

**PARK CITY MUNICIPAL CODE - TITLE 15 LMC, Chapter 8 - Annexation**

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Department of Community Development and  
Planning  
60 North Main Coalville, UT 84017  
(435) 336-3117 Fax (435) 336-3046  
Michael Barille - Int. Comm. Development Dir.  
mbarille@co.summit.ut.us

November 13, 2002

Rick Lewis  
Park City Community Dev. Dir.  
445 Marsac Ave.  
Park City, UT 84068

Dear Mr. Lewis:

I would like to thank you and City Attorney, Mark Harrington for taking the time to inform me on the City's upcoming Annexation Policy Plan process. I understand the time constraints and requirements imposed by state statute. I would also commend the city for the proactive steps being taken to thoroughly investigate potential annexation issues and to involve the public in this process.

I would also like to forward a request for recognition of the other forward thinking and multi-jurisdictional planning efforts that are underway. I am speaking of the Quinn's Junction Area Study that both the City and Summit County have committed to pursuing together. You and I, in conjunction with the joint planning committee, have taken careful steps to build consensus for this project and develop a work program that includes strict provisions for public inclusion in a detailed planning process. It is my hope that the Park City Planning Commission and Council will find a way to formally recognize the Quinn's Junction Study in the Annexation Policy Plan. I would suggest that this could be done in the "Statement of specific criteria" section of the plan. Perhaps consistency with the findings of the completed Quinn's Junction Area Study could become one of the criteria on which future annexation proposals are evaluated. I hope that it will also be made clear that both the County and the City are legally prohibited from considering development proposals in the study area until the study is complete. Finally, if clear reasoning can be provided for an adjustment to the annexation expansion area through the Quinn's Junction Area Study process; I hope that the Park City Planning Staff, Commission and City Council will consider entertaining a process in the future to make the annexation expansion area boundary consistent with the findings of the Quinn's Junction Study. Thanks again for your communication and consideration regarding this important issue of mutual interest.

Very truly yours,

  
Michael Barille  
Interim Director of Community Development

EXHIBIT B

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25 North Main Street, Heber City, Utah 84032 • (435) 654-3211

**BOARD OF COUNTY COMMISSIONERS**

Michael L. Kohler

T. LaRen Provost, Chairman

Ralph L. Duke

November 20, 2002

Chris Larson  
Park City Planning Commission  
P.O. Box 1480  
Park City, Utah 84060

RE: Annexation Policy Plan

Dear Chairman Larson:

I attended the Park City Planning Commission meeting on November 13, 2002 where discussion of the proposed Annexation Policy Plan occurred. I applaud the Commission for moving forward with this important plan. Your Planning staff has been very helpful by providing me with the necessary information and documents to understand the plan.

After reviewing the plan and listening to the comments at your Planning Commission meeting, I want to provide the following comments:

- 1) Wasatch County supports the proposed plan, which includes the Annexation Expansion Area Map provided at the public meeting. This map identified that the future annexation for Park City will be maintained within the Summit County boundaries. I did not observe any potential annexation that would spill over to Wasatch County.
- 2) We are very concerned about Commissioner Jim Berth's comments to extend your Annexation Expansion boundary into Wasatch County to include the Bonanza Flats property. Wasatch County does not support this proposal! Any proposed annexation of Bonanza Flats would impact access and development of other properties in the vicinity. We recommend that you do not include any suggestion to extend the Park City Boundary into Wasatch County.

Thank you for the opportunity to comment on your proposed Annexation Policy Plan. It is my hope that you will take our comments into consideration when you adopt the proposed plan.

Sincerely,

WASATCH COUNTY PLANNING

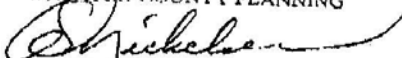
  
Al Mickelsen  
Planning Director

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P.O. Box 980127  
Park City, UT 84098

December 11, 2002

Kirsten Whotstone, City Planner  
Park City Municipal Corporation  
P.O. Box 1480  
Park City, UT 84060

RE: Park City Annexation Plan  
Affected Entity Statement for Snyderville Basin Special Recreation District

Dear Kirsten:

This letter comes in response to the proposed Park City Annexation Expansion Area.

The Snyderville Basin Recreation District Board has reviewed the Annexation Expansion Area Study Map, and the Park City Land Management Code, Chapter 8. The District's attorney, Jerry Kinghorn, has advised the Board on the District's interests as they relate to Park City's Annexation Policy Plan, according to Utah Code Section 10-2-401.5.

Please accept the following comments as the District's "affected entity" statement.

1. The District's rate for general obligation debt service cannot be changed. Properties within the proposed annexation area have been pledged to Recreation District property taxes to service the debt on bonds issued in 1996, 1997, and 2002. The property may also be subject to general obligation bond property tax levies associated with bonds authorized in November of 2001 for future bond issuance of up to \$4.5 million;
2. Annexed lands would not reduce the tax base for funding of Recreation District operations and maintenance because annexed lands would continue to be in the Recreation District after annexation by Park City.
3. Trails that currently exist, or that may be developed within the proposed annexation area, would continue to be the property of the District. The District generally holds trails in the form of perpetual easements although, on occasion, a license agreement is the form of conveyance.

Snyderville Basin Special Recreation District  
Ph: 435-649-1564 Fax: 435-649-4325

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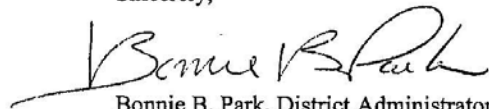
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Park City Annexation Plan  
Affected Entity Statement for SBSRD  
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4. Development impact fees currently paid to the Recreation District would continue to be paid to the District.

Thank you for the opportunity to review the plan. If you have questions about these comments, please contact me at the Recreation District office, 649-1564 x-11

Sincerely,



Bonnie B. Park, District Administrator  
Snyderville Basin Special Recreation District