

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
OCTOBER 26, 1995**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, October 26, 1995.

A G E N D A

Work Session

4:25 p.m. Council comments/questions
4:45 p.m. Chamber/Bureau quarterly update
5:00 p.m. Review of regular meeting

Regular Meeting

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

1. Parking - Park Avenue - Tom Hurd
2. Public policy forum proposal - Paul Sincock
3. Social services for domestic violence victims, the elderly and disabled - Marie Rosenbloom

III MINUTES OF SPECIAL MEETING OF OCTOBER 19, 1995

IV CONSENT AGENDA

1. In the Trees at Deer Valley final subdivision plat
2. Maintenance agreement with Summit Watch
3. Refund of \$1,062.29 for building permit and impact fees 430 Main Street application - Paul DeGroot
4. Resolution adopting a mortgage assistance program for Park City Municipal Corporation employees

VI NEW BUSINESS

Settlement agreement with Trans-Wasatch

VII COMMUNICATIONS FROM COUNCIL AND STAFF

1. ICHTHOS funding
2. Historical Society Dungeon Party
3. Criticism of Park City's administration and government
4. North Horse Project

VIII ADJOURNMENT

Note: It should be noted that the entries under Public Input and Communications from Council and Staff were occurred during the meeting and were not posted. They occur here on the agenda for ease of reference.

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
OCTOBER 26, 1995**

I ROLL CALL

Mayor Brad Olch called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, October 26, 1995. Members in attendance were Brad Olch, Ruth Gezelius, Roger Harlan, Lou Hudson, Shauna Kerr, and Leslie Miller. Staff present were Toby Ross, City Manager; and Jodi Hoffman, City Attorney.

II PUBLIC INPUT

The Mayor invited the public to comment on any matter of City business, not scheduled on the agenda.

1. Parking - Park Avenue - Tom Hurd, 339 Park Avenue, felt the City Council should have input from residents on the proposed liquor store outlet on the second floor of the Main Street Mall, which he felt would cause parking and delivery problems. He suggested that there be more attention to enforcement of parking regulations on Park Avenue.

2. Public policy forum proposal - Paul Sincok, Council candidate, stated that after talking with 400 people, and aside from hearing concerns about growth, open space, trails and traffic, he was disturbed that most people feel that nothing is going to change even with the election of new members on the Council. He felt that this is serious because the public does not feel enfranchised in the process with City Hall and the system involving the public is broken. For the last three elections, there has been discussion about growth management, but nothing has abated growth. On March 31, 1995, Council adopted a resolution directing staff to implement a housing action plan for Park City after a citizen appointed board spent a lot of time studying the issues of affordable housing. Of the nine short term action items, only one has been accomplished. He continued that on October 12, 1995 a joint meeting was held to review the General Plan, but the citizen advisory body was not involved with the plan presented which was the work of staff and consultants. That night was the first time the advisory committee saw that plan and many were resentful. Mr. Sincok suggested a public dialog and consensus process used in many communities. This would involve engaging the public in public issues forums to emerge a specific policy which is put into place by the city councils. He distributed a proposal identifying 11 communities of interest in Park City and although CommunityVision was a good mechanism there was no closure with regard to determining public policies. He described the involvement of not only the public, but elected officials and staff to develop long-term visions. He urged Council to consider a program like this to build a sense of community.

3. Social services for domestic violence victims, the elderly and disabled - Marie Gallavitch Rosenbloom, resident, felt that the community and state are lacking resources for her

needs, more specifically domestic violence. She felt that as a survivor of domestic violence that she has become a nuisance. Ms. Rosenbloom described "the battered system syndrome", because as a victim, the system does not work. In four and a half years, there has been no justice and she will not leave the state and will fight for what she believes in; she stated that she even went to prison for five days for contempt of court, because she stood up to her rights with Judge Young. Ms. Rosenbloom reported that the first elder abuse conference was held in Utah last May due to her efforts at the Attorney General's Office. She felt that if the judges do not obey the law and the police don't enforce the law, why should the public obey laws? She discussed the problems with combining divorce and abuse cases and her personal experience with economic discrimination when requesting assistance in domestic violence episodes. She felt that there is also discrimination on gender, age and the disabled. Ms. Rosenbloom relayed her commitment to teaching over 25 years and how the system failed her when she needed help. She stated that her divorce left her with nothing and discussed her illnesses. Ms. Rosenbloom reported on her hours of research and commitment to the cause of domestic violence and volunteered to be a resource person. She suggested that the retired could assist in community projects.

Shauna Kerr recommended that Ms. Rosenbloom channel her energy in the efforts of the local Domestic Peace House; Ms. Rosenbloom responded that she was on the board, but was homeless at the time and there was no housing offered to her. She added that there are no health or disability services available locally. Ms. Kerr responded that these are all health and senior related issues that the County should address and are not in the City's jurisdiction. Ms. Rosenbloom reiterated that the system failed her and that she would like to be a consultant to the agencies receiving funding for programs. Ms. Kerr asked what the Council's role would be in facilitating her and again explained the different roles of agencies; Ms. Rosenbloom explained the values of networking.

With no further comments, the public input session was closed.

III MINUTES OF MEETING OF OCTOBER 19, 1995

Ruth Gezelius, "I move approval of the minutes of the meeting of October 19, 1995, as presented". Shauna Kerr seconded. Motion carried unanimously.

IV CONSENT AGENDA

Ruth Gezelius, "I move approval of Consent Agenda Items 1 through 4 with the correction on Item 3 that the refund dollar amount is \$2,062.29". Leslie Millers seconded. Motion unanimously carried.

1. In the Trees at Deer Valley final subdivision plat - See attached staff report.

2. Maintenance agreement with Summit Watch - See attached staff report.
3. Refund of \$2,062.29 for building permit and impact fees 430 Main Street application - Paul DeGroot - See attached staff report.
4. Resolution adopting a mortgage assistance program for Park City Municipal Corporation employees - See attached.

VI NEW BUSINESS

Settlement agreement with Trans-Wasatch - City Attorney Jodi Hoffman explained that the proposed settlement is for a dispute that has been on-going for a number of years and a lawsuit that has existed for over two years, alleging damages to Park City in the amount of \$12.5 million. The lawsuit involves a development dispute over land that lies east of the ridge line in lower Deer Valley and largely is unseen from Deer Valley. The existing Wasatch County development approval created not only density but also the likelihood of significant traffic from Deer Valley to the Jordanelle Reservoir. Throughout the litigation, there was a greater understanding of the area and of the City's and the developer's interests, however, she added that the surrounding jurisdictions will have the ultimate say in the success or failure of this settlement.

Ms. Hoffman explained that the 1995/96 General Plan update identifies an intent to influence an open space feeling around the urban historic core of the current City limits. Through illustration of a map, Ms. Hoffman explained the areas where the City has control. This is a proposal to reconfigure 678 acres of property; some of which lies in Park City, some of which lies in Summit County, but the lion's share lies in Wasatch County. Ms. Hoffman continued that Wasatch County will be requested to amend an existing density determination of the Wasatch County portion of the property to cluster resort commercial development at ski lifts and at the funicular lift, and to allow vacation of public rights, if any, in the historic configuration of the Keetley Road in a manner that limits to the greatest extent possible that portion of the Keetley Road that is within Park City and funnels onto Queen Esther Drive. This is a relatively complicated settlement and a product of 11 months of negotiation. The proposal will progress in a series of phases. First there will be an execution of agreements between third parties and Trans-Wasatch regarding access to the historic configuration of the Keetley Road. Once those agreements are executed, the parties will execute the settlement agreement. At this point, Trans-Wasatch will request to amend the existing 1991 density determination from Wasatch County. She emphasized that it is entirely within Wasatch County's discretion whether or not this reconfiguration occurs. If it occurs, the public rights, if any on Keetley Road, will be abandoned and the \$12.5 million lawsuit will be dismissed against Park City. It is envisioned that the Wasatch County planning process will take six to eight months and another two months for the vacation process. If the lawsuit is dismissed, there will be a series of annexation proposals and commitments to public dedication of open space in three separate phases. Park City has expressed an interest in annexation of the Snow Top Hidden Hollow area, which is partially in

Summit County with some land in Park City, and partially in Wasatch County; the Slalom Village Area, which is entirely within Wasatch County; and the Snow Park Roosevelt Gap area which is in Park City and Wasatch County. The annexation proposals include public dedications of open space in the areas identified in green on the map. The amount of potential dedications along with commitments to develop within the limits of disturbance areas will result in 92% open space. There will be a clustering of development with large expanses of both visible passive and active recreation uses. Ms. Hoffman continued that there is a significant 10 to 12 mile trail network with excellent mountain biking opportunities in the region, improved trail access toward the Jordanelle, and vehicular emergency access through the historic alignment of the Keetley Road, as well as public and pedestrian access along that corridor.

In response to a question from Paul Sincock, the City Attorney responded that City bus service is not included in the proposal, the agreement encourages high occupancy vehicles. As part of the settlement agreement, once the lawsuit is dismissed, Keetley would be improved to a pavement width of 22 to 25 feet. Another component of the agreement is the 105 unit Roosevelt Gap Lodge which will be connected to the Snow Park Lodge by a funicular tramway which is a unique attraction.

Ruth Gezelius stated that this is an example of something the City has been working on for almost ten years with the applicant and the issue of annexation and growth boundaries have been taken very seriously. In consideration of the \$12.5 million lawsuit, the interests of the City and of the public were considered which involved considerable negotiations, specifically on traffic and impacts on our borders. This is a tremendous effort to preserve significant ridge lines, goals of the master plan, resort development, clustering densities, and open space. It is a much better project now with lower densities and a higher caliber of development. She commended staff as well as McKay Edwards of Trans-Wasatch in reaching this agreement. Jodi Hoffman acknowledged the presence of Wasatch County officials and thanked them for their work on the 1991 density determination which included open space considerations, as it was the template for the success of the settlement.

Ruth Gezelius, "I move that we approve the settlement agreement with Trans-Wasatch and authorize the City Attorney to make whatever technical language changes that are necessary to refine the document but in no way changes the substantive nature of it". Lou Hudson seconded. Motion carried unanimously.

VII COMMUNICATIONS FROM COUNCIL AND STAFF

1. ICTHOS funding - See work session commentary. Shauna Kerr, "I move to direct staff to delay any further grant disbursements to ICTHOS until we have an accounting which is required as a part of its contract under Article II of the grant agreement that we have a financial accounting as to how the money to date has been spent, further that we have an accounting as to whether or not the document that was generated recently by Warren Schaller, Executive Director,

was generated with ICTHOS funds, further that we get a clear vision from the Board of Directors of ICTHOS as to what its mission is, which is also part of the requirements under its contract with us for its grant, and that we withhold any further payments until we have the information that we have requested from the Board of Directors". Lou Hudson seconded. Leslie Miller stated that although she found the content of the publication somewhat offensive and disturbing, she is concerned that the issue of free speech is compromised and cannot support the motion. She stated that she is not confident that this is the appropriate action to take at this time. Shauna Kerr agreed that free speech is important and could appreciate Mr. Schaller's right for personal exercise of free speech, but pointed out that this publication was advertised as a flyer for ICTHOS and there is uncertainty if this is his random act or whether this was distributed at the direction of the Board. Ms. Kerr emphasized that she feels uncomfortable spending public funds until there is a clarification. Roger Harlan felt that this action is a clarification of where grant funds for ICTHOS are going, and on that basis could support the motion as it is in the realm of the responsibility of the Council. Ms. Kerr stressed that there are terms of the grant agreements that must be met regarding accountability of public monies.

Ruth Gezelius	Aye
Roger Harlan	Aye
Lou Hudson	Aye
Shauna Kerr	Aye
Leslie Miller	Nay

2. Historical Society Dungeon Party - Ruth Gezelius reminded the public to attend the reception on November 2.

3. Criticism of Park City's administration and government - Leslie Miller stated that she became involved with City Hall six years ago over the disposition of the Carl Winters property. The proposal by administration to build a seven story hotel on the playing fields was endorsed by the Council despite numerous complaints by the community. The fact that this large hotel was to built on public open space was not compatible with the Park City Comprehensive Plan, or the scale and character of lower Park Avenue. In addition, a petition in opposition signed by 300 residents did not change the vote of the City Council. The only reason this development did not happen is because the developer became embarrassed by the public outcry and he backed out. She learned from that incident that there was a lack of community involvement in the decision-making process at City Hall. The citizens were artificially involved at the end, not at the beginning, of the planning process and that unfortunately has not changed as extensively as she hoped.

Ms. Miller stated that she realized that there was no plan to protect public open space and that elected officials are contemptuous of the citizens' input. She has tried to change that to show her associates that the role the citizens should play in the process can bring valuable insights and expertise to the end result. She learned that there are many residents in Park City who care

deeply about their sense of place and understood then that Park City was at risk of losing its unique qualities and character. When she ran for office four years ago, Ms. Miller relayed that she sought to change the relationship between the citizenry and the government and to open the public process. This collaborative relationship would help to preserve the historic character of the neighborhoods and protect public open space. In addition, revising the Comprehensive Master Plan would give us a tool to achieve these goals together, using the system and authority of municipal government to implement our objectives in our vision of Park City. Ms. Miller expressed that she didn't know how difficult that would be to accomplish.

She continued that in order to reach full potential for the community, there must be a government system that is working properly. While there have been some successes, there remain many real concerns that have yet to be addressed honestly and fully, specifically the planning of growth. She stated that this does not mean that we have a low caliber of City workers, as they are bright and hard-working, but the context in which they must perform is at question. Ms. Miller expressed that our government system has become increasingly dysfunctional; the City administration's inability to realistically respond to the needs of the residents and developers alike has become the talk of the town. The current method for processing and implementing plans, ideas, proposals or complaints is not acceptable; and if this government was operating in the private sector, she believed we would have been out-of-business a long time ago. She cited the Flagstaff annexation proposal as an example, and the fact that the applicant became so frustrated with the process that he took it to the County is inexcusable. If we don't have a system to process projects fairly and professionally, how will we come to terms with the concerns of the community like open space, affordable housing, or traffic.

Ms. Miller added that the City planning system is the critical tool for dealing with growth and if that tool is not functional, all else falls to the wayside. The system lacks cohesion, management and policy direction and Ms. Miller noted that in the past 11 months there have been serious policy shifts implemented by the Legal Department that have come to the attention of the policy-makers, the City Council, sometimes after the fact. The change in administering lot line adjustments was implemented before there was a clear understanding of how the revised legal interpretation would affect property owners. To this date, the Planning Commission and City Council have not designed a permanent policy that guides the administrative routine associated with this change. Another example of the system's breakdown involves the Park Avenue transition zone. More than 12 months ago, prior to the Sweeney bridge and Belz proposals, a revised plan with zoning modifications was to be prepared. The City Council and Planning Commission agreed we needed a new plan to guide us through decisions for upcoming projects. Ms. Miller asked where is the recommended plan, and meanwhile the large developments go forward. She was again reminded at the Planning Commission meeting last night, of the absence of a meaningful planning process. The City staff and HDC are proposing to change the height and setback requirements in Old Town and a new City planner undoubtedly spent hours devising a formula to solve a perceived problem. She alleged that unfortunately he has been working in a vacuum as a proposal was presented to the

City Council in February 1995, and rejected with the direction that staff should try to solve the problem differently by using the expertise of architects who have offered their services to arrive at a more flexible solution. The level of frustration of the audience at last night's Planning Commission meeting was indicative of the lack of respect citizens now have for their government's ability to prioritize, craft and solve issues efficiently and within the context of a larger comprehensive plan. Whether it is for annexations or Old Town, it has become clear to almost everyone that this system of government is not capable of solving the many planning and growth related problems the community now faces. This administration has struggled with implementing changes that would make this system more fair, workable and efficient to everyone who comes in contact with the City government. A successful government must have a system to move people, projects and issues through the governmental process in a logical manner; the rules of the process shouldn't change mid-stream and it certainly should not be redundant. The system should address each project or issue equitably; the managers and leaders of this system must have expertise and a complete understanding of their roles and responsibilities within the system in order to ensure that the system functions as it should. Ms. Miller continued that the effectiveness of the system is dependent upon the cohesion between citizens, administrative staff, appointed officials, and elected City Council. Clearly our system is not working as it should and must be fixed. This is now the time to bring in experts from outside Park City and management consultants to comprehensively review our system that will analyze the process, identify the problems and recommend a short-term action plan to remedy what ails this government. A complete analysis is the only way we can deal with the large issues the community now faces; if we don't have the "clear-headedness" to do this now, we will continue to waste precious time and resources and the collected vision of Park City will remain an illusion. This community has the potential to overcome inadequacies that put to risk our opportunities to succeed, if we choose to do it. She sincerely hoped that the community and newly elected representatives understand the necessity for fundamental change in their government and take action to ensure that this very critical change take place.

4. North Horse Project - Toby Ross advised the Council that the Community Development Block Grant for the water system at North Horse has come under some question with regard to the amount of the award, and staff is in the process of requesting that the \$25,000 shortfall is made up by an additional appropriation by Mountainlands.

VIII ADJOURNMENT

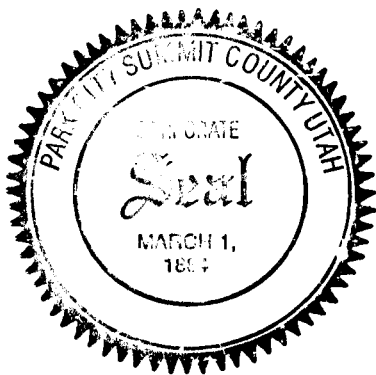
With no further business, the meeting of the City Council was adjourned.

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

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City Council Meeting
October 26, 1995

Prepared by Janet M. Scott



Janet M. Scott
Janet M. Scott, Deputy City Recorder

**PARK CITY COUNCIL WORK SESSION
SUMMIT COUNTY, UTAH
OCTOBER 26, 1995**

Present: Brad Olch, Lou Hudson, Shauna Kerr, Ruth Gezelius, Roger Harlan, Leslie Miller, Toby Ross

Joan Calder, Executive Director, Chamber/Bureau; Mark Gaylord, Esq. and McKay Edwards, Trans-Wasatch

1. Council questions and comments. Shauna Kerr reported that a pamphlet was distributed at the Planning Commission meeting last night regarding affordable housing and indicated that statements were inaccurate. She noted that it was prepared by Warren Schaller, Executive Director of ICTHOS. Ms. Kerr stated that she was offended by the publication and requested that Council reconsider its grant to ICTHOS since a majority of the grant is toward the Director's salary. She suggested that the pending payment be withheld until the Board of Directors of ICTHOS render a decision on its policy. The Mayor felt that this should be a motion which would be not to fund ICTHOS until the City receives a response from its board. Mr. Hudson supported the motion. Ms. Miller asked for clarification of Council's action and Ms. Kerr explained that the majority of the grant is allocated toward the Director's salary and if this is the type of project public funds are being utilized for, it is probably not in Council's best interest to fund his salary. Ms. Miller felt that withholding grant funding may be too rash and couldn't support the motion and she recommended writing a letter to the board on this matter. Discussion ensued and it was emphasized that the check would be withheld until there is a response from the board. Roger Harlan supported this as long as it is a suspension and not cessation of the grant. Mark Harrington suggested that Council make a formal motion at the regular meeting rather than at the work session.

In response to a question from Roger Harlan, the City Manager reported that staff is working on event signage for the Library and Education Center. Leslie Miller requested the February 7, 1995 minutes and packet material regarding height restrictions in Old Town.

2. Chamber/Bureau quarterly update. Joan Calder, Executive Director of the Chamber/Bureau, distributed economic profile information and encouraged Council to notify them if there is other data that should be included. Non-profit organizations will also be listed. Summer over-night visits were down 10% from last year and occupancy was 41% as compared to 46% last year. Lodging, restaurants and retail figures were at least flat during the second and third quarters. She discussed the various studies conducted by the Chamber/Bureau, the breakdown of activities engaged by overnight visitors, and indicated that summer visitors are staying longer. Ms. Calder was pleased to report that there is a trend to use the airlines and shuttle services, as opposed to driving here. She noted that of those responding to ads, 34% actually visited Park City and 79% of those were first-time visitors. In response to a question from Roger Harlan, Ms. Calder stated that the 1,000 senior citizen summer visitor count has been consistent for three years. She indicated that 25% of the attendees of the Art Festival are overnight guests. For the benefit of Lou Hudson, Ms. Calder expressed that she did not feel that the Franklin Quest Senior Golf Tournament would be relocated.

The bookings for Park City this winter look solid while Colorado's are significantly low. Roger Harlan pointed out the extra commuting time and expense for travelers with the relocation of Denver's airport.

3. Review of regular meeting.

Employee mortgage assistance program. With regard to the employee mortgage assistance program, Toby Ross explained that the resolution is not detailed. He explained for Roger Harlan that the maximum repayment time would be 20 years and any mortgage borrower will have detailed paperwork when applying and executing documents.

Trans-Wasatch settlement agreement. See regular meeting minutes and back-up material. Jodi Hoffman explained that the Trans-Wasatch settlement of a \$12.5 million lawsuit involves Wasatch County land adjacent to lower Deer Valley. Through illustration of a map, Ms. Hoffman explained the open space and development areas. In 1991, with Wasatch County approved densities, and it was determined that projected trips on improved Keetley Road into lower Deer Valley would be 3,000 to 10,000 vehicle trips per day. The dispute over the use of Keetley Road, prompted a lawsuit in 1993 and after one and a half years of negotiation, Ms. Hoffman felt that both parties learned that if one prevailed in the lawsuit, it would not have attained the type of comprehensive approach that the settlement agreement now provides. Because the development is in Wasatch County, through settlement, the City could negotiate a development reconfiguration and its impacts on Park City. Ms. Hoffman was pleased to report that McKay Edwards of Trans-Wasatch designed a project that exceeded the City's expectations.

Ms. Hoffman explained the City's concerns regarding Jordanelle traffic on Keetley Road which has been addressed in the settlement agreement as there is a plan for vehicular, emergency, pedestrian traffic, and a trail system. She described the location of development and the gates located at Keetley, McKinley Gap, and Telemark Park. One hundred eighty-two units of the prior 516 units will be east of the perimeter gate and will not have access through the east gate and well over half of the original density will not have access to Keetley Road; the remaining will have diminished need to use Keetley because of the alternative means of transportation including the ski-in and ski-out access for the single family and multi-family units into Deer Valley. Ms. Hoffman explained that the municipal-type services will be provided by special service districts of Wasatch County, including water and schools. In addition to open space, the City negotiated the potential for public ownership in excess of 300 acres of open space within an annexation boundary.

Ms. Hoffman discussed the portion of the development that may be desirable for annexation and the public process involved. She considered the settlement agreement as a pre-annexation agreement because of the level of detail. She commented on the limited amount of access by contiguous property owners who have agreed to this through separate third-party agreements. It is believed that the Queen Esther and Nordic Village people will sign third-party

agreements relinquishing potential claims. She discussed construction traffic which will be routed from US40. All third-party agreements need to be signed, and then the settlement agreement will be executed. Once the settlement agreement is signed, Trans-Wasatch will submit this development proposal to Wasatch County requesting amendments to the 1991 approval to reconfigure it as depicted in the settlement agreement. If Wasatch County approves the amendments to the land determination, there will be a process to vacate the Wasatch County portion of Keetley Road and a separate public process to vacate Park City's portion of Keetley Road. Ms. Hoffman felt that this would take at least six months. Once the lawsuit is dismissed, Trans-Wasatch can apply to Park City to annex and develop any one of the annexation areas. She added that one of the features the Council would be approving as a result of the settlement agreement, is an approval of the annexation process and associated exactions, and the general use, densities, and configurations as outlined.

With regard to traffic volume, Ms. Hoffman explained the ski academy at Slalom Village where students will study, ski and board on the premises. She pointed out that the value of the open space may be readdressed in the agreement. Ms. Hoffman expressed her appreciation of the work of Mark Gaylord of Suitter Axland for the City, McKay Edwards of Trans-Wasatch, and his attorney Jeff Williams. The publicly dedicated open space in fee simple is approximately 106 acres. The other open space is publicly dedicated open space by way of conservation easements, and if for some reason the area is not annexed, all of the green areas (indicated on the map) will nevertheless be dedicated to a public entity. These areas and the limits of disturbance imposed on each of the developments breaks out to about 92% open space and there is the benefit of a massive trail system. McKay Edwards described the surfacing of the various trails in the area, the truck access, and the links to the Jordanelle and Rail Trail. Ms. Hoffman pointed out the critical ridge lines and noted that only a tiny portion of the funicular will be visible from vantage points in Park City. Ms. Hoffman noted that some of the exhibits have not been prepared yet; one is the construction detail of the road and another details the operation of the gates.

The City Attorney explained that staff is asking for Council to approve the settlement agreement; the Trans-Wasatch and Park Con Boards have already approved this proposal. McKay Edwards informed the Council that they have been ably represented and the City has the very best deal available to it if the length of time spent on the negotiations is some indication. He felt that staff acted in good faith on behalf of the City and the public and it was a paramount issue to Trans-Wasatch. Mr. Edwards stated that he developed a tremendous respect for City staff and hoped that the agreement can become a method to "rebuild some bridges" between Trans-Wasatch and the City, and Wasatch County and Park City. Marty Stattin asked if there would be an exchange of money, and Ms. Hoffman clarified that if areas are annexed that all the normal impact and building fees would be assessed and if annexed, there would be significant revenue for the City in property taxes. She added that the open space preservation is invaluable. See regular meeting minutes.