent which is consistent with the LMC and with Hank Rothwell's understanding of the calculation. From an economic standpoint, hotel rooms do not generate real estate sales and unfortunately the agreement does not provide guidance with regard to counting them. The actual increase in total building space and volume is 11% of the total project and their analysis is defined and distinguishes from a hotel room and a dwelling unit. He emphasized that they have no intention of making these interchangeable uses and there will be a final fixed number; the major requested amendment to the Development Agreement is the increase in density.

Mandy Scully acknowledged that Talisker is seeking an additional 80 unit equivalents and pointed out that this is not a density transfer, but an open space issue. Over the past seven years, Park City has spent $20 million in open space acquisitions and the conservation easement will provide 3,000 acres, preserving the view shed, and from Talisker's perspective, there is significant public benefit with the donation. In response to a question from Joe Kernan, there was discussion about the location of lots contemplated for development in White Pine Canyon. It was explained that the lower floors will be hotel rooms and the upper floors will transition to residential; it is likely that Montage will manage the rentals. Marianne Cone asked the average room charge, and Mr. Maungham indicated $475 a night.

Mayor Dana Williams expressed his opinion that additional unit equivalents relate to a density transfer, not open space, and that no more units should be built at The Colony in White Pine Canyon. There should be a significant density reduction in Bonanza. The value of a conservation easement on property zoned for 1:60 on steep undevelopable property should be evaluated. He didn't feel the corner parcel at Quinns is appropriate for affordable housing and there needs to be a better plan. He is not in favor of two roads on Guardsman Pass and perhaps SR224 can be rerouted to accommodate the development. Jim Barth agreed with the Mayor's comments, specifically regarding Bonanza. Joe Kernan agreed and added that he doesn't have as much of a problem with White Canyon as he does with more traffic on Marsac Avenue. Commissioner Jack Thomas indicated that B-2 is a natural location for a hotel but density needs to be transferred and Bonanza is a logical choice. He is open to reconsidering the gondola concept to mitigate traffic impacts, but there is a lot to analyze. Bob Powers indicated that a convention facility is a needed amenity in town.

The Mayor asked for feed-back on reexamining the Development Agreement. Kay Calvert stated that she is not convinced that the hotel will generate traffic, especially if the hotel provides transportation for guests. Single family units would create more traffic because of day trips. She felt there are enough issues that the Agreement should be reopened. Jim Hier believes the Montage Hotel is a great project but if it requires 80 more unit equivalents, the Development Agreement has to be amended to pursue the application. The concept of dedicating open space without reducing density is not adequate and all entitlements should be considered together. Marianne Cone stated that traffic is her major concern and she would like to look at mass transportation, specifically the gondola. Candace Erickson felt that hotel units are dwelling units and if this and a transfer of density from Bonanza Flats are not negotiable for Talisker, then the Development Agreement should not be opened. She relayed on behalf of Commissioner Bruce Erickson, not in attendance, his major concerns about traffic. If density is increased, traffic must be mitigated.

Mayor Williams strongly felt that the Wasatch County Commission and the Snyderville Basin Planning Commission should be involved in discussions. Joe Kernan stated that he is interested in the gondola and a trails system as part of the project. Tom Bakaly understood that a majority of members are interested in opening the Development Agreement as long as transportation, specifically the gondola, is reviewed as well as a density transfer from Bonanza Flats to account for additional unit equivalents created by the hotel. Jim Hier clarified that equalization is not his priority as long as King Road is left alone. He continued that he believes the three Planning Commissioners in the room have a good feel for Council's direction and he doesn't support forming a task force at this time. The applicant should continue to work with staff and the Planning Commission on this project and the Snyderville Basin Planning Commission should be invited to the meetings to render input. Council member Hier pointed out that both Richardsons Flats and Bonanza Flats are outside the City limits but are addressed in the Development Agreement. The County should be involved as much as possible. Commission Chair Jim Barth interjected that it is helpful to hold these joint sessions.

4. Establishment and appointments to the IHC/Burbidge/USSA Task Force. Jonathan Weidenhamer explained the membership of the proposed board which will be charged with reviewing the project with the General Plan and analyzing the underlying zoning. Jim Hier requested that the task force also provide land use recommendations potential annexations in the area. Mark Harrington advised that this be a separate work item after this specific project review is complete. Council members agreed. Joe Kernan questioned the rationale for a Council member to chair the task force as opposed to the Planning Commission. Jim Hier and Candace Erickson offered to serve which was unanimously supported.

Prepared by Janet M. Scott, City Recorder

DOUGLAS CLYDE

P.O. Box 561
5258 N. New Lane
Oakley, UT 84055

October 14, 2005

Brooks Robinson
Senior Planner
Park City Municipal Corp

Dear Brooks,

As requested by the City, we have undertaken a density analysis of PCMR which illustrates three alternative approaches: (i) the most expansive approach (producing **393.29 Units**), (ii) the most restrictive approach (producing **46.09 Units**), and (iii) a hybrid approach (producing **99.59 Units**).

The complete calculation methodology, assumptions, and related Slope Map are attached. As the Slope Map indicates, there are more flat areas with development potential then originally presumed. Over one half of the total land is in the range of slopes that could be considered for development in a Sensitive Lands analysis. The density figures presented here include the sum of the land within the City and the County, and are as follows:

Zoning Approach	Resulting Unit Count
1. Estate zoning on all land in the County	**393.29 Units**
2. Estate 40 zoning on all land in the County	**46.09 Units**
3. Estate 40 zoning on all lands greater than 15% and Estate zoning on Lands less than 15% in slope	**99.59 Units**

Please note that Talisker's current proposal would remove all density from PCMR lands including the Silver King area, reserving only the 12 lots in the White Pine area adjacent to the final phase of the Colony. This would result in an open space easement on approximately 3000 acres.

We believe these approaches illustrate the availability of more than sufficient density to satisfy the City's requirements for the Montage. Let us know if you have any questions about the information outlined in this letter and the attachments.

Sincerely,

CC: Patrick Putt
Tom Bakaly w/o

Phone: 435-333-8001 - Fax: 435-783-5687 - email: dclyde@allwest.net

METHODOLOGY AND ASSUMPTIONS

1. Attached is a slope map and spreadsheet for the Park City Mountain Resort lands that are within the County and the City. The Sensitive Lands density analysis is based on these lands.

2. The lands within the City are zoned Estate and are analyzed accordingly. Within the County, we have prepared alternative density determinations based on Estate, Estate 40, and a mix of Estate and Estate 40.

3. All analyses include the Sensitive Lands density deductions.

4. Within the land in the County, there are 169 acres between 0 and 15% slope that are not in Ridgeline Areas. A considerable amount of this acreage would be suitable for clustered development, which is the rationale for the analysis in item 3.

5. None of the lands within the Shadow Lake parcels were included in the calculations.

SLO Analysis

PCMR Lands Within the County

1 Estate — Zoning for Complete Annexation Area

1: 3 acres

slopes	SLO base density	Density Transfer	Density Bonus	Total acreage	Ridge Line Acerage	Non Ridge Line Acerage	Total Unit w/o Ridge line	Ridge Line Transfer Unit @ 30%	Total Units
0-15	100%	0%		184.15	15.22	168.93	56.31	1.52	
15-30	25%	25%	20%	784.10	48.41	735.69	134.88	1.21	
30-40	25%	25%	20%	671.33	12.30	659.03	120.82	0.31	
40+	0%	10%	20%	1548.23	40.63	1507.60	60.30	0.00	
			Totals	3187.81	116.56	3071.25	372.31	3.04	**375.35**

2 E - 40 — Zoning

1: 40 acres

slopes	SLO base density	Density Transfer	Density Bonus	Total acreage	Ridge Line Acerage	Non Ridge Line Acerage	Total Unit w/o Ridge line	Ridge Line Transfer Unit @ 30%	Total Units
0-15	100%	0%		184.15	15.22	168.93	4.22	0.11	
15-30	25%	25%	20%	784.10	48.41	735.69	10.12	0.09	
30-40	25%	25%	20%	671.33	12.30	659.03	9.06	0.02	
40+	0%	10%	20%	1548.23	40.63	1507.60	4.52	0.00	
			Total	3187.81	116.56	3071.25	27.92	0.23	**28.15**

3 Estate — Zoning for slope 0 - 15%

1: 3 acres

slopes	SLO base density	Density Transfer	Density Bonus	Total acreage	Ridge Line Acerage	Non Ridge Line Acerage	Total Unit w/o Ridge line	Ridge Line Transfer Unit @ 30%	Total Units
0-15	100%	0%	0%	184.15	15.22	168.93	56.31	1.52	**57.83**

PCMR lands in City

4 Base Zoning Estate

1: 3 acres

slopes	SLO base density	Density Transfer	Density Bonus	Total acreage	Ridge Line Acerage	Non Ridge Line Acerage	Total Unit w/o Ridge line	Ridge Line Transfer Unit @ 30%	Total Units
0-15	100%	0%		14.89	6.29	8.60	2.87	0.63	
15-30	25%	25%	20%	40.95	7.38	33.57	6.15	0.18	
30-40	25%	25%	20%	35.52	1.91	33.61	6.16	0.05	
40+	0%	10%	20%	47.89	0.44	47.45	1.90	0.00	
			Total	139.25	16.02	123.23	17.08	0.86	**17.94**

County Zonning

Mountian Remote Zone with the Incentive Density for Clustering and Trails

Acres	Zoning	Total Units
3187.81	60	**53.1**

Total Density City and County

	Total Units
1:3 plus Estate zoned lands in City (#1 + #4)	**393.29**
1:40 plus Estate zoned lands in City (#2 + #4)	**46.09**
1:40 on Steep Slopes plus Estate zoned lands in City plus 1:3 on 0-15%	**99.59**
Existing Co. Zoning at 1:60 given clustering plus City lands	**71.07**

November 8, 2005

City Council
City Planning Commission
Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah 84060

Dear City Council and Planning Commission Members:

Talisker has continued over the last few months to work with the Staff of Park City on our application for a Montage Resort, Spa and Residences. Over this time period, many questions and requests for clarifications have been raised and answered. We hope our package highlights these responses for you.

DENSITY

What we have found, as you will see from attached slope maps, is that there are significant areas which would be suitable for development, as highlighted in shades of yellow and green.

Depending on the methodology used, the end result could be approved residential unit equivalents between 46 and 393.

Planning staff also asked us to confirm that annexation of the PCMR lease lands into the City is feasible. We have confirmed that it is feasible. If annexed, this would bring approximately 2800 acres under the City's control and jurisdiction.

CONSERVATION EASEMENT

In our package you will see a map which outlines the approximately 2800 acres of open space under a conservation easement as part of our proposal. This proposal will preserve the Park City landscape, and will protect the City's most valuable view shed. This conservation easement would be the single biggest easement of its kind in Park City's history.

TRAFFIC

Our traffic consultant, Fehr & Peers, has updated their 2001 traffic study for Empire Pass assuming the proposed resort hotel and 80 additional UE's. This incremental traffic represents an increase of approximately 2.8% above what was contemplated under the development agreement in current Marsac Avenue traffic counts.

City Council
City Planning Commission
November 8, 2005
Page Two

We continue to work with Montage to enhance the Empire Pass transit program. Having a resort hotel at Empire Pass will enhance transit use because of the ability to capture more guests at the airport for transit to Park City, and increased shuttles to and from town. As well, there will be substantial transit revenues generated for the City over time from additional transit tax and real estate transfer fees. The money generated from these taxes and transfer fees can be used for ongoing traffic mitigation initiatives.

In this latest proposal, we have eliminated future development from the Silver King area, which in turn will also eliminate additional traffic from King Road through Old Town.

VISUAL ANALYSIS
We have completed a visual analysis from the points of reference outlined in the Project's MPD. The B2 development area is barely visible from one of the five relevant vantage points for the Project. The visual impact of the Montage will be virtually the same as the existing approval. Please see the attached computer-generated visual analysis.

ECONOMIC DEVELOPMENT
There is a significant positive economic impact in bringing the Montage Resort and Spa to Park City. Once stabilized, the development at B2 will generate more than **$2.4M** additional annual net revenue to the City. There will of course be an even larger economic multiplier effect in the town of Park City itself. But perhaps the most significant aspect of Montage is the way in which it will allow Park City to differentiate itself from other mountain communities.

Montage brings an increased bed base with its own unique character that responds to the mountain recreational activities in Park City. The quality will be unparalleled, yet the service delivered in a relaxed, fun atmosphere. We think this builds on the character of Park City today.

With the spring construction season around the corner, we will continue our efforts to work with Staff in the hopes that we can succeed in bringing this fantastic opportunity, the Montage Resort and Spa, to Park City. Please let us know if you have any questions.

Sincerely,

/s/

Mandy Scully

Summary of Development Proposals

	EXISTING DA APPROVAL	INITIAL PROPOSAL TO AMEND DA	REVISED PROPOSAL (PCMR Annexation)
RESORT HOTEL	Approved use but not part of Initial Business Plan	Montage Resort Spa & Residences differentiate Park City/Deer Valley from other Mountain Resorts	Montage Resort Spa & Residences differentiate Park City/Deer Valley from other Mountain Resorts
DENSITY	470 Dwelling Units in 705 UE	• 550 Dwelling Units • 192 Hotel Rooms in 785 UE	• Retirement of Development Rights (Additional zoning potentially available up to 393 units with PCMR annexation)
CONSERVATION EASEMENT	967 Acres at Empire Pass	• 967 Acres at Empire Pass • Approximately 2600 Acres	• 967 Acres at Empire Pass • Approximately 2800 Acres • Largest Conservation Easement in Park City History
TRAFFIC	Agreed as per Development Agreement	• 2.8% Increase in traffic on Marsac above development agreement • Increase traffic on King Road	• 2.8% Increase in traffic on Marsac above development agreement • Remove potential trips on King Road (access to Silver King)
TRANSIT	• $2M Traffic Mitigation • Shuttle System • Road Improvements • Transfer tax to fund city transit	• $2M Traffic Mitigation • Shuttle System Enhancement • Road Improvements • Increased transfer tax proceeds • Increased city transit tax proceeds from hotel sales tax • Centrally managed transit system	• $2M Traffic Mitigation • Shuttle System Enhancement • Road Improvements • Increased transfer tax proceeds • Increased city transit tax proceeds from hotel sales tax • Centrally managed transit system
VISUAL	• Limited Visual Impact • B2 cannot be seen from most vantage points, including from town	Increased Visual Impact (potential for development at Silver King)	• Very limited visual impact • Protection of visual Sensitive Lands
ECONOMIC DEVELOPMENT	Significant economic growth and revenues to city through property tax and increased resident and visitor spending	• $2.4M Annual Net Revenue to City from B2 • Substantial increase over existing due to increases in resort sales and transit taxes, as well as higher visitor spending from warm beds	• $2.4M Annual Net Revenue to City from B2 • Substantial increase over existing due to increases in resort sales and transit taxes, as well as higher visitor spending from warm beds • Small increase in tax revenue from 2800 acres

**Following is a
Comparative Analysis between
existing approved density
and the
proposed Montage**

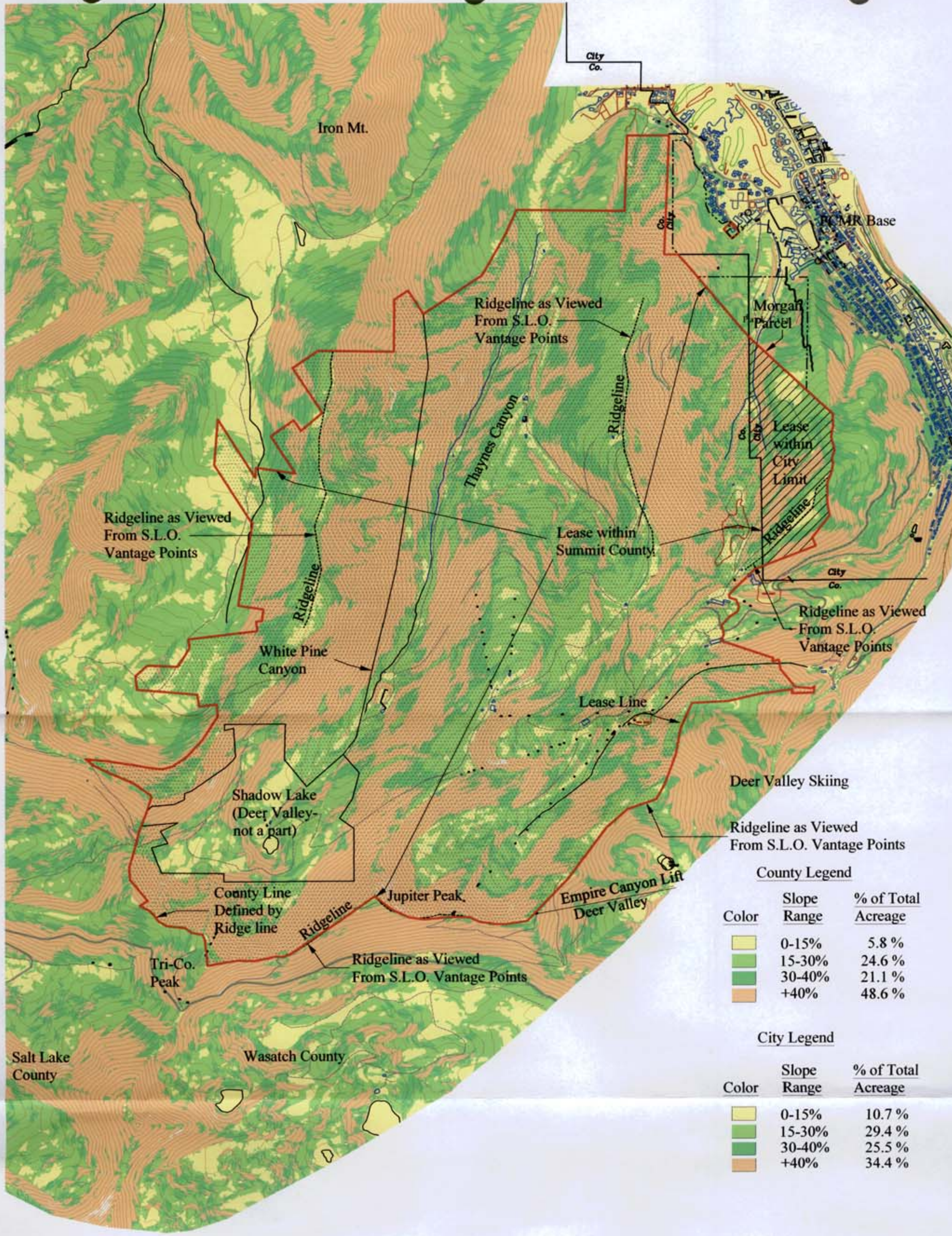
B2 WEST: RESIDENTIAL PLAN EXISTING DENSITY

B2 WEST: MONTAGE RESORT & SPA

All statements, materials or specifications contained or depicted herein are preliminary or conceptual and are subject to change at any time.

SENSITIVE LANDS SLOPE ANALYSIS

Area inside red boundary can support between 46 and 393 EU's



Slope Analysis PCMR Lands

Park City, Utah

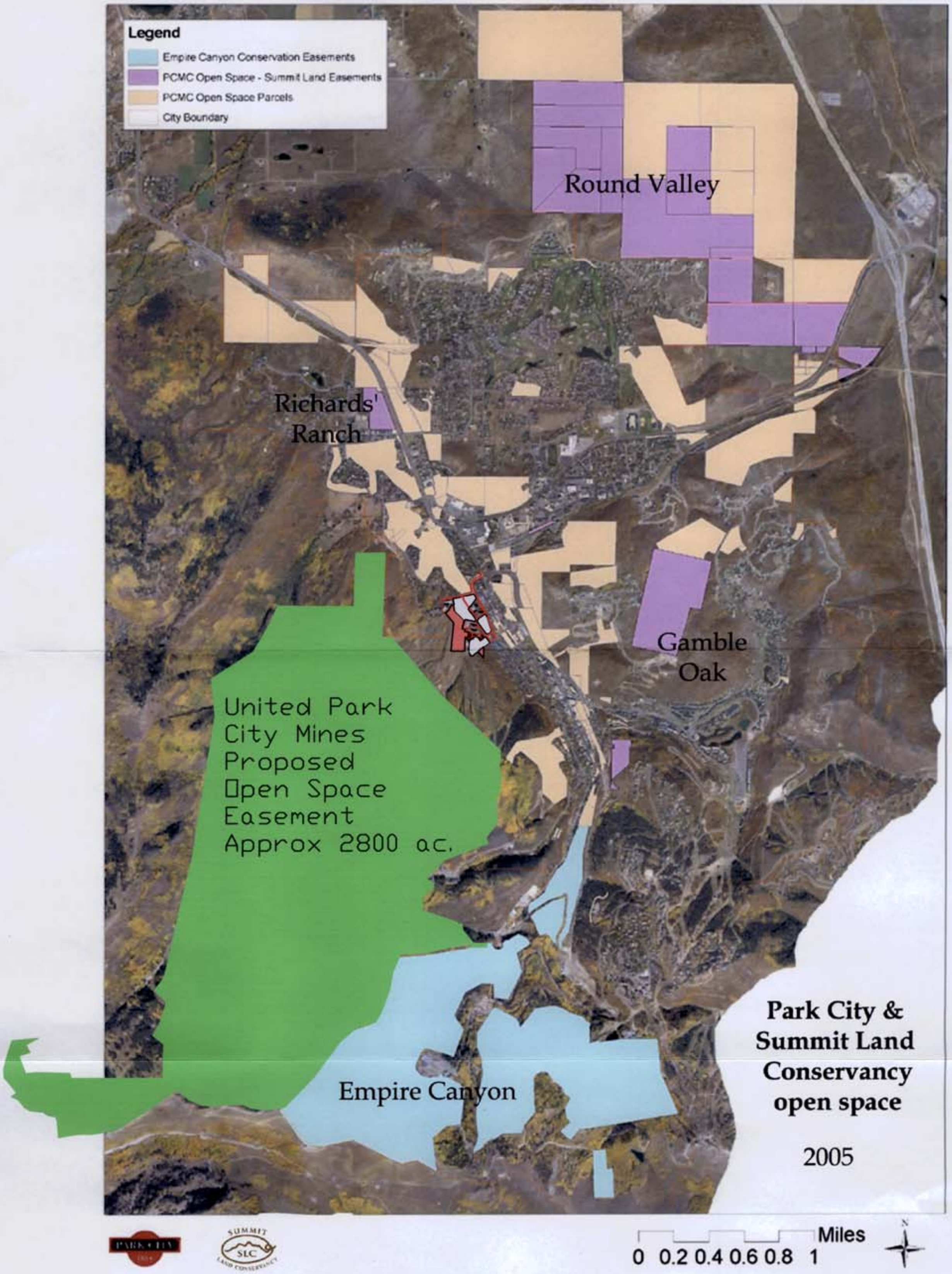
November 8, 2005

HART | HOWERTON
Planners · Architects
Landscape Architects

PROPOSED
OPEN SPACE EASEMENT

If the proposal goes ahead approximately 2800 acres would become part of Park City's Conservation Easement Area

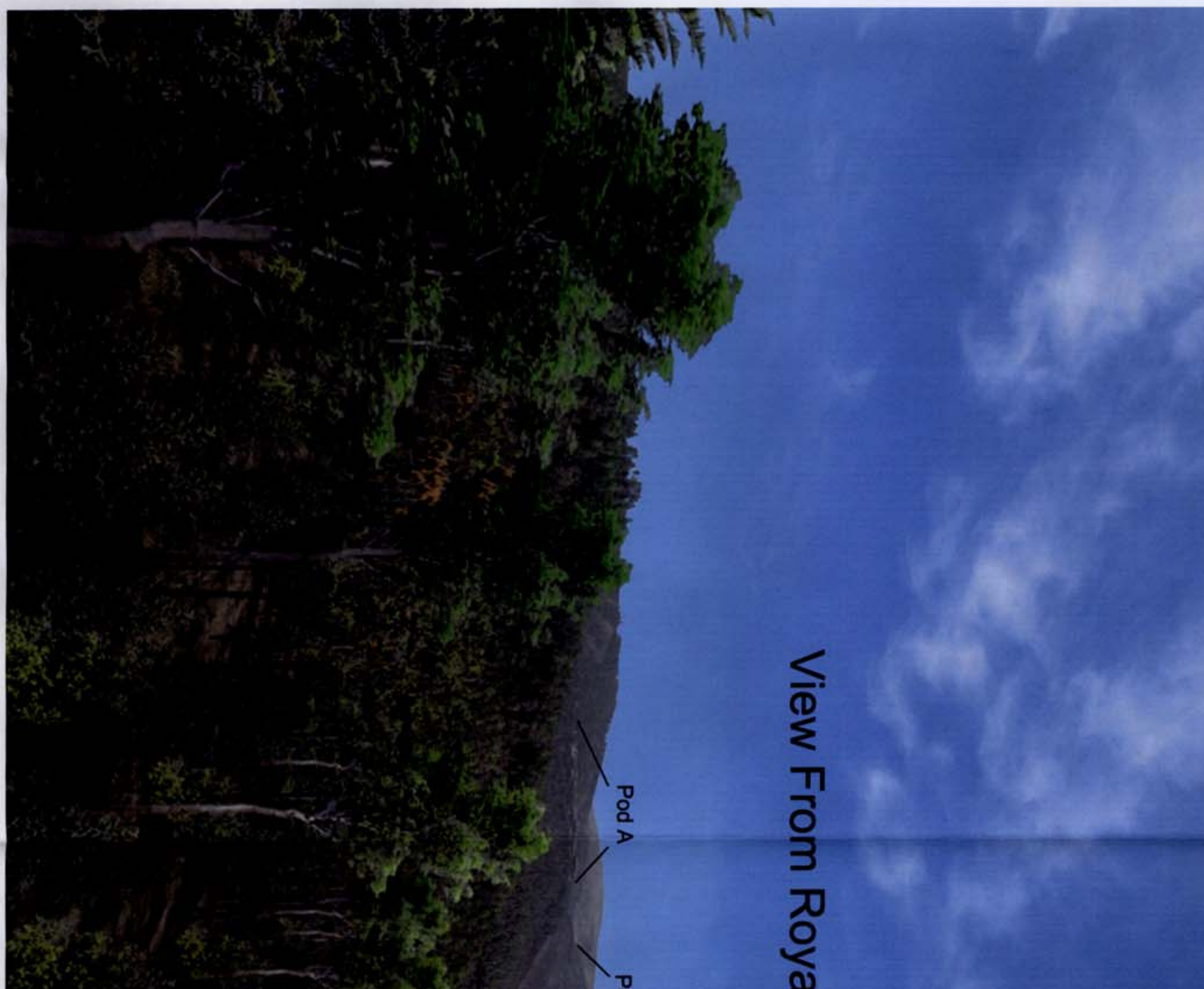
This is a dramatic increase in Open Space in the Major View Corridor for the City


Legend
Empire Canyon Conservation Easements
PCMC Open Space - Summit Land Easements
PCMC Open Space Parcels
City Boundary
Round Valley
Richards' Ranch
Gamble Oak
United Park City Mines Proposed Open Space Easement Approx 2800 ac.
Empire Canyon
Park City & Summit Land Conservancy open space
2005
Miles
0 0.2 0.4 0.6 0.8 1

VISUAL SIMULATION

View to B2 Montage from Royal Street

B2 is not visible from any of the project's MPD vantage points


View From Royal St
Pod A
Pod B2

ECONOMIC DEVELOPMENT

- $2.4M annual in net revenues to Park City at hotel stabilization
- $580,000 in annual revenues to Park City School District
- Expansion of Park City bed base
- Significant secondary economic benefits through increase in visitor spending in Park City by visitors to Montage Resort
- Differentiate Park City from other Mountain Resort Communities

September 19, 2005

Ms. Mandy Scully
Talisker Corporation
PO Box 4349
Park City, UT 84060

Dear Ms. Scully:

Wikstrom Economic & Planning Consultants, Inc., ("WEPC") a Salt Lake City based economic analysis firm, was retained by Talisker Corporation to complete an independent analysis of the fiscal impacts to Park City of the proposed Montage Resort and Spa at the proposed density outlined herein. Fiscal impacts analysis is based on an evaluation of service requirements of the proposed development area as well as a projection of potential revenues to Park City and other local service agencies. We are pleased to present to you the following report. (All figures are stated in 2005 dollars).

Development Program

The proposed Montage Resort and Spa will be located adjacent to the existing Empire Canyon Lodge on the northwest side of the Deer Valley Resort. The planned development will consist of a luxury class resort property with approximately 192 hotel rooms and 48,310 square feet of commercial space that will include restaurants, bars, a full service resort spa, meeting space and retail shops. In addition, residential condominium units of various types and sizes will be built. These units will all be sold to private owners and are planned to include approximately 54 Hotel Suite condominiums, 40 Penthouse condominiums and 81 Cluster Unit condominiums. While most of these condominiums will be used as vacation residences, it is likely that some will be used as primary residences. Based on actual experience in the Deer Valley development, it is anticipated that roughly 10 percent of the condominiums will be primary residences.[i]

The project is planned for construction beginning in the summer of 2006 with completion anticipated in late 2008. The hotel will be fully operational in 2009. The development will complement and expand the recreation and resort opportunities of the existing Deer Valley Resort and Empire Pass community.

Net Impacts Summary

The Montage Resort and Spa development will produce appreciable, beneficial fiscal impacts to Park City. When the resort reaches a stabilized level of operation in 2012, it will generate approximately $2.43 million in annual tax and fee revenues to the city while requiring services with an estimated annual cost of roughly $57,669 resulting in net revenues to Park City of $2.37 million annually. Net revenues will range from $1.34 million in the project's initial year of operation (2009) to the $2.37 million figure in 2012 and every year thereafter. In addition, Park City School District will receive approximately $580,000 in annual revenues from the development.

Table 1. Montage Resort and Spa Summary of Net Fiscal Impacts (excluding impact fees) (2005$)

Year	Total Revenues	Total Annual Costs	Annual Net Revenues
2006	$849,422	($849,422)	$0
2007	$80,000	($80,000)	$0
2008	$195,022	($195,022)	$0
2009	$1,368,736	($31,680)	$1,337,056
2010	$1,788,876	($41,663)	$1,747,213
2011	$2,215,755	($51,781)	$2,163,974
2012	$2,432,538	($57,669)	$2,374,869
2013+	$2,432,538	($57,669)	$2,374,869

Source: WEPC

The bulk of tax revenues will come from property taxes with sales-related taxes (sales tax, resort tax and transit tax) making up most of the balance. Ongoing costs will begin in 2009 when the resort begins operations and stabilize in 2012 when the resort reaches stabilized occupancy. These costs, which are related to police protection and recreation services, are minimal in comparison to the revenue that will be received by Park City. The initial one-time costs in years 2006 to 2008 are offset directly by related revenues and are associated with planning, building inspection and engineering services. These one-time costs will be discussed later.

Revenue Projections

<u>Property Tax Revenues</u>

Based on the development program outlined above, the projected property tax revenues are summarized in Table 2 below. All residential condominium units are expected to be absorbed in 2012 which, along with hotel stabilization, will result in total annual property tax revenues to Park City of $1,241,230. In addition, Park City School District will receive substantial annual property tax revenues from the resort in the amount of approximately $580,060 at stabilized occupancy. Assuming no students reside at the resort, there will be no additional cost to the district resulting from the construction and operation of the resort.

The property tax revenue projections are based on market value estimates for the condominiums and on assumptions related to the construction value of the hotel and commercial components of the project. Note that construction value is a fairly conservative estimate of market value and the actual tax base created by the development may exceed the figures included in this analysis. It is assumed that assessed valuation will not be less than replacement cost.

Table 2. Montage Resort and Spa Estimated Property Tax Revenues (2005$)

Year	Park City Property Tax Revenues
2006	$0
2007	$0
2008	$0
2009	$528,846
2010	$833,140
2011	$1,137,434
2012	$1,241,230
2013+	$1,241,230

Source: The Athens Group, Summit Co. Assessor & Wikstrom Economic & Planning Consultants

As can be seen, the Montage Resort and Spa will substantially add to the property tax base of Park City. The estimated $1,241,230 in annual property tax revenues to Park City would represent an 11 percent increase in Park City property tax revenues over 2004 levels.[ii]

Sales-Related and Franchise Tax Revenues

Other tax revenues include those collected from sales, resort, transit, and franchise taxes. Sales, resort, and transit tax revenues are based on estimates of the retail sales potential of the proposed commercial space. Taxable sales include revenue from hotel rooms and condominium rentals, general retail sales, food and beverage sales, and retail sales by the resort spa. Franchise taxes are charged on all utility payments made in the City.

Summary of Total Projected Direct Tax Revenues

The Montage Resort and Spa is estimated to produce tax revenues to Park City of roughly $2.14 million annually upon stabilized occupancy in 2012. Approximately 58 percent of the revenues will be property taxes, with resort taxes accounting for roughly 19 percent.

A summary of estimated total tax revenues generated by the Montage Resort and Spa development is as follows:

Table 3. Montage Resort and Spa Summary of Total Projected Direct Tax Revenues (2005$)

Year	Property Tax	Sales Tax	Resort Tax	Transit Tax	Franchise Tax	Total
2009	$528,846	$218,292	$291,055	$72,764	$17,761	$1,128,718
2010	$833,140	$242,734	$323,645	$80,911	$51,871	$1,532,301
2011	$1,137,434	$269,652	$359,536	$89,884	$85,982	$1,942,488
2012	$1,241,230	$299,632	$399,509	$99,877	$102,330	$2,142,578
2013+	$1,241,230	$299,632	$399,509	$99,877	$102,330	$2,142,578

Source: Wikstrom Economic & Planning Consultants, Inc.

Fee Income

Planning, Building Inspection and Engineering Fees

Certain fees must be paid by the developer as part of the planning review process. In addition, there will be inspection fees during the construction phases of the project. Although fees charged for these services are generally offset by the costs of the services, the offsetting of fee revenue and expenditures may occur over a period of several years. Thus, the marginal cost increases associated with this development for planning, engineering, and building inspections would be minimal because the major expenditures of the respective City departments are made to maintain staff levels, which do not vary on a short-term basis. So, while it may be more accurate in the short term to estimate marginal cost increases for these services at close to zero, we have chosen to list the costs as equal to the revenues in order to reflect the long-term view of revenue vs. expenditure balance. Therefore, in the case of each, it is assumed that the net benefits are essentially a wash – costs equal fee income. These offsetting costs and revenues are shown in Table 1.

Business License Fees

Business license fees will be charged, once the project is operational, for a number of anticipated business activities including the operation of the hotel, restaurants, spa, and retail establishments. The business license fee income estimates shown in Table 4 have been made using the Park City Business License Fee Schedule.

Park City charges a one-time $15.00 inspection fee when a new business begins operation and an administrative fee of $45.00 the first year and every year thereafter. Since the inspection fee is only collected in the first year of operation, the second-year revenue will be slightly less than the first year revenue. The fees discussed above are only a small portion of the total business license fee, of which the bulk consists of a per square-foot fee based on the type of business. This square-footage based fee revenue goes to support the City's transit system.

Table 4. Montage Resort and Spa Estimated Business License Fees (2005$)

	Revenues		Costs	
Business	**Year One**	**Stabilized**	**Year One**	**Stabilized**
Restaurants	$1,893	$1,848	($180)	($135)
Spa	$2,865	$2,850	($60)	($45)
Bar/Lounge	$892	$862	($120)	($90)
Retail	$985	$970	($60)	($45)
Hotel	$3,017	$3,002	($60)	($45)
Condo Rentals*	$5,022	$5,007	($60)	($45)
Totals	$14,674	$14,539	($540)	($405)

** Assumes 90 percent of condos would be rented by their owners*
Source: Park City Finance Department, Wikstrom Economic & Planning Consultants, Inc.

Impact Fees

Impact fees, by statute, must be directly equal to the costs of services provided by the agency charging the fees. Therefore, impact fee calculations are provided based on current fee structures. However, it is implicitly understood that the costs associated with the service demands of the development for the impact-fee-based services will be assumed to be equal to the fee amount. Table 5 offers a summary of impact fees revenues from the Montage Resort and Spa development. Total impact fee revenue for the proposed development is estimated at $684,899.

Table 5. Montage Resort and Spa Impact Fees (2005$)

Year	Hotel Rooms	Penthouse Condos	East Cluster Condos	Hotel Ste. Condos	Dining & Bar SF	Retail SF	Meeting SF	Spa SF	Parks Impact Fees	Police Impact Fees	Roads Impact Fees	Total Impact Fees
2006	192	40	0	54	11,810	5,000	14,500	17,000	$388,500	$62,123	$55,266	$505,889
2007	0	0	81	0	0	0	0	0	$149,850	$15,390	$13,770	$179,010
2008	0	0	0	0	0	0	0	0	$0	$0	$0	$0
Total	192	40	81	54	11,810	5,000	14,500	17,000	$538,350	$77,513	$69,036	$684,899

Source: The Athens Group, Park City Building Division, Wikstrom Economic & Planning Consultants, Inc.

Secondary Fiscal Impacts - Spending by New Visitors

The Montage Resort and Spa development will enhance and expand Park City's bed base for visitors with the Montage Resort and Spa and the associated residential condominiums. The above evaluation of direct expenditures in the resort itself does not take into account the expenditures the additional visitors to the area will make while in Park City and outside the resort.

Non-resort-related expenditure information for winter and summer visitors has been used to estimate the total amount these visitors will add to the local economy. This expenditure information has been estimated using information provided by the Park City Chamber of Commerce/Convention and Visitors Bureau.[iii]

Table 6. Montage Resort and Spa Estimate of Total Non-Resort-Related Expenditures by Visitors in the Local Economy and Related Sales Tax Revenues (2005$)

Year	Total Non-Ski-Season Visitors (Based on 2.5 per room/unit)	Non-Ski-Season Expenditures (Based on $152.77*/person/day)	Total Ski-Season Visitors (Based on 3.5 per room/unit)	Ski-Season, Expenditures (Based on $477.41*/person/day)	Total Visitor Expenditures	Total Visitor Expenditures Less Hotel-Related Expenditures	Park City Sales, Transit and Resort Tax Revenues
2009	40,230	$6,145,879	84,562	$40,370,523	$46,516,402	$11,267,219	$225,344
2010	43,210	$6,601,129	90,826	$43,360,933	$49,962,062	$12,101,828	$242,037
2011	46,190	$7,056,379	97,090	$46,351,342	$53,407,721	$12,936,437	$258,729
2012	49,170	$7,511,630	103,354	$49,341,751	$56,853,381	$13,771,046	$275,421
2013	49,170	$7,511,630	103,354	$49,341,751	$56,853,381	$13,771,046	$275,421

Sources: Profile of Park City & Summit County Utah, Park City/Summit County Chamber of Commerce/Convention & Visitors Bureau Economic Services Department & Wikstrom Economic & Planning Consultants, Inc.
** (2005$)*

Shopping and restaurant expenditures outside the Montage Resort and Spa are estimated by assuming that all visitors to the Montage Resort spend the average visitor expenditure amounts. We then subtract the expenditures that have been projected for the resort to develop an estimate of expenditures that will occur in other areas of the community.[iv] When occupancy is stabilized in 2012 Park City will receive approximately $275,421 in tax revenue from expenditures made by Montage Resort and Spa visitors outside of the resort. Note that this analysis does not include multiplier effects or expenditures made by construction workers.

Summary

Once completed, the Montage Resort and Spa will generate over $2.43 million in revenues while requiring services with an estimated annual cost of roughly $57,669 resulting in net revenues to Park City of $2.37 million annually. Net revenues to Park City will range from $1.34 million in the project's initial year of operation, to the $2.37 million annual figure in later years. Park City School District will receive approximately $580,000 in additional annual revenues.

We hope this report meet your needs. Please call us if we can be of any further assistance.

Sincerely,

Geoff Butler
Wikstrom Economic & Planning Consultants, Inc.

Notes:

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[i] A study of primary vs. secondary status for residential units for all on-mountain developments at Deer Valley was completed by Coalition Title Company in March 1998 and revealed that 9.7 percent of the permitted units and 10.7 percent of the existing units are primary residences per the Summit County Assessor.

[ii] Park City Municipal Corporation, *Comprehensive Annual Financial Report for fiscal year ended June 30, 2004*

[iii] Park City/Summit County Chamber of Commerce/Convention & Visitors Bureau Economic Services Department, *Profile of Park City & Summit County Utah*, 2004

[iv] This analysis assumes that visitation to the Montage Resort and Spa is net new visitation to the area. It also assumes that all expenditures made in the resort's shops and restaurants are made by those staying at the resort's lodging facilities. This will generally understate the total sales since it is likely that visitors staying outside the resort will also take advantage of its shops and restaurants. However, it is included as a conservative estimate of these expenditures.

Empire Pass Pod B2

Master Plan Development
And
Development Agreement Amendment
Project Description
June 2005 (As Revised)

PROJECT OVERVIEW

The purpose of this application is to set forth the proposed master plan for the B2 development Pod at Empire Pass. This development area represents the final phase of the Empire Pass "Mountain Village" MPD. The primary component of the proposed development is a luxury resort hotel with spa and conference facilities which will be operated by Montage Hotels and Resorts and developed by The Athens Group in conjunction with Talisker. The Athens Group developed the Ritz-Carlton at Bachelor Gulch. Montage and The Athens Group developed the 262-room Montage Resort and Spa Laguna Beach which has been recognized as one of the finest resort hotels in the world. A second Montage hotel is currently under development in Beverly Hills, California.

The Montage Resort at Empire Pass will consist of 192 luxury hotel rooms and suites. The spa will be a 35,000 sq ft destination facility. Additional resort support facilities and amenities include two restaurants, 15,000 sq. ft. of meeting/conference space, lounge areas and a swimming pool, all in keeping with the goal of creating a year round resort destination. In addition to the resort hotel component, an associated hotel condominium component will be developed in two phases. This resort hotel project represents a unique opportunity for the City to bring a high-end destination resort, spa and conference facility that will compliment the City's efforts to increase the quantity and quality of summer and shoulder season business and will enhance the resort character of Park City.

OVERVIEW OF EXISTING DEVELOPMENT APPROVALS

The Flagstaff Mountain Resort Large Scale Master Plan Development (LSMPD) sets out the major development parameters of the Empire Pass project. The LSMPD contemplated a series of subsequent MPD approvals that further define the development standards for the project. The LSMPD segregates the development into two general development areas. The first is the Mountain Village, which consists of three development Pods (A, B1 and B2), and the second is the Red Cloud Neighborhood (aka Pod D). The project's initial development has occurred within the Mountain Village.

Three MPD approvals have been granted within the Mountain Village to date, they are: The Northside MPD (two phases), which include Pod B1 and one building in Pod A, the Phase 1a MPD within Pod A, and the Village MPD which encompassed all of the remaining development in Pod A. All of these approvals have projects under construction within them. These approvals total 317 multifamily units, 60 PUDs and 16 single family homes. The remainder of the development within the Mountain Village is the subject of this MPD application, and is located in Pod B2.

The LSMPD provides that the Mountain Village contains a maximum of 470 units and an additional 16 single-family homes. The 470 units are composed of up to 60 PUD's with the remainder being multifamily units. In addition, the Village is allowed up to 75,000 sq ft of Resort Support Commercial.

The Empire Pass project is subject to the Flagstaff Mountain Annexation Resolution, Development Agreement (DA), and the Large Scale Master Plan Development (LSMPD) approval dated June 24, 1999. Further, the Empire Pass project is subject to the 14 "Plans" or studies identified in the LSMPD, as adopted by the Planning Commission in December of 2001, and subsequent revisions of some of those Plans.

THE POD B2 PROJECT DESCRIPTION, LSMPD & DA ANALYSIS

The development that is the subject of this application consists of all of the remaining development within the Mountain Village and will complete the development within the Mountain Village as defined in the LSMPD. The MPD resulting from this application will establish building height and volumetrics, and will assign units and Unit Equivalents within Pod B2.

THE B2 SITE

Pod B2 is the site of the Daly West Mine and is highly disturbed with no remnants of natural grade in most of the areas of disturbance. In addition, the majority of the east side of the site is subject to mine soils remediation that will necessitate the removal of all of the trees in that area. Consequently, consistent with section 2.2.1.6 of the DA, the B2 site is the area within the project that fulfills the goal of locating development within existing disturbed areas, and therefore minimizes new disturbance within the Empire Pass project.

POD B2 PROGRAM

The heart of the B2 program is the Montage Resort hotel and spa. The creation of the Montage Resort and Spa at Deer Valley is a unique opportunity for the Park City community to distinguish itself in the high end luxury resort market. The spa and conference facility will drive year round occupancy and increase shoulder season business throughout Park City's business community. The hotel consists of 192 suites, with spa, restaurant and conference facilities. The hotel also includes a residential component that consists of hotel condominiums that have lockout units that can be placed into room inventory. All of these qualities will create an expanded market for Park City that will target resort conference business of a quality that is currently not served in the area. The spa is 35,000 sq ft in size. Two restaurants, lounge, and some retail space occupy an additional 28,000 sq ft. The average size of a hotel's rooms and suites is 725 sq ft.

Public Meeting & Banquet Facilities Usage

Montage Resort & Spa will serve as gathering place for local, regional and national leisure vacations, pre planned corporate meetings and local social affairs on a year round basis. The design of this luxury mountain property will provide both indoor and outdoor venues to host receptions, dinners, and local social events. The capacity for hosting these events will be greatest in the shoulder and summer seasons and factored into the marketing plan for the resort. The ability to bring groups to this high-end facility during those seasons when resort business is low in volume or dollars will have a significant positive effect on local businesses.

Unit Counts and Types

The LSMPD sets out unit counts and UEs for the project. A total of 470 multi family units and 16 single family units are within the Mountain Village. The first phase approvals for the Northside Subdivisions include all of Pod B1 and building H in Pod A. This approval contained 64 units. An additional 12 units have been platted in Pod A phase 1a for a total of 76 units approved. The final approval of Pod A establishes 323 units within that Pod.

Pod B2 Unit Counts and Types

Pod B2 is comprised of two areas flanking the Empire Day Lodge; they are referred to as the West and East sites. The total unit count proposed for Pod B2 is as follows:

Building or lot	Notes	Average Sq Ft per Unit	Total Net sq ft	Unit Equivalent	Total MF Unit Count
West	Hotel Units/192 rooms	725	139,150	69.6	0.0
West	Hotel Condominiums	2,000	108,000	54.0	54.0
West	Hotel Penthouse Condominiums	3,000	120,000	60.0	40.0
East	Hotel Condominiums	2,000	162,000	81.0	81.0
Total B2			529,150	264.6	175.0

Visual Analysis

The Pod B2 development site is the least visually sensitive location within the Empire Pass Project when viewed from either the Sensitive Lands vantage points or the vantage points selected by the Commission to analyze the Empire Pass Project. The Commission selected vantage points were picked based on the high degree of visibility of the Mountain Village from those vantage points and include Stein's, the Guardsman Connection Rd, Royal Street, the Marsac building, and King Road two switch backs up from the gate. The project is not visible from any of these vantage points. In addition, near views are framed by large mountain backdrops. Consequently, this application proposes that the tallest elements of the Empire Pass be sited here.

The proposed buildings require the grant of additional height over the base zoning. The west side buildings, which contain the resort hotel, range from 3 to 8 ½ stories from finished grade in a structure that provides considerable façade and roof line variation generally in excess of LMC minimums. The spa and conference facilities are primarily subterranean with limited daylight on one side in order to reduce overall building height, yet provide natural light and views for the pre-function area. Parking is completely below finished grade. The B2 East buildings range from 2 ½ to 5 ½ stories and are composed of 4 structures in a series of elements that cause considerable variety of building mass and bulk. The architectural character of the buildings and the proposed volumetrics are attached.

TRANSIT

The Transit and Parking Management Plan calls for a system that is a mix of fixed route and on-demand shuttles. The on-demand system targets the guests of the resort, and the fixed route is primarily geared towards employees (although some cross over will occur). The on-demand shuttle system consists of both 20 passenger shuttles and smaller capacity vehicles that will pick up at individual buildings as well as circulate from Old Town to the transit center at the Empire Club and the resort hotel in B2. This transit system will link the hotel, spa and restaurant with the rest of the Mountain Village and will help reduce trips off site from the balance of the project. In addition to that system which is operated by the Master HOA, the hotel will provide a separate guest shuttle system that will target the arriving hotel guest at the airport in order to substantially reduce reliance on individual rental cars. Such transit systems are common at high-end, full service hotels and have proven track records within Park City. These systems are highly successful due to the proximity of the airport, direct access to the ski resort and in-house shuttle systems.

EMPLOYEE HOUSING

The Empire Pass Employee Housing Plan requires an employee housing commitment equal to 10% of the residential Unit Equivalents[1] and 20% of commercial. 25% of the total required housing must be located on site. 38.9 units will be required by this development of which 10 units must be provided on site to meet the 25% on site requirement.

PARKING

Project parking for commercial and residential with common garages are required by the Transit and Parking Plan to have 25% fewer stalls than required by the Land Management Code. The calculation for parking is as follows:

B2 West

Description	Units	Park City Land Management Code		25% Reduction
Hotel Rooms	192	1	192	144
Condos (2000 SF)	54	2	108	81
Condos (3000 SF)	40	3	120	90
Hotel rooms in lockouts	27	1	27	20
Employee Housing	8	1.5	12	9
Spa	34000	0.005	170	128
Bar/Rest/Retail	28059	0.005	140	105
Total Spaces[2]			769	577

B2 East

Description	Units	Park City Land Management Code		25% Reduction
Condos (2000 SF)	81	2	162	122
Employee Housing	2	1.5	3	2
Total Spaces			165	124

Of the spaces needed for residential units, the applicant proposes to assign one space per residential unit and allow the remainder to float. This assignment will effectively decrease available parking to the general public

[1] A "Unit Equivalent" is measure of development that is 1 per 2000 sq ft per residential development and 1 per 1000 sq. ft. of commercial
[2] In addition to this total, commercial uses will require 75 additional spaces.

and would increase the reliance on the use of transit for commercial users and employees consistent with the objectives of the Transit Plan

SUMMARY OF APPROVED AND PROPOSED DEVELOPMENT

The density and unit types for existing and proposed development are summarized in the following table.

Development Summary Table

APPROVED DEVELOPMENT			Average Sq Ft per Unit	Total Net sq ft	Unit Equivalent	Total MF Unit Count
Pod A total multifamily including PUDs				875,755	437.9	329.5
Pod B1 total multifamily including PUDs				165,000	82.5	43.0
Total A and B1				**1,040,755**	**520.4**	**372.5**
PROPOSED DEVELOPMENT						
Location	**Building**	**Notes**				
Pod	**or Lot**					
B2	West	Hotel Units 192 rooms	725	139,150	69.6	0.0
B2	West	Hotel Condominiums	2,000	108,000	54.0	54.0
B2	West	Hotel Penthouse Condominiums	3,000	120,000	60.0	40.0
B2	East	Hotel Condominiums	2,000	162,000	81.0	81.0
	Subtotals B2			529,150	264.6	175.0
Total Project				1,569,905	785.0	547.5
Total Project Entitlements				1,410,000	705.0	470.0
Deficit				-159,905	-80.0	-77.5

Commercial Uses, Resort Support				**Total Net Sq. Ft.**	**Maximum per D.A.**	**Surplus**
Village					75,000	
Hotel (lounges, restaurant, etc.)				28,059		
Hotel Spa				34,000		
Total Commercial				**62,059**	**75,000**	**12,941**

In addition to the multifamily and PUDs, the project was granted 46 single family (16 in the Mountain Village and 30 in Red Cloud). There is no increase proposed for single family units or PUDs. The proposed increase in density is 11% in total.

Resort Accessory Uses within the project do not consume UEs as stated in the Development Agreement.

LSMPD COMPLIANCE ANALYSIS

The LSMPD called for the preparation and adoption of a series of technical reports or studies that set out detailed requirements and mitigation for the project. These studies were adopted by the Planning Commission in December of 2001. Some of these studies have been amended as the project plan has evolved. At the MPD approval stage it is verified that the project is compliant with these reports. The following analysis applies to the B2 MPD application.

The introductions to all of the LSMPD Exhibits contain the following statement:

"This study is one of several reports that have been prepared to support the Flagstaff Mountain Resort's Large Scale Master Plan Development (LSMPD) application. As LSMPDs are programmatic in nature and subject to refinement at subsequent Master Planned Development (MPD) or Conditional Use Permit (CUP) stages, correspondingly, the contents of this report should be viewed as conceptual in nature and subject to change as specific plans are developed. Details developed at the MPD or CUP stage will not require a modification of this plan provided that they comply with the Goals and Objectives of this Plan."

Consequently compliance with these Exhibits is based on the compliance with the Goals and Objectives of the Exhibits and the details as reflected in this MPD.

Compliance Matrix for B2 MPD with LSMPD Exhibits

Report	Project Summary
1. Mine Soil Hazard Plan	**Status:** This Plan was revised by UPK, and the revisions were approved by the Commission in January of 2004. The current submittal is consistent with this Plan. The report addresses hazards from mine shafts and related features, and contaminated soils and the plan for remediation. Contaminated soils will be removed from the building site consistent with the mine soils CUP and EPA approved remediation plan. The report requires that all mine workings within 150 feet of the surface be identified and mitigated prior to building adjacent to the feature. The Daly West shaft is adjacent to the project and remains a functioning hoist connected with the maintenance of the water system within the mine which is owned and operated by JSSD. The plan also contains a draft Work Plan for the cleanup in Empire Canyon. That Work Plan has been approved by the EPA and reviewed by PCMC and is currently being implemented.

2. Design Guidelines	**Status:** The current submittal is consistent with this Plan. Compliance with design guidelines occurs at CUP. The current B2 MPD submittal is compliant with this report.
3 & 4. Transit and Parking Management Plan	**Status:** The current submittal is generally consistent with this Plan. A modification to the parking management is proposed. Transit: The Transit section of this plan calls for a system that is a mix of fixed route and on-demand shuttles. The on-demand shuttle system consists of both 20-passenger shuttles and smaller capacity vehicles that pick up at individual buildings as well as the Club. The fixed route system will operate between the Old Town Transit Center and the Village, and is designed to target employee trips. The on-demand or "dial-a-ride" system has been placed in service commencing with the first occupancy permits issued in Pod A. Shuttles from the Old Town Transit Center will begin once the project has sufficient demand to warrant their use. Construction parking will be provided at Richardson Flats. Roads: The proposed road network is consistent with the Traffic plan. The permanent redundant loop through Pod A is under construction. A temporary loop will be maintained through the construction of the permanent road. The final phase of the Mine road improvements from Hillside to the Guardsman Connector is under construction and will be completed this year. Parking: This submittal is programmed for the 25% parking reduction as set out in the Plan for common parking garages within multifamily and mixed use projects. This MPD complies with the 25% reduction for common garages; however, the MPD proposes to assign 1 residential space per unit and to not make these spaces available to commercial uses.

5. Open Space Mgt. Plan	**Status:** The current submittal is consistent with this Plan. The proposed development area is consistent with this Plan. The areas designated as Protected Open Space have been rezoned to POS. The Prospect Ridge conservation easement has also been recorded. All Conservation easements are dedicated to both the City and Summit Land Conservancy.
6. Historic Preservation Plan	**Status:** The current submittal is consistent with this Plan. Stabilization and preservation plans for the structures identified in the plan include the Judge building, Little Bell Ore Bin and Daly West Fire Building. The Historical Society has been funded to complete the interpretive sign plan, and the majority of the signs have been installed. The Judge building has been cleaned up and is stable. It will remain unoccupied and has been closed to deter unauthorized access. The Little Bell Ore Bin and Daly West Fire buildings have been studied by a consultant chosen by the Historical Society in order to determine the appropriate stabilization plans. This plan has been submitted for review by the Historic Society.
7. Emergency Response Plan	**Status:** This Plan was revised by UPK and the revisions approved by the Commission in January of 2004. The current submittal is consistent with this Plan.
8. Trails Plan	**Status:** The current submittal is consistent with this Plan. The construction of the 8000' trail was completed last summer and provides an important route for cyclists to travel around the development area. Trail closures, signs and public information have been coordinated with Mountain Trails and the updates shown on their trail map.
9. Private Road Access Limitation Procedures	**Status:** The current submittal is consistent with this Plan.
10. Construction and Development Phasing Plan	**Status:** The current submittal is consistent with this Plan The Goals and Objectives of the Construction and Development Phasing Plan stated the following:

	"The City's intent is that the multifamily product gets the highest priority in terms of development and that sufficient resources are committed to the Village area early in the development process to maximize the marketability of the stacked condominium product. It is important that something more than just infrastructure needs to be provided and that some "sense of place" needs to be developed in order to attract developers for high-density product." Construction of multifamily in the Village has commenced and CUPs are pending for more multifamily projects. The Empire Club and Transit Center will begin construction this summer. The Village Lift and ski run were opened last winter. The first stacked condominium project developed by East West Partners (Shooting Star) is under construction and is scheduled for completion this winter. Their second stacked project is scheduled for ground breaking later this summer and the third will follow shortly thereafter. These projects are known as Arrowleaf A and B. Another stacked project has begun on the western end of Pod A (the "Grand Lodge").
11. Utility Master Plan	**Status:** The current submittal is consistent with this Plan. The constructed and proposed utilities are consistent with this concept plan. The completed water infrastructure system is sufficient for existing approvals. The balance of the water infrastructure system for the Mountain Village is scheduled for a construction start this summer.
12. Drainage Study	**Status:** The current submittal is consistent with this Plan The proposed storm water system is consistent with this concept plan. The infrastructure for the Mountain Village is under construction and scheduled for completion this summer.
13. Wildlife Management Plan	**Status:** The current submittal is consistent with this Plan. Perimeter fencing is prohibited through the CCR's. The sensitive habitat signage will be installed this summer. A wildlife construction mitigation plan will be completed prior to the construction of Pod Z.
14. Employee/ Affordable Housing Plan	**Status:** The current submittal is consistent with this Plan. The Plan requires an employee housing commitment of 10% of the residential units and 20% of commercial. 25% of the total required housing must be located on site.

15. Construction Mitigation Plan	**Status:** This Plan was revised by UPK and the revisions approved by the Commission in January of 2004. The current submittal is consistent with this Plan. This Plan sets out the conceptual construction mitigation techniques. The Plan calls for subsequent detailed Construction Mitigation Plans (CMPs) for all construction projects. Several of these plans have been approved and are administered by the building department currently. The proposed MPD complies with the provisions of this Plan.
16 – 21 Geotechnical	**Status:** The current submittal is consistent with this Plan. The report makes recommendations for locations of buildings relative to geological conditions including mine hazards.

Changes to the Development Agreement

The project as described would require some minor changes to the Development Agreement that are described on the attached text.

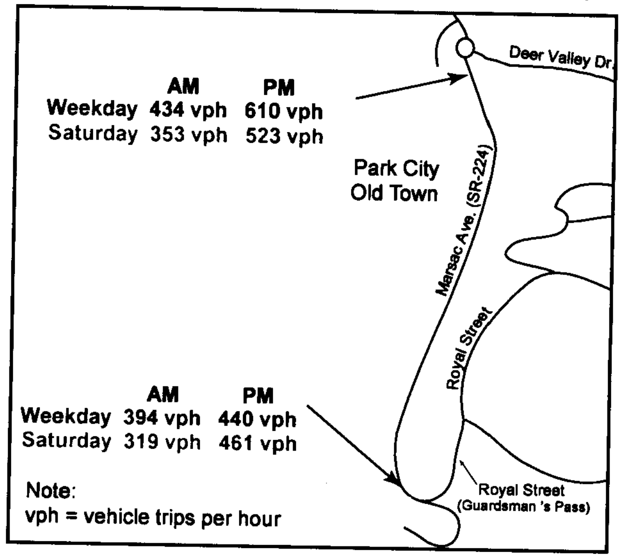
FEHR & PEERS
TRANSPORTATION CONSULTANTS

MEMORANDUM UPDATE

Date:	11 November 2005
To:	The Athens Group
From:	Fehr & Peers, Inc.
Subject:	**Flagstaff Mountain Resort Traffic Update** **UT05-589**

This memo provides an evaluation of the incremental traffic impact on Marsac Avenue (SR-224) from the proposed change to the Flagstaff development plan. The proposed development plans are slightly modified from the previously approved Flagstaff development plan, which was the basis for the Fehr & Peers 2001 traffic evaluation. The incremental traffic generated from this proposed modification to the development plan is compared to the traffic volumes from the previously approved plan.

During the recent study, traffic counts were obtained on Marsac Avenue (SR-224) at two locations: one just south of the Deer Valley Drive Traffic Circle and one just north of Royal Street. The traffic volumes during the p.m. peak hour collected at these locations were 610 and 440 vehicles per hour, respectively. (The graphic from the May 5, 2005 memo is provided.) P.m. peak hour traffic is typically 9-12% of daily traffic. Using 10 %, results in 6,100 and 4,400 vehicles per day at these two locations.



The *Traffic on Utah Highways* report was consulted to compare traffic at these locations and to obtain traffic data for SR-224 south of the Deer Valley Traffic Circle. The following table provides the data from the traffic counts and the 2004 *Traffic on Utah Highways* report.

The 2001 traffic study projected 2,392 external trips from the Flagstaff Development. These trips were added to the existing Average Daily Traffic (ADT) to establish the future, buildout traffic volumes expected on SR-224. A location north and one location south of the Deer Valley Drive Traffic Circle were selected for comparison.

The 2005 traffic report for the Flagstaff Development provided an update to the previously approved Flagstaff development land use plan. This update showed an incremental increase in daily traffic of 238 vehicles per day over the 2001 traffic study. The following table provides the percent increase in traffic that this incremental amount of traffic adds Marsac Avenue (SR-224).

Flagstaff Incremental Traffic (238 Trips) as percent of Future Traffic			
Location on Marsac Ave. (SR-224)	**Existing Average Daily Traffic (ADT)**	**Future Traffic (ADT+2,392)**	**Incremental Traffic (238 trips) as %**
North of Deer Valley Traffic Circle	20,920 [1]	23,312	1.0%
South of Deer Valley Traffic Circle	6,100 [2]	8,492	2.8 %
1. From *Traffic on Utah Highways* 2. Derived from F&P Traffic counts, p.m. peak hour / 10%			

The 238 new trips that would be added to the SR-224 from the proposed land use range from 1.0 to 2.8 percent of the future traffic. The table shows that the impact on area traffic, as would be expected, is a higher percentage of daily traffic on the sections of Marsac Avenue (SR-224) closer to the resort, and diminishes in impact further away from the resort where future traffic volumes are higher. This incremental traffic represents a very small percentage of the traffic using SR-224.

Resolution No.   -05

RESOLUTION OF THE BOARD OF CANVASSERS CERTIFYING THE OFFICIAL CANVASSERS' REPORT OF THE NOVEMBER 8, 2005 MUNICIPAL ELECTION FOR PARK CITY, UTAH

WHEREAS, UCA 20A-4-301(2), provides that the governing body shall act as the Board of Canvassers for the municipality and shall meet to canvass the returns at the usual place of meeting no sooner than seven (7) days after the election and no later than fourteen (14) days after the election.

ELECTION RESULTS

Consolidated District #1:	Precincts #1 Deer Valley; #2 Old Town South; #32 Old Town North; Wasatch County Precinct 13.1
Consolidated District #2:	Precincts #3 Prospector; #4 Thaynes Canyon; and #33 Sidewinder
Consolidated District #3:	Precincts #5 Park Meadows South; #6 Quarry Mountain; #35 Park Meadows North; and #36 Ranch Road South

Mayor Candidates	**Consolidated District #1**	**Consolidated District #2**	**Consolidated District #3**	**Total Votes**
Dana Williams	167	125	219	511

Write-In votes for Mayor were as follows: 1 vote for Jay Hamburger; 1 vote for Brad Olch; 2 votes for Finnegan

City Council Candidates	**Consolidated District #1**	**Consolidated District #2**	**Consolidated District #3**	**Total Votes**
Mark Blue	60	32	39	131
Roger Harlan	127	115	203	445
Jim Hier	131	111	194	436

Write-In votes for City Council were as follows: 1 vote for Neal Krasnick; 1 vote for Kay Calvert

The above counts include ballots counted on November 8, 2005 at Summit County, 0 absentee ballots received after November 8, 2005, and 14 provisional ballots verified as acceptable for counting by the Summit County Clerk's Office.

Mayor Candidate Dana Williams received the highest number of votes and is hereby declared elected to the position of Mayor for a four year term beginning noon on January 2, 2006.

City Council Candidates Roger Harlan and Jim Hier received the highest number votes and are hereby declared elected to the position of City Council member for a four year term beginning noon on January 2, 2006.

CERTIFICATION

The Board of Canvassers has reviewed this Resolution as the official Canvassers' report and hereby certifies that the election information contained in it is accurate.

Park City Voter Turn-Out Analysis

DISTRICT BREAKDOWN	**Consolidated District # 1**	**Consolidated District # 2**	**Consolidated District # 3**
Registered Voters	2,095	1,014	2,159
Number Persons Voting	184	143	237
Turn-out Percentage	8.78 %	14.10 %	10.98 %

Total Number Registered Voters at Time of Election: 5,268
Total Number Election Ballots Cast: 565
Total Election Turn-out Percentage: 10.73 %

PASSED AND ADOPTED this 17th day of November, 2005.

PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
NOVEMBER 3, 2005

Present: **Mayor Dana Williams; Council members, Kay Calvert, Marianne Cone Candace Erickson; Jim Hier; and Joe Kernan**

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Kent Cashel, Deputy Public Works Director; Ray Miliner, Planner

Chief Kelly Gee, Park City Fire Protection District; Puggy Holmgren, Park Avenue resident

1. Council questions/comments. Kay Calvert reported on the candidate debate hosted at the 20/30 Vision meeting last night and Jim Hier complimented staff on the Leadership dinner. Joe Kernan commented on the confusion prompted by the naming of Main Street in the PRI commercial area at Kimball Junction. Marianne Cone stated that she attended a planning seminar with Craig Call, ombudsman for land use in Utah, which was very informative. She also attended a luncheon for the delegation from Beijing visiting Park City yesterday. Candy Erickson reported that at the RAB meeting held this week, Carol Potter was appointed as liaison to the dog park project, and the group is also moving forward on the concept of Frisbee golf. There have been discussions with Deer Valley Resort for two courses, one at Snow Park and the other at Silver Lake where there is parking for patrons. She attended a hockey meeting last night and was surprised to learn about the number of associations in the state and the lack of communication between these groups. The Historical Society selected an architect for the expansion project and is still recruiting for exhibit designers. Ms. Erickson relayed a request to designate one seat on the Historic Preservation Board specifically for a member of the Historical Society. Tom Bakaly stated that this item will be added to the historic preservation discussion on November 17. As liaison to Recycle Utah, Ms. Erickson acknowledged associated problems with the hazmat event at the Recycling Center. There is a suggestion to create a drive-in drive-out facility on the SR224 corridor, more efficiently serving the most populated areas and representatives from the County are on board.

Mayor Williams thanked Dave Gustafsen for his efforts on solving problems associated with the parking structure construction project. He explained that the delegation from China was accommodated through The Global Bridge Foundation, a non-profit organization in Salt Lake. The city of Beijing is composed of about 30 provinces and the heads of each province were in Park City which was a great honor. He also attended the 20/30 Vision meeting and visited with folks from Utah State University conducting a survey on renewable energy. They have received a $500,000 grant from the Department of Energy to help further renewable energy projects in Utah and will be working with the legislature in developing a state energy policy. He acknowledged the passing of Rosa Parks and her remarkable civil rights legacy.

2. Fire District update – Chief Kelly Gee. Kent Cashel noted that he serves as a member on the Fire District Administrative Control Board and pointed out the many of services provided by the District, which are not always intuitive. Other important roles, for instance, is providing emergency medical services, controlling hazardous waste releases, and supporting special events.

Fire District Chief Kelly Gee distributed renderings of the two new fire stations to be located within Park City. The Fire District was a fire protection district from 1976 and became a special service district in 1984 because special service districts offer more opportunities for bonding. Presently, the District operates on 24 hour shifts under a three platoon system. He described different staff positions and the District's policy on overtime. The District operates out of six fully staffed stations, including Park Avenue, The Canyons, Silver Lake, Burns Station, Pinebrook, and Summit Park. At the request of the County Commission four years ago, the Fire District also manages the volunteer on-call North Summit ambulance service. He explained the enhanced seasonal ambulance service provided from December through March, other specialty apparatus, and the Wasatch Back Hazmat Response Team. In addition to emergency services, the District also provides community education programs like CPR, first aid, day care center training, etc. and is the site for vehicle safety seats, risk watch, and child safety. He spoke about the success of significantly reducing ash-related fires by distributing free metal containers to the public. They provide a variety of training programs in schools, and conduct inspections, home surveys, and fire safety campaigns. Chief Gee pointed out the high number of transports from the ski areas, which produces significant revenue for the ambulance service which is self-sustaining. There is an inter-local agreement outlining specific responsibilities wherein the District provides fire protection and suppression services, and the City is responsible for enforcement of building and fire codes.

Chief Gee stated that a fire station is being constructed at the entrance of Promontory who donated the property. The remodel of the fire station in Deer Valley was funded by Talisker Corporation who also purchased an ambulance and will purchase an engine for the area. In addition Talisker provided two years of funding for two additional staff at the station at a value of $600,000. He explained that the District does not impose exactions but asks developments for assistance as a condition of approval. It is hoped that the new stations in lower Deer Valley at Daystar and Holiday Ranch Loop Road will be constructed next year. The District is considering adding a station in the Quinns Junction area; there is a possibility of relocating the Burns Station to the PRI property at Utah Olympic Park, and another station somewhere near the future extension of the frontage road form Jeremy Ranch to Summit Park.

In response to questions from Joe Kernan, Chief Gee explained that the bike team is used by paramedics for special events and he detailed the free chipper program for residents. He explained for the benefit of Kay Calvert that the Promontory station is anticipated to be staffed by April. In response to a question from Marianne Cone about responding to fires in the winter, he explained that some engines are equipped with chains, studs and/or snow tires. There are also three all-wheel drive engines. He recalled only two instances over 20 years, where the Department could not reach fires because of the snow pack. With regard to concerns expressed about the delay of responding to the recent Santy Auditorium alarm, he explained that there are presently five employees in Park City and four at the Silver Lake Station. With the station expansion, there will be a minimum of nine people in Park City. Currently during the shoulder season, if staff is attending to two concurrent calls in town, the closest stations to respond are located at The Canyons or Silver Lake. He acknowledged that Park Avenue will not maintain a one minute or less response time, but Park Meadows will not have to continue to expect a ten minute response time and the majority of property owners within the City will have a five minute or less response time. Ms. Erickson asked if Park City property tax revenue supports enhancements outside the City limits. The Chief stated that costs are absorbed District-wide and rates are equal, but the District has been successful in obtaining support from developers to the offset expenses to taxpayers. He relayed that properties were acquired years ago before values significantly escalated and the tax increase was primarily for staffing. The District has been assessing impact fees since 2001; which are currently being revised.

Jim Hier stated that he received complaints about eliminating the station on Park Avenue in Old Town where development is dense and filled with old wooden structures. Chief Gee reiterated that the intent is to provide more people to a greater area. Serving all of Park City from the Park Avenue Station is compromising a rapid response to the majority of property owners outside the Old Town Area. By building two stations, there will be more people, another engine, and more resources to meet the demands of the Insurance Services Office (ISO), who scrutinizes coverage and associated insurance rates. Old Town residents will still have a five minute or less response time. The District is rated as one area and carries a good rating, which is affected by the high number of fire hydrants in the area. Although ISO recommends eight fire stations and there are currently five, the number of hydrants, for instance, offsets the rating and by 2007, the District will have a higher rating. As a result, there should be savings realized by premium holders.

Joe Kernan asked for property tax information over the past 20 years, and the Chief indicated that he could provide this information at a later date, but only up to the last 12 years. Mr. Kernan asked if ISO considers Old Town a high risk and Chief Gee stated that ISO does not recognize fire sprinklers. Main Street is totally sprinklered as well as newer homes but no credit is given for the requirement of fire sprinklers and ISO has no competition. The Mayor invited the audience to comment.

Puggy Holmgren, Park Avenue resident, stated that in 1982, there was a fire at her wooden house. She strongly questioned the wisdom of eliminating the Park Avenue Station which is integral to Old Town pointed out that a fire doubles every 60 seconds. She urged elected officials not to take fire and emergency safety services out of Old Town. . .*it's preposterous*. She added that not many affected residents know about this proposal.

3. State tax legislation. Tom Bakaly referred to the state legislative proposal taking away sales tax revenues from cities, collecting it at the state level and appropriating those funds to schools, which in theory turn would reduce the school property tax rate. Sales tax revenues represent $3 million annually to Park City. The rationale is based on the belief that cities are in the business of providing services to citizens with property tax revenues, not sales tax. However, he questioned if property taxes are appropriate to fund economic development and tourism efforts. Staff has been meeting regularly with Senator Bev Evans, and Representatives David Ure and Ross Romero.

Mr. Bakaly added that there is a *scary* land use proposal that if no action is taken on a conditional use permit within 30 days, it would be deemed approved. There seems to be a perception among state legislators that cities are not focusing on sound land use planning but rather chasing sales tax dollars and using RDAs inappropriately and at the expense of other taxing agencies. The resulting reaction is legislation taking sales tax revenues from cities. ULCT is encouraging addressing each problem individually, although the membership is not unanimous on this position. The City Manager suggested collaborating with other local taxing agencies to arrive at a solution that works for everybody. Joe Kernan thanked staff for working on this critical issue, and asked if Council should allocate more resources to staff; he clarified that lobbying may compete with other responsibilities that also need to attention. Tom Bakaly agreed that perhaps this should be considered and reiterated the importance of working with the ULCT to present a unified position and offering good solutions. Mayor Williams spoke about the influence of state officials representing sprawling communities that would most benefit from the redistribution of sales tax dollars. Tom Bakaly again stated the benefits of focusing on solutions to the issues, i.e., misuse of RDAs and tying sales tax as incentives for land use decisions. He acknowledged that some cities do this, and the legislature's reaction is considering diminishing the authority of local governments. Candace Erickson emphasized the potential devastating effects on funding special events and Joe Kernan referred to the irony of the Governor's $10 million fund for the development of tourism.

The City Manager indicated that staff will return to Council with a recommendation on allocating more resources to lobbying. Jim Hier suggested that a special session be organized to review these tax issues, but not necessarily as part of a work session. There was discussion about the ULCT taking a position on sales tax for the first time. The City will produce a brochure with information highlighting the benefits of tourism and addressing criticisms.

4. Sign Code. Ray Milliner explained that staff, the real estate community and the HMBA have been working together on amendments on the Sign Code. The majority of the changes are insignificant, i.e., grammatical or clarifying.

He referred to new language encouraging creativity by identifying shadowed, routed, or raised letters and discouraging using flat letters on a hanging or wall sign. The language regarding color requirements has been simplified. Last year, the City Council approved a trial to display temporary portable signs in the Summit Watch and Town Lift Plazas. Merchants were allowed to display sandwich board style signs to attract business to the locale. The trial period occurred from Christmas through the end of the ski season. There were five or six businesses that participated, approximately two signs were visible from Main Street and/or Park Avenue, and staff is recommending that the these provisions be incorporated in the Sign Code. The HMBA is recommending slightly different language so portable signs are allowed throughout the City, including Main Street. He continued to explain that the current language for directional, subdivision, free-standing, and way-finding signs creates conflicts and loopholes in different zoning districts. It is recommended that these provisions be consolidated in the free-standing sign section. This will allow way-finding signs for MPDs of greater than 100,000 square feet of building space. He pointed out the confusion on luminous tube or neon signs and the language has been clarified to allow a business or building one neon sign, less than two square feet, without having to obtain a permit, i.e., open signs. There is provision that only one sign is allowed for 25 feet of façade area.

Mr. Milliner addressed temporary signs or real estate open house signs. The Planning Commission forwarded a recommendation that eliminates open house signs off premise for for-sale properties with instructions to staff to meet with the Board of Realtors. Staff has met with the Board on two occasions on open house signs and it was agreed to hold semi-annual meetings to discuss code related issues, increase the minimum design standards, and increase self-regulation. It is staff's recommendation that the City Council consider leaving the language as is and allowing one off-premise open house sign and one on the property. It was clarified that the signs can be displayed 30 minutes before and must be removed 30 minutes after the open house and only one sign is allowed on the property, either the for-sale or open house sign. Candace Erickson pointed out potential confusion in finding the open house if there are several houses for sale on the street. Ray Milliner acknowledged that the same concern was expressed by local realtors but pointed out the proliferation of signs on City streets. She felt it is reasonable to allow two open house signs so that one can be placed on the property. Mark Harrington interjected that the City does not control content, so the wording "*open house"* could be temporarily added to the for-sale sign on the property. See regular meeting minutes.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
NOVEMBER 3, 2005

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, November 3, 2005. Members in attendance were Dana Williams, Kay Calvert, Marianne Cone, Candace Erickson, Jim Hier, and Joe Kernan. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Brooks Robinson, Planner; and Ray Milliner, Planner.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council member Kernan disclosed his recycling contract with the Board of Realtors. Jim Hier stated that he is a realtor and does not feel that voting on the Sign Code is a conflict of interest. Mayor Williams stated that he is also a licensed realtor.

Marianne Cone added that she learned on the news that shopping at small businesses in town generates a 58% sales tax return to the locale as compared to only 12% when purchases are made from large national franchises.

III PUBLIC INPUT (any matter of City business not scheduled on agenda)

None.

IV CONSENT AGENDA PUBLIC HEARING

Ordinance approving the first amended Shooting Star at the Village at Empire Pass Condominium record of survey plat, Park City, Utah – Brooks Robinson explained that the property is located in Pod A and this is a request to enclose a 221 square foot exterior deck, which is currently platted as open space. This proposed use is support commercial which will be deducted from the 75,000 square feet of commercial allowed in the Empire Pass development. The Planning Commission forwards a positive recommendation and no public input has been rendered on the application. The Mayor opened the public hearing, and hearing no comments, closed the hearing.

V CONSENT AGENDA

Jim Hier, "I move approval of the consent agenda". Kay Calvert seconded. Motion carried unanimously.

Ordinance approving the first amended Shooting Star at the Village at Empire Pass Condominium record of survey plat, Park City, Utah – See staff report and public hearing.

VI NEW BUSINESS

Ordinance amending the Municipal Code, Title 12, Sign Code – Ray Milliner explained the change in lettering language encouraging variety and depth by promoting raised or routed letters on the sign face. The Planning Commission recommends that the Code be amended to clearly prohibit animated or moving signs. Historic replicative signs, like the obelisk at the Egyptian Theater, are allowed if the applicant can document that the original historic sign produced the same movement and/or motion. With regard to the trial of temporary portable signs in plazas or sandwich boards, staff observed that six or seven businesses participated, no complaints were received and two signs could be viewed from the public right-of-way at any time. Staff is recommending that this be permanently inserted in the Code. The HMBA recommends that portable signs be allowed on public property on a year-round basis including all rights-of-ways with written permission from the City. Staff continues to recommend prohibiting these signs on public property and limiting them to plazas from November 15 until April 15. Mr. Milliner continued that there is a recommendation to consolidate language for free-standing signs in large scale MPDs with a maximum square footage from 10 to 20 square feet. He explained the proposal that one luminous tube sign will be allowed for every 25 feet of building façade width. One neon sign of less than two square feet in size is allowed per building face without a permit.

Mr. Milliner reported that the Planning Commission expressed concern about the clutter of open house signs and directed staff to meet with the real estate community to reach a compromise. Those meetings were held and the real estate community's recommendation is allowing a minimum number of signs reasonably necessary to direct potential buyers to a property. This language is a concern to staff because "*reasonably necessary*" could mean anything and staff's recommendation is that the language remain the same (one on-premise and one off-premise sign allowed) with the proviso that enforcement is enhanced. Kay Calvert interjected that the Board has also volunteered to self-enforce the policy and designating a number may not be relevant. Ray Milliner explained that not having a maximum number makes enforcement extremely difficult. He referred to letters from the HMBA and Board of Realtors which were included in the staff report. The Mayor opened the public hearing.

Betty Brown, President of Board of Realtors, emphasized that the membership is committed to a safe and desirable atmosphere. Real estate is a huge industry in the state which creates employment and a healthy tax base. Signs are critical and there is a genuine effort to comply with all rules and preserve the image of the City. Contrary to the draft, she suggested that signs be placed parallel to the street and if only one sign is allowed, it may as well be none. As a practical matter, agents have a half hour to install signs which would limit the number, and as an option, she suggested a *not to exceed number*. She emphasized that the group could monitor infractions which would first be handled internally and then referred to the City if compliance is not met. Ms. Brown urged the Council to afford them the opportunity to try this proposal.

Matt Green, member of the Board of Directors of Realtors, clarified another Board suggestion of prohibiting more than two signs at the same location per agent. The Mayor suggested collaborating with other agencies to limit the number of signs at any given time.

Seton Prince, member of the Board of Directors, pointed out the difficulty of coordinating with other agents because every realtor is an independent contractor with different schedules.

Jess Reid, Jess Reid Realty, recalled this very same debate over real estate signs bout 20 years ago. He urged that an adequate number of signs be allowed because open houses are important to both the seller and potential buyers. The solution reached years ago was the formation of a committee of realtors to monitor sign clutter. The committee would contact the violator and ask that the problem be corrected within a certain time frame. Non-compliance would result in reporting the violation to the City. He believed the committee disbanded because of its success in controlling real estate signs. He urged Council to again consider this tack and not limit signs to one or two. Joe Kernan discussed the Board's recommendation of keeping the parallel orientation language and to providing an exception for realtors for off-street signs.

Jim Lewis, Lewis Wolcott & Dornbush Realty, stated that from a common-sense standpoint, open house signs are essential tools to an important industry in town. The clutter has been over-emphasized. He pointed out that many sellers are part of Council's constituency and emphasized that open house signs are only displayed a short amount of time. People are not hurt by clutter but are by not finding open house properties. He relayed that no other resort community monitors signs in this fashion and Park City competes with those towns. He urged Council to use common sense.

Kathy Mears, Director-elect Board of Realtors, commented that many years ago, when two or three signs were allowed, Park Meadows ended at the Racquet Club. Now, Park City is very different and there are many locations that a person can not find without directional signs. Realtors are advocates for people who hire them and she urged Council to adopt guidelines that reflect the norm.

Mike Sweeney, HMBA, referred to the Sign Code and stated that merchants would like choices other than the color ivory, for letters on internally illuminated signs. He proposed allowing animated signs in the commercial district, at least on a trial basis at a later date, and discussed allowing inflatable signs or balloons. Portable signs are currently limited to a-frame signs and there should be more latitude to allow creative designs, still maintaining the ten square feet maximum. Additionally, these signs should be allowed in other commercial locations besides private plazas. He suggested language to allow awning and canopy signs for businesses located above the street level and allowing electronic display terminals in store window fronts to display slides of paintings, for instance. Ray Milliner interjected that the Planning Commission discussed this technology a couple of years ago and decided not to use them because of the historic look of Main Street. Mr. Sweeney added that internally illuminated-pan channel letters should be allowed on free-standing signs. Luminous tube signs should be allowed not only for street level businesses but for businesses on other floors. The limitation of one sign per 25 feet of building façade is too stringent and should be changed to five or ten feet and Candace Erickson clarified the provision which reads, per building or tenant space. Mike Sweeney suggested that the setback for signs be changed from ten feet to five feet because of the configurations of some display spaces. Banners should be allowed to have more permitted colors and materials, i.e., reflective finishes, acknowledging that fluorescent colors should continue to remain prohibited.

With no further public input, Mayor Williams closed the public hearing. Jim Hier indicated that with all of the amendments suggested by Mr. Sweeney, that the Council be provided time to review all of the comments. He felt proposed Code amendments should be presented in a clearer fashion and Joe Kernan felt it would be helpful to compare the Planning Commission's and staff's perspective. Kay Calvert agreed with Mr. Sweeney's comments about allowing more designs for sandwich board signs. Mr. Kernan also suggested that staff create a chart outlining associated setbacks for sign types. Candy Erickson proposed that a-frame signs be regulated as not exceeding x number of square feet, i.e., both sides, and not restricting the design. The Mayor felt that these signs should be allowed year-round since the trial was intended to be temporary.

Council member Hier expressed that the number of open house signs should not be unlimited but should meet the community's need and limiting it to one sign is worthless. Having the signs parallel to the street is his preference. Kay Calvert agreed with Mr. Hier's and Mr. Lewis' comments regarding using common sense with regard to the number needed. She felt a cap of ten signs is reasonable and pointed out that realtors have to install and remove these signs. Marianne Cone emphasized that each realtor can concurrently place signs at intersections and the proliferation of signs could be out of control. Ms. Erickson encouraged better contemplating the appropriate number of signs and suggested to the real estate community, possibly installing only one sign on SR224. She is not happy when she sees three open house signs lined up on the sidewalk and felt a lot can be accomplished by the industry. If the realtors can address the plethora of signs at major intersections, the Council can arrive at a number for interior neighborhoods. Dana Williams believed ten signs is excessive. He has no problem with the suggested language by the Board and believes the City ordinance, as drafted, will not be followed. It is a matter of using common sense and he personally believes the industry needs to regulate itself and would support trying this tack. Joe Kernan agreed and if there is a problem with clutter, to ask the real estate community to provide a solution. Ray Milliner interjected the difficulty in defining "*reasonable*". Jim Hier expressed that he has difficulty with an unlimited number; it seems inappropriate. He felt that no one needs more than ten, but there should be a quantified number. Kay Calvert acknowledged that she recommended ten, but now believes unlimited is better. Mr. Milliner explained the dilemma in interpreting "*reasonable"* from an enforcement standpoint and pointed out that the real estate community is the only industry allowed to display off-premise signs. He strongly encouraged identifying a number. The Mayor commented that open house signs are more directional than promotional in nature.

Mark Harrington encouraged the City Council to carefully consider Code revisions and to be philosophically consistent. A decision needs to be made whether real estate signs should be self-regulated or whether the City should enforce an ordinance based on the defined number of signs allowed. It can't be both ways. If there are standards, staff should recommend a minimum frame work like not placing signs in the City's right-of-way. He explained that "way-finding" is a specific term of art in the Code for MPDs and he didn't want to confuse terms. He pointed out that temporary signs are also allowed for yard sales and if the number of allowable temporary off-premise signs is expanded for real estate signs, there should be a clear legitimate reason why it is different. He again encouraged that the right-of-way location be clarified and that staff return with a suggestion on an appropriate number; there could be different standards for different parts of town, because Old Town streets are so narrow.

Ray Milliner stated that he will return to Council with a clean copy of the Sign Code, draft language to allow more flexibility with regard to the design of plaza signs, summarize setbacks for various signs, compare staff and Planning Commission recommendations, and modify open house sign language. Mayor Williams explained that blocking sidewalks is unacceptable but many signs are often unintentionally placed in the right-of-way but are not obstructive. The City Attorney felt that standards can be developed with regard to the right-of-way. He again emphasized that Council agree on either self-regulation or directing staff to return with a recommendation on number. Jim Hier recommended that the latter be presented to Council and Marianne Cone agreed. The City Manager suggested returning to Council in December.

Marianne Cone, "I move we continue the public hearing to December 1, 2005". Joe Kernan seconded. Motion unanimously carried.

VII ADJOURNMENT

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

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 3 p.m. Members in attendance were Mayor Dana Williams, Kay Calvert, Marianne Cone, Candace Erickson, Jim Hier, and Joe Kernan. Staff present were Tom Bakaly, City Manager; and Mark Harrington, City Attorney. Candace Erickson "I move to close the meeting to discuss property and litigation". Joe Kernan seconded. Motion carried unanimously.

The meeting opened at approximately 4:30 p.m.

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

Prepared by Janet M. Scott

City Council Staff Report

PLANNING DEPARTMENT

Author: Kirsten Whetstone
Subject: Spiro Condominiums- Buildings G-M record of survey plat
Date: November 9, 2005
Type of Item: Administrative

RECOMMENDATION

The Planning Department recommends the City Council hold a public hearing for the Spiro Condominiums Buildings G-M (Silver Star at Park City) record of survey plat and approves the plat based on the findings of fact, conclusions of law, and conditions of approval outlined in the Ordinance.

DESCRIPTION

Project Name:	Spiro Condominiums Buildings G-M (Silver Star)
Applicant:	Rory Murphy for Paladin, LLC
Location:	1825 Three Kings Drive
Zoning:	Residential Development (RD) and RDM (Residential Development Medium Density) as part of the Spiro Tunnel MPD Master Planned Development (MPD)
Adjacent Land Uses:	Park City Mountain Resort, Condominiums, City Golf Course, single family residences

BACKGROUND

The subject property is a portion of the Spiro Tunnel Master Planned Development. The Spiro MPD property is located at 1825 Three Kings Drive and consists of a total of 19.96 acres. The property is subject to the Spiro Tunnel Annexation Agreement (August 12, 2004) and the Spiro Tunnel MPD Development Agreement (ratified by the Planning Commission on February 23, 2005).

A subdivision plat, known as the Silver Star Subdivision was approved by the City Council on March 31, 2005. The subdivision plat created 4 platted lots for the Spiro Tunnel MPD. The subdivision plat was recorded on June 10, 2005. The property subject to this record of survey plat amendment consists of Buildings G-M and Parking Structures 2 and 3, located on Lot 1 of the Silver Star subdivision.

The Spiro Tunnel MPD and conditional use permit set forth further conditions regarding the specific development of the Spiro Tunnel site. The Spiro Tunnel MPD was approved for 22 cottage units, 1 single family residence with guest house, 75 condominium units, as well as 14.5 commercial ue of office and retail, and employee housing units.

The purpose of a condominium record of survey plat is to identify private, limited common and common areas within the project. Recordation of a condominium record of survey enables the owner to sell individual condominium units. This record of survey plat identifies 38 residential units and two parking garages for these uses.

On November 9, 2005, the Planning Commission conducted a public hearing and voted to forward to City Council a positive recommendation on the record of survey plat for the Spiro Condominiums Buildings G- M.

ANALYSIS
The project is located at 1825 Three Kings Drive within the Park City limits. The property is zoned RD, Residential Development, and is subject to the Spiro Tunnel MPD. The proposed condominiums are consistent with the zoning district and the MPD. The record of survey plat is for Buildings G-M, as the first phase of the Spiro Tunnel MPD. Primary access to these buildings is from Three Kings Drive. The plat is consistent with the Spiro Tunnel MPD, in terms of size and location of the building, proposed uses, access, and required parking. This application meets the requisite subdivision requirements of Title 15-7 of the Park City Municipal Code. All conditions of approval of the Spiro Tunnel MPD and Silver Star Subdivision plat approval continue to apply.

The condominium record of survey plat identifies private, common, and limited common areas for these buildings.

Building G consists of 9 residential units- from 1,469 sf to 1,999 sf.
Building H consists of 10 residential units- from 1,972 sf to 1,998 sf.
Building I consists of 4 residential units- from 1,401 sf to 2,478 sf.
Building J consists of 3 residential units- from 1,401 sf to 1,929sf.
Building K consists of 3 residential units from 1,401 sf to 1,929 sf.
Building L consists of 4 residential units- from 1,401 sf to 2,478 sf.
Building M consists of 5 residential units- from 1,401 sf to 1,970 sf.

The units are proposed to be owner occupied or nightly rental. Nightly rental is an allowed use in the RD zoning district. Seventy-six parking spaces are located within Parking Structures 2 and 3. The spaces are identified as common area.

A total of 76 spaces are required for these 38 units (37.25 residential unit equivalents) and 76 spaces are proposed.

The remaining floor area is designated as either common area or limited common area (exclusive for use by a particular unit).

Prior to recordation, the plat and condominium declaration and CCR's will be reviewed as to form, by the City Engineer and City Attorney. ADA requirements shall be addressed on the plat prior to recordation.

NOTICE
The property was posted and notice was mailed to property owners within 300 feet.

Legal notice was also placed in the Park Record.

DEPARTMENT REVIEW
This project was reviewed at the interdepartmental review meeting on October 25, 2005. The applicant is addressing trail access easements and utility issues that were raised at that meeting. Traffic on Three Kings Drive will be heavily affected by construction of the utilities, as well as the buildings.

ALTERNATIVES

A. The Council may approve the Spiro Condominiums Buildings G-M, a condominium plat, based on the findings of fact, conclusions of law, and conditions of approval stated in the Ordinance; or
B. The Council may deny the plat and direct staff to make Findings for this decision; or
C. The Council may continue the discussion on this condominium plat to the next meeting.

SIGNIFICANT IMPACTS
The most significant fiscal impact resulting from this application is the ability of the owner to sell individual condominium units. There are no environmental impacts as a direct result of this condominium plat as the building can be physically constructed without this condominium plat.

RECOMMENDATION
The Staff recommends the City Council hold a public hearing for the Spiro Condominiums Buildings G- M and Parking Structures 2 and 3 record of survey plat. Staff has prepared findings of fact, conclusions of law and conditions of approval as outlined in the attached Ordinance.

EXHIBITS
Exhibit A – Record of Survey plat sheets 1, 2, 23, and 24 and 2 (sheets 3 through 22 are attached under separate cover)
Ordinance

(Entire plat document is available at the Planning Department or by e-mail)

AN ORDINANCE APPROVING THE SPIRO CONDOMINIUMS BUILDINGS G-M and PARKING STRUCTURES 2 and 3, A RECORD OF SURVEY PLAT, LOCATED AT 1825 THREE KINGS DRIVE, PARK CITY, UTAH.

WHEREAS, the owner of lot 1 of the Silver Star Subdivision, located at 1825 Three Kings Drive, petitioned the City Council for approval of a condominium record of survey plat, and

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

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

WHEREAS, the Planning Commission held a public hearing on November 9, 2005, to receive input on the proposed condominium record of survey plat; and

WHEREAS, the Planning Commission, on November 9, 2005, forwarded a positive recommendation to the City Council; and

WHEREAS, on November 17, 2005, the City Council held a public hearing and approved the condominium record of survey plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the condominium record of survey plat, to allow individual units to be bought and sold.

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

SECTION 1. APPROVAL. The condominium record of survey plat as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:
1. The property is located in the RD zoning district.
2. The property is subject to the 2004 Spiro Tunnel MPD Development Agreement.
3. The Spiro Tunnel MPD Development Agreement sets forth a maximum density of 97 unit equivalents (ue). This condominium plat identifies private area for 38 units (37.25 residential ue). The units range in size from 1,401 to 2,478 square feet. The remaining floor area is designated as either common area or limited common area (exclusive use of a particular unit).
4. Previously approved record of survey plats for Building A, Buildings B-F, and Cottage Units 1-22 identified the remaining 38 condo units, 22 cottage units, and 14.5 ue of support commercial uses.
5. The Spiro Trail is a heavily-used public trail necessary for the Silver Star residents and the general public to access other trails in the vicinity.

Conclusions of Law:

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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the Record of Survey for compliance with State law, the Land Management Code, and the conditions of approval, as a condition subsequent to plat recordation.
2. The City Attorney will review and approve the final form of the Condominium Declaration and CCR's, as a condition subsequent to plat recordation, including compliance with any ADA requirements.
3. The applicant will record the Record of Survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.
4. All conditions of approval of the Spiro Tunnel MPD continue to apply.
5. All conditions of approval of the Silver Star subdivision plat continue to apply.
6. The Owner shall certify on the plat that the condominium project will be built substantially as shown.
7. A financial guarantee for 125% of the value of public improvements shall be submitted prior to plat recordation, in an amount approved by the City Engineer and in a form approved by the City Attorney.
8. Driveways to the condo units may be revised from those shown on the draft plans in order to achieve proper design. Revised driveway designs will be reviewed and, if acceptable, approved by the Planning Staff and City Engineer prior to plat recordation.
9. Public access trail easements consistent with the Trails Master Plan and as determined necessary by the Park City Trails Coordinator shall be indicated on the plat as a condition precedent to plat recordation. A parking agreement between PCMC and Paladin LLC for the trail head and public works employee parking areas shall be executed and recorded as a condition precedent to recordation of this plat.

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

PASSED AND ADOPTED this 17th day of November, 2005.

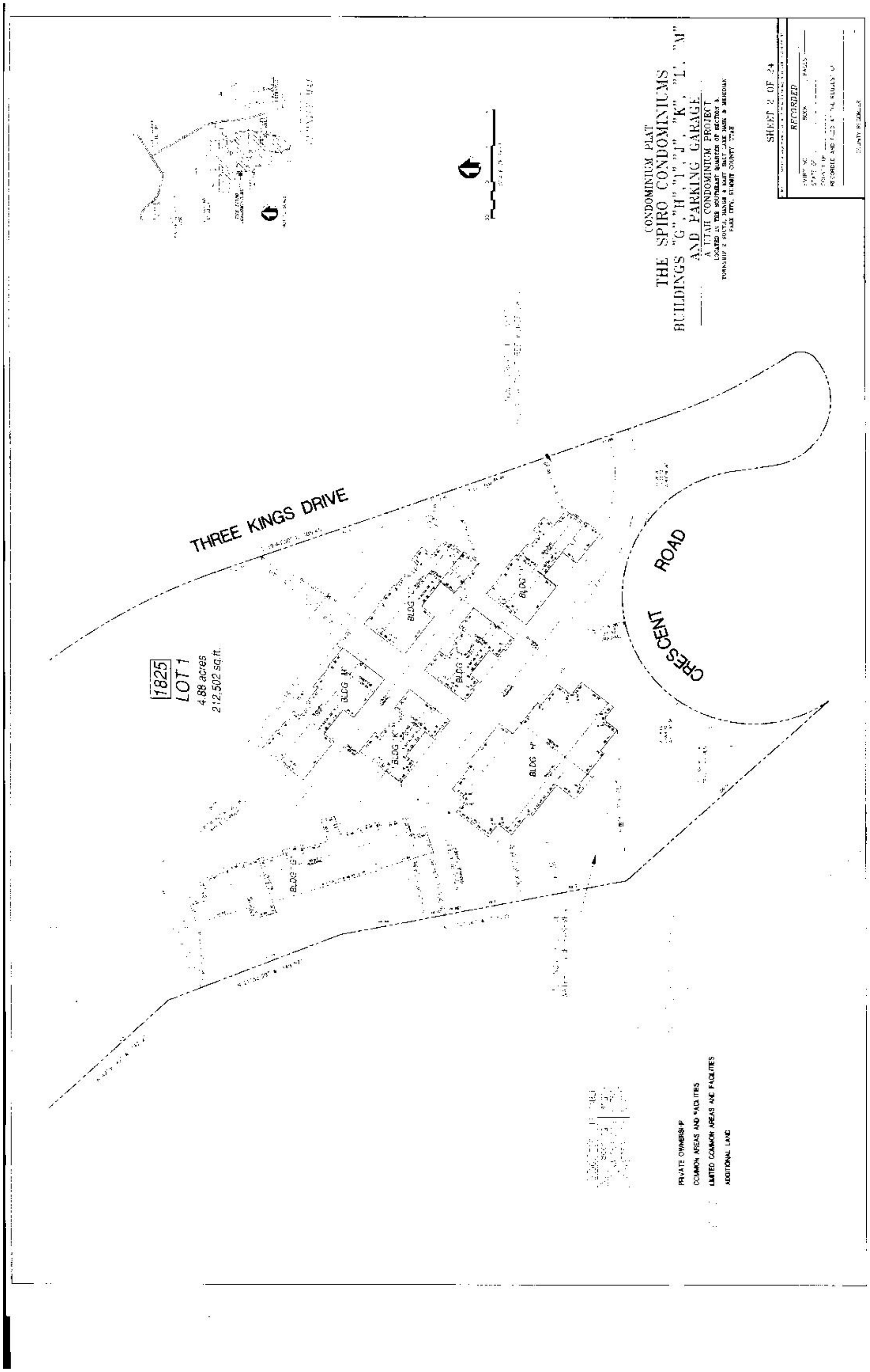
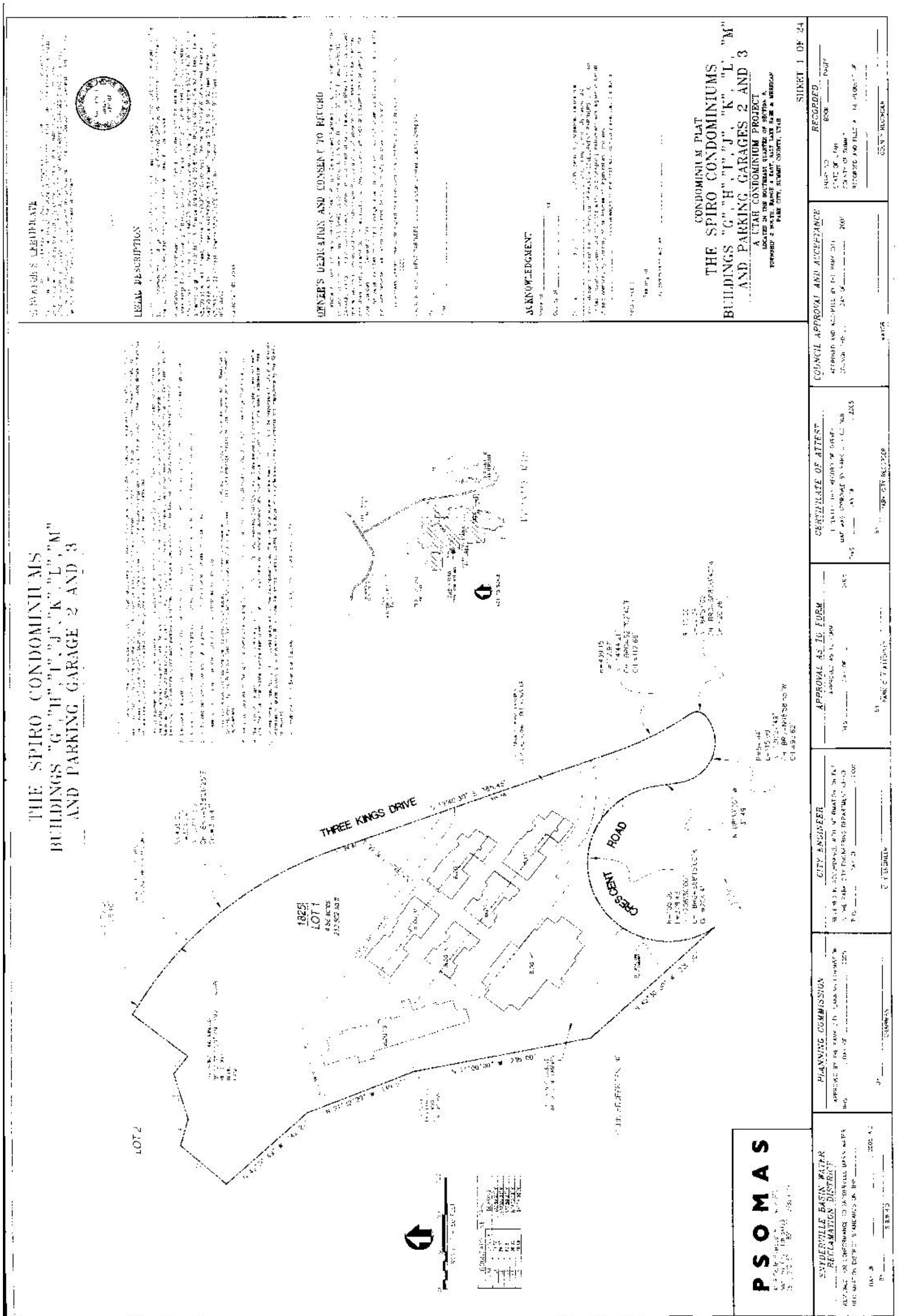
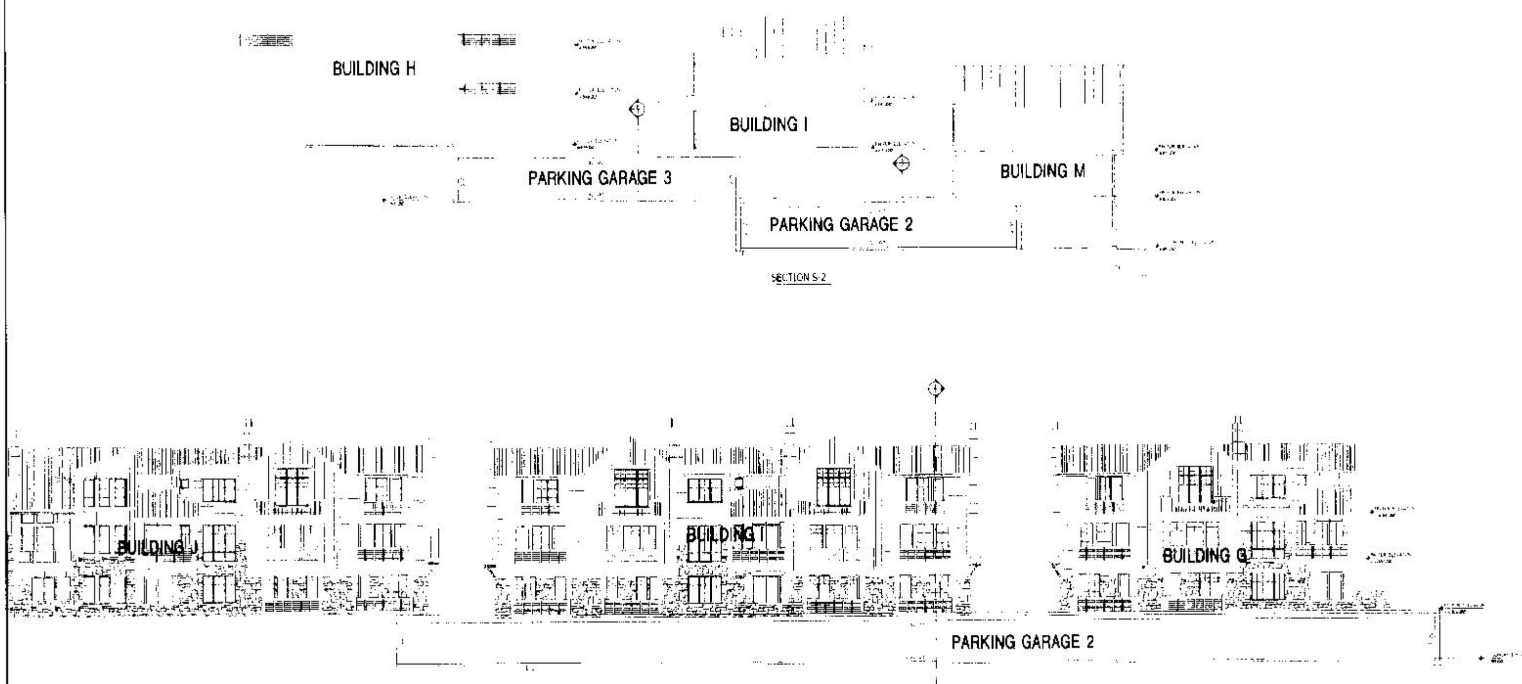

CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS
BUILDINGS "G","H","I","J","K","L","M"
AND PARKING GARAGE
A UTAH CONDOMINIUM PROJECT
SHEET 2 OF 24
RECORDED
THREE KINGS DRIVE
CRESCENT ROAD
1825
LOT 1
4.88 acres
212,502 sq.ft.
PRIVATE OWNERSHIP
COMMON AREAS AND FACILITIES
LIMITED COMMON AREAS AND FACILITIES
ADDITIONAL LAND

EXHIBIT A

h


THE SPIRO CONDOMINIUMS
BUILDINGS "G","H","I","J","K","L","M"
AND PARKING GARAGE 2 AND 3
THREE KINGS DRIVE
CRESCENT ROAD
LOT 1
LOT 2
PSOMAS
LEGAL DESCRIPTION
OWNER'S DEDICATION AND CONSENT TO RECORD
ACKNOWLEDGMENT
CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS
BUILDINGS "G","H","I","J","K","L","M"
AND PARKING GARAGES 2 AND 3
A UTAH CONDOMINIUM PROJECT
SHEET 1 OF 24
RECORDED
COUNCIL APPROVAL AND ACCEPTANCE
CERTIFICATE OF ATTEST
APPROVAL AS TO FORM
CITY ENGINEER
PLANNING COMMISSION
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

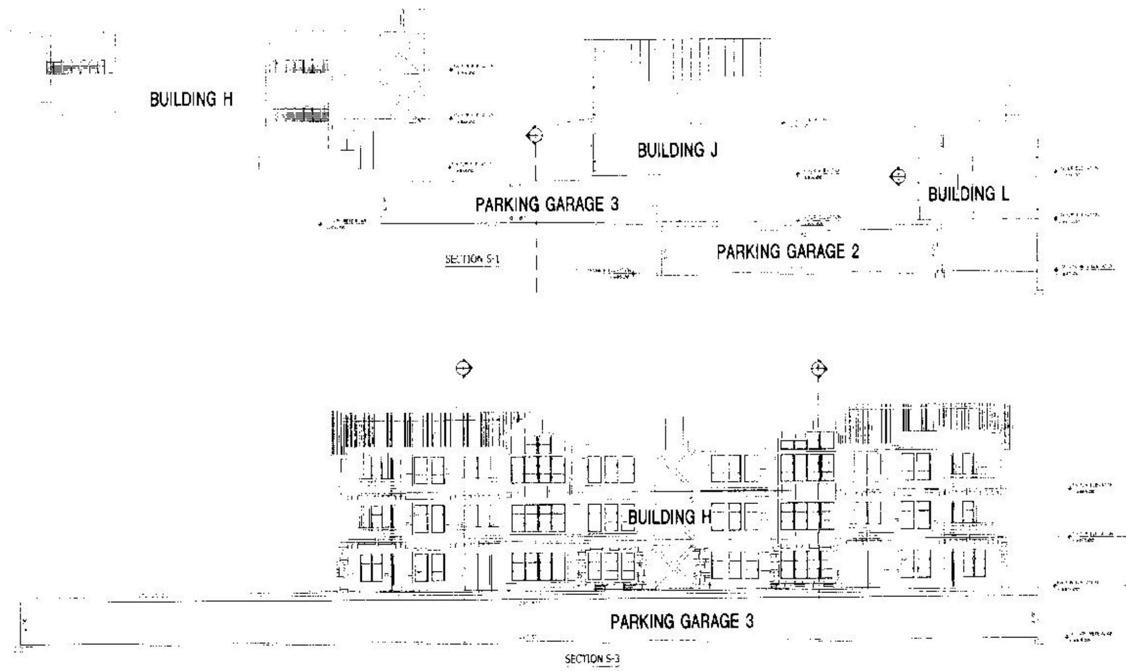


CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS
PARKING GARAGES 2&3
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

PRIVATE OWNERSHIP
COMMON AREAS AND FACILITIES
LIMITED COMMON AREAS AND FACILITIES

SHEET 33 OF 34

RECORDED
ENTRY NO. ______ BOOK ______ PAGES ______
STATE OF ______
COUNTY OF
RECORDED AND FILED AT THE REQUEST OF
______
COUNTY RECORDER



CONDOMINIUM PLAT
THE SPIRO CONDOMINIUMS
PARKING GARAGES 2&3
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

PRIVATE OWNERSHIP
COMMON AREAS AND FACILITIES
LIMITED COMMON AREAS AND FACILITIES

SHEET 24 OF 24

RECORDED
ENTRY NO. ______ BOOK ___ PAGE
STATE OF ______________
COUNTY OF
RECORDED AND FILED AT THE REQUEST OF
____
COUNTY RECORDER

CITY COUNCIL
Staff Report

Subject:	**EAGLE POINTE PHASE V ANNEXATION PETITION**
Date:	**November 17, 2005**
Type of Item:	**Legislative**

RECOMMENDATION: Staff recommends that the City Council Review the submitted annexation petition and take action to accept the petition for annexation, while maintaining a noncommittal position with regard to the annexation itself.

DESCRIPTION

Project Name:	Eagle Pointe Phase V Annexation Petition
Project Planner:	Patrick Putt
Applicant:	Craig Mogel
Location:	Metes and Bounds Parcels located immediately west of the Eagle Pointe Subdivision Phase IV and north of Mountain Top Subdivision.

BACKGROUND
On November 4, 2005 the applicant filed a petition for annexation with the City Recorder for annexation of three (3) metes and bounds parcels currently within the jurisdiction of Summit County. The overall property is 25.616 acres in size. The property is located directly west of the Eagle Pointe Subdivision, Phase IV and immediately north of the Mountain Top Subdivision. Access to the property is proposed via easements extending from Norman's Way and Marilyn Court which are within the Eagle Pointe IV Subdivision.

The current Summit County zoning for the property is Hillside Stewardship *(1 unit per 30 aces)* and currently undeveloped. The applicant is requesting that the property be zoned Residential Development (RD). The applicant has also filed a subdivision application for seven (7) single family lots ranging in size from .93 acres to 7 acres. Copies of the proposed annexation plat and subdivision plat are attached to this memorandum.
The applicant has submitted all necessary signatures and annexation petition materials according to provisions of the City's Annexation Policy Plan and Utah State Code. A signed annexation plat, prepared by a licensed surveyor, has been filed. The applicant also has provided necessary notification of the intent to file the petition to the required affected entities.

ANALYSIS
The annexation petition has been reviewed pursuant to the Utah Code Annotated (UCA) Section 10-2-402 and 10-2-403. The property is a contiguous area consisting of three

metes and bounds parcels totally 25.616 acres. The property is also contiguous to the Park City Municipal boundary. The parcel is within the Annexation Expansion Area, as described by the adopted Annexation Policy Plan. The proposed annexation will not create any islands or peninsulas of unincorporated land. The annexation petition requirements set forth in UCA 10-2-403 have been met.

After determining that the annexation petition application is complete pursuant to the City's Annexation Policy Plan, staff scheduled this petition for City Council acceptance or rejection at its first regularly scheduled meeting which meets the 14 day standard required by state law.

Municipal annexation is a legislative act governed procedurally by Utah state law. Once the annexation petition is filed with the City Recorder, the petition (not the annexation) is presented to the municipal legislative body for acceptance or rejection. Because annexation is a legislative act, the Council's decision to accept or reject the petition is not governed by statutory criteria or subject to constitutional restraints; acceptance or rejection is at the Council's discretion. It is important to note that a decision to reject the petition ends the annexation process, while a decision to accept the petition allows the process to continue for further consideration via the certification and subsequent public hearing process. Acceptance of the petition does not represent final action or approval of the annexation or proposed subdivision plat. The proposed annexation area is located on a highly visible hillside of Quarry Mountain. Adequate utility service and fire protection for the property is a concern. Traffic may be problematic. Each of these issues will require additional study.

If the Council accepts the petition, then a 30-day certification review process will commence wherein Staff will determine whether the petition meets all requirements of Utah State Code Sections 10-2-403(2), (3), and (4). If staff determines that the petition meets these requirements, then the City Recorder will certify the petition and commence the public notification and hearing process. If staff determines that the petition fails to meet any of the statutory requirements, then the City Recorder will reject the petition and deliver written notification of rejection to the applicant and other parties required by state law. The applicant then will have the opportunity to modify the petition to correct the deficiencies for which it was rejected and re-file the petition with the City Recorder.

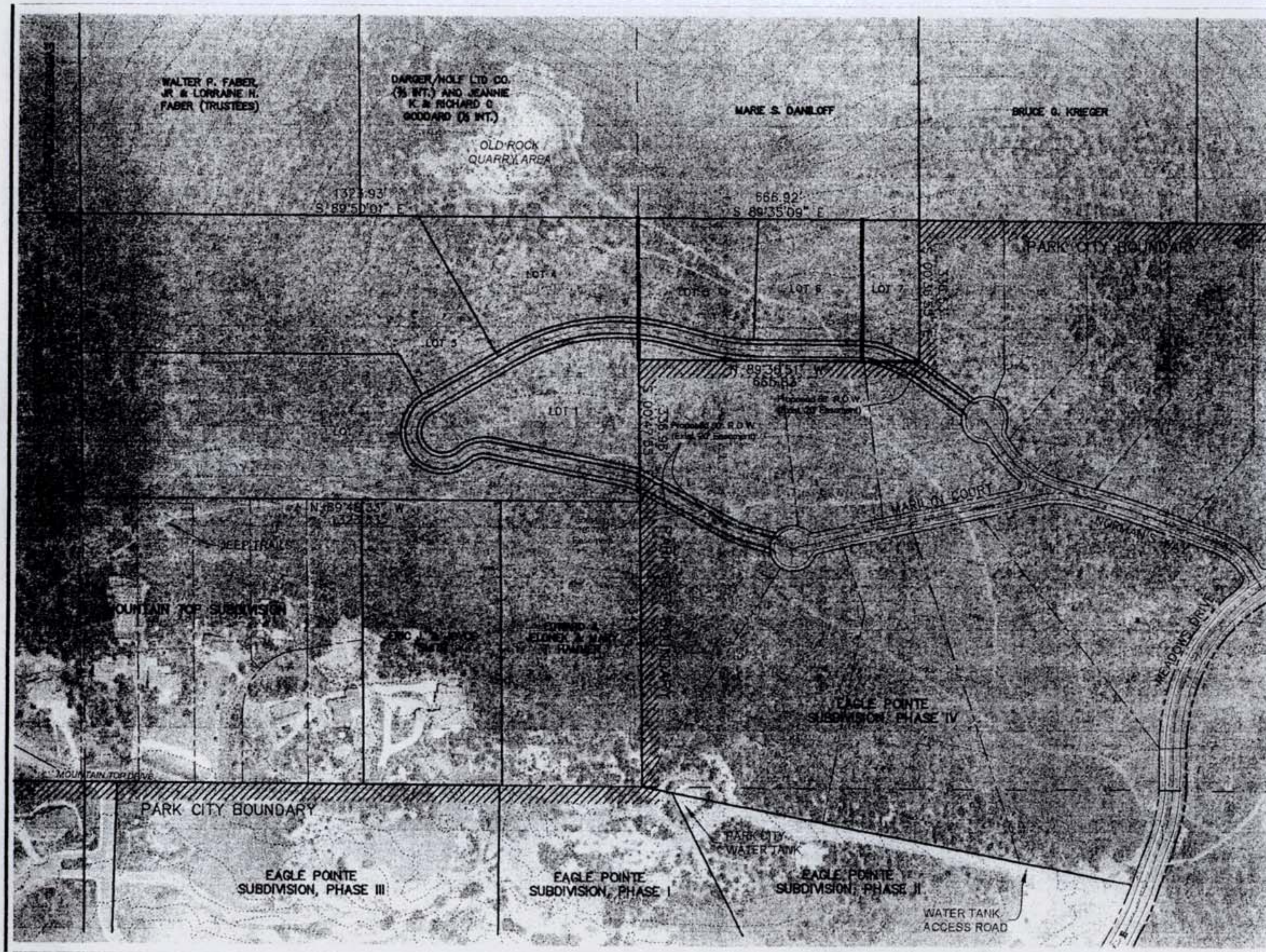
Alternatives: It is important to note that pursuant to Utah State Code Section 10-2-405(1)(a)(i)(B), if the Council does not take action on this annexation petition at its first regularly scheduled meeting that is at most 14 days after the date the petition was filed (this meeting, November 17, 2005), then the annexation petition shall be considered accepted for further consideration. Accordingly, taking no action and/or continuing this item are not options available to the Council; either action represents acceptance of the petition. Council alternatives include:

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

3. Do nothing or continue the item. Pursuant to state law, the annexation petition is considered accepted for further consideration, thereby triggering the 30-day certification review process.

RECOMMENDATION
Staff recommends the Council accept the petition for annexation.

EXHIBITS
Exhibit A -- Proposed Annexation Plat
Exhibit B -- Proposed Subdivision Plat
Exhibit C -- Vicinity Map



PREPARED BY:

Evergreen Engineering, Inc.

PREPARED FOR:

MOUNTAIN SKY LLC
PO BOX 1918
PARK CITY, UTAH 84060
CONTACT:
MR. CRAIG MOGEL

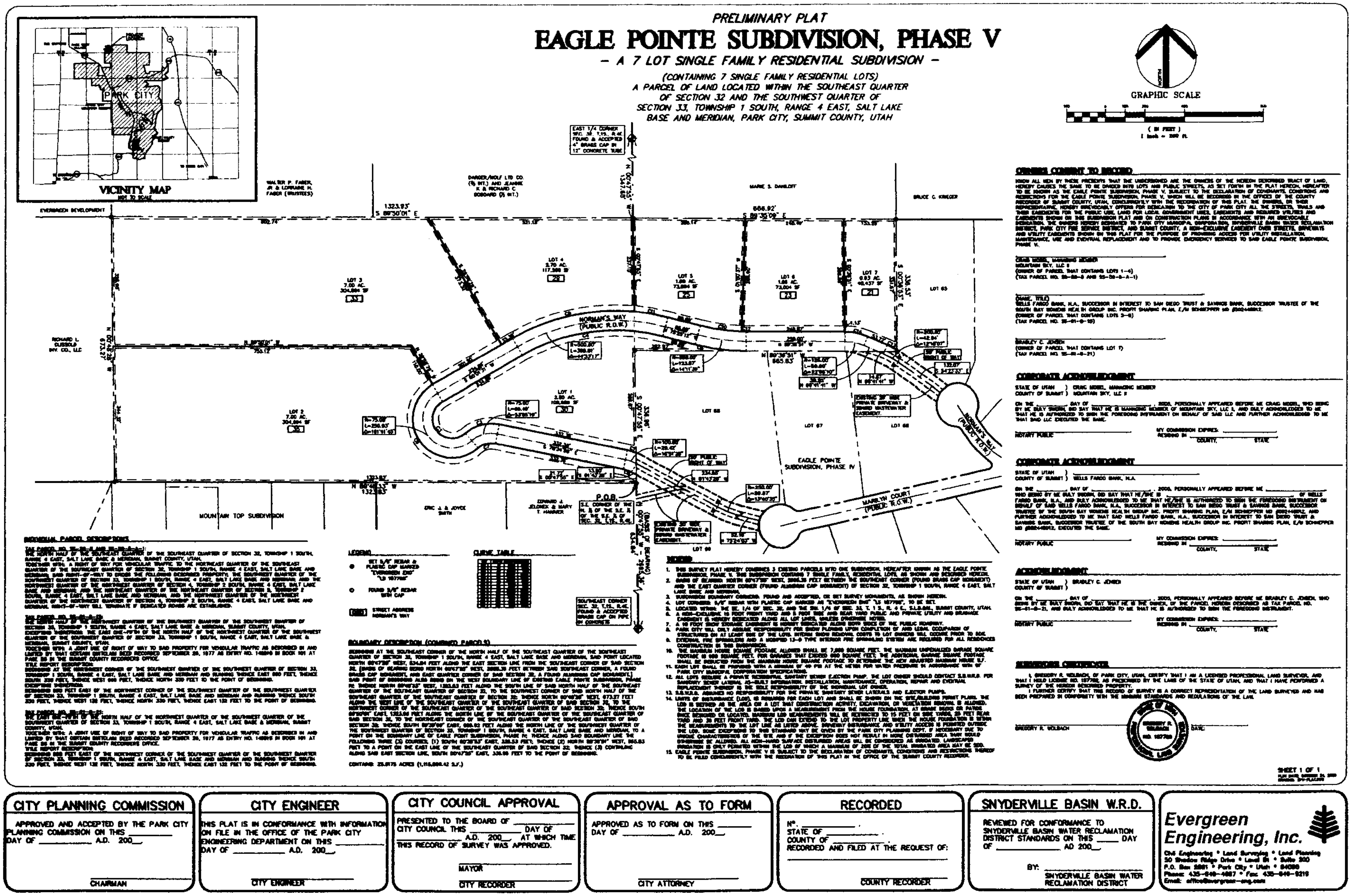
EAGLE POINT SUBDIVISION PHASE V

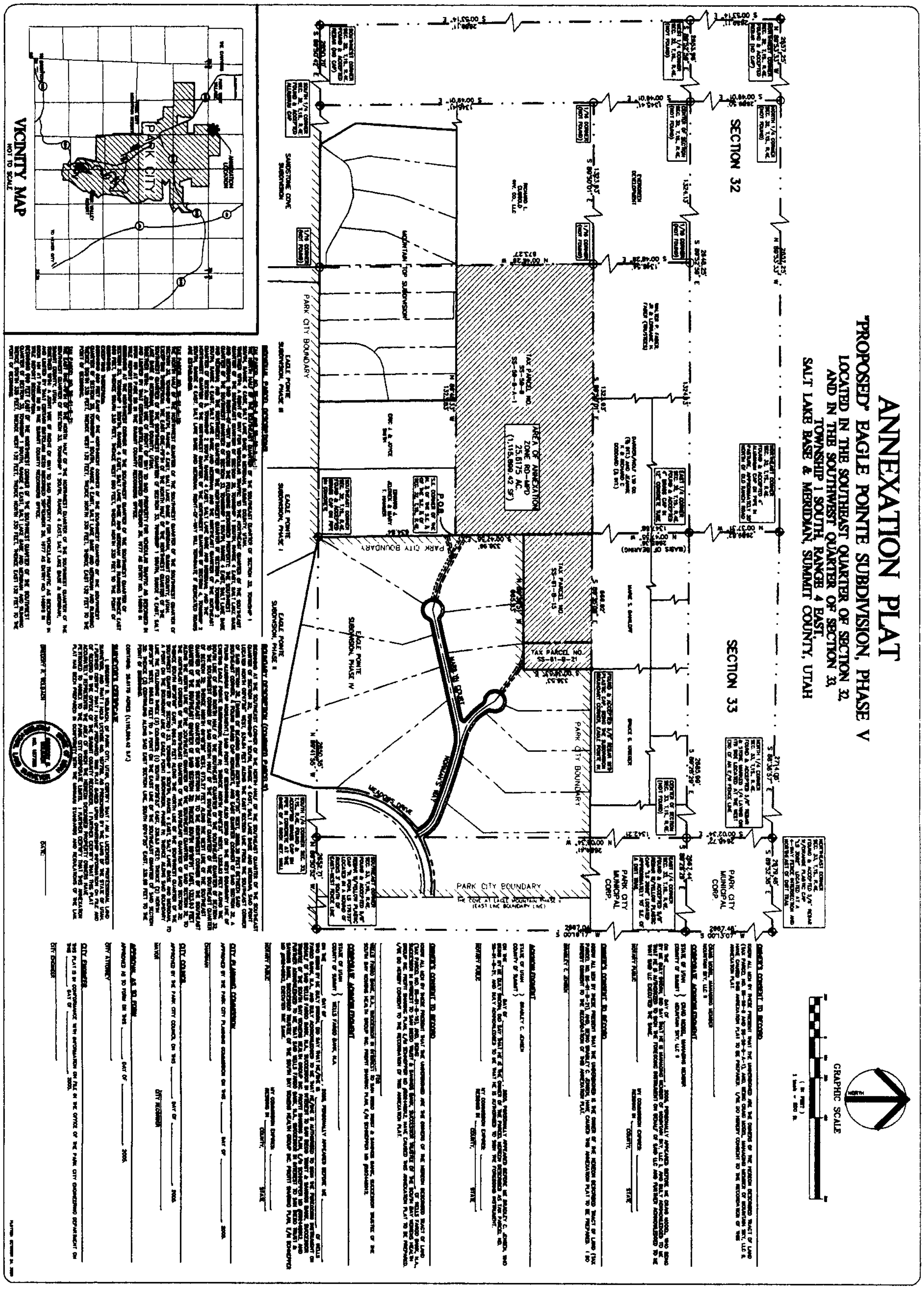
SITE PLAN AERIAL OVERLAY

REVISIONS

DATE	COMMENTS

SHEET 1 OF 1


PRELIMINARY PLAT
EAGLE POINTE SUBDIVISION, PHASE V
- A 7 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION -
(CONTAINING 7 SINGLE FAMILY RESIDENTIAL LOTS)
A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER
OF SECTION 32 AND THE SOUTHWEST QUARTER OF
SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE
BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
VICINITY MAP
PARK CITY
GRAPHIC SCALE
NORMAN'S WAY
(PUBLIC R.O.W.)
MARILYN COURT
(PUBLIC R.O.W.)
EAGLE POINTE
SUBDIVISION, PHASE IV
MOUNTAIN TOP SUBDIVISION
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
P.O.B.
CITY PLANNING COMMISSION
APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS ______ DAY OF ______ A.D. 200_
CHAIRMAN
CITY ENGINEER
THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS ______ DAY OF ______ A.D. 200_
CITY ENGINEER
CITY COUNCIL APPROVAL
PRESENTED TO THE BOARD OF CITY COUNCIL THIS ______ DAY OF ______ A.D. 200_ AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.
MAYOR
CITY RECORDER
APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS ______ DAY OF ______ A.D. 200_
CITY ATTORNEY
RECORDED
No. ______
STATE OF ______
COUNTY OF ______
RECORDED AND FILED AT THE REQUEST OF:
COUNTY RECORDER
SNYDERVILLE BASIN W.R.D.
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ______ DAY OF ______ AD 200_
BY:
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
Evergreen Engineering, Inc.



ANNEXATION PLAT
"PROPOSED"
EAGLE POINTE SUBDIVISION, PHASE V

MOUNTAIN SKY, LLC II

SHEET 1 OF 1

DESIGNED BY: CRW
DRAWN BY: CRW
CHECKED BY: CRW/ADM

REVISIONS

DATE	BY	COMMENTS

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Civil Engineering • Land Surveying • Land Planning