PARK CITY
1884

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
OCTOBER 15, 1998

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 15, 1998.

A G E N D A

Closed Session - City Council Work Session Room - Main Level

2:00 p.m. Personnel
Property acquisition

Work Session - City Council Chambers - Lower Level

4:20 p.m. Council questions and comments
4:40 p.m. Review of regular meeting
5:00 p.m. Downtown action plan - Swede Alley Task Force

Regular Meeting - City Council Chambers - Lower Level

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

III COMMUNICATIONS FROM COUNCIL AND STAFF

Call-up of Planning Commission approval of 11-unit Master Planned Condominium Development on Rossi Hill Drive, Block 62 and the Slipper Parcel

IV WORK SESSION NOTES AND MINUTES OF MEETINGS OF SEPTEMBER 24, 1998

V PUBLIC HEARINGS

1. Ordinance approving the first amended plat of Lots 2 through 6 and second amended plat of Lot 1 of the Alta Vista Subdivision, Park City, Utah

2. Ordinance amending Unit 13 of the Stag Lodge Phase 1 Condominiums Record of Survey located at 8200 Royal Street, Park City, Utah

3. Ordinance approving the addition to Lot 20 of the amended plat of the Evergreen Subdivision located at 6640 Silver Lake Drive, Park City, Utah

4. Closure of lower Main Street on Friday, November 19, 1998 from ~~6 p.m. to 9 p.m.~~ pursuant to the staff report for America's Opening street dance - Park City Mountain Resort

VI CONSENT AGENDA

1. Ordinance approving the first amended plat of Lots 2 through 6 and second amended plat of Lot 1 of the Alta Vista Subdivision, Park City, Utah

2. Ordinance amending Unit 13 of the Stag Lodge Phase 1 Condominiums Record of Survey located at 8200 Royal Street, Park City, Utah

3. Ordinance approving the addition to Lot 20 of the amended plat of the Evergreen Subdivision located at 6640 Silver Lake Drive, Park City, Utah

4. Closure of lower Main Street on Friday, November 19, 1998 from ~~6 p.m. to 9 p.m.~~ pursuant to the staff report for America's Opening street dance - Park City Mountain Resort

5. Authorization of change order with Daly Construction, Inc. not to exceed $40,000 for stairway, sidewalk, and railing work related to the Sandridge Parking Lot Project

VII RESIGNATIONS AND APPOINTMENTS

Appointments to the Open Space Citizens Advisory Committee and consideration of parameters to guide the committee's mission and deliberations

VIII NEW BUSINESS

Authorization to staff to enter into a contract for the design and construction management of the Woodside Avenue Reconstruction Project

IX OLD BUSINESS

Ordinance approving a plat amendment, amending portions of Lots 12 and 13 of Block 22 and Lots 13, 14 and 15 of Block 69 of the Park City Survey at 350 1/2 Main Street, Park City, Utah **(motion to continue to ~~a date uncertain~~ October 22, 1998)**

X ADJOURNMENT

A Housing Authority meeting will convene

PARK CITY 1884

PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
OCTOBER 15, 1998

Present: Mayor Brad Olch; Council members Hugh Daniels; Roger Harlan, Shauna Kerr; Chuck Klingenstein; and Paul Sincock

Toby Ross, City Manager; Eric DeHaan, City Engineer; Melissa Call, Special Events Coordinator; Jerry Gibbs, Public Works Director; Jodi Hoffman, City Attorney; Rick Lewis, Community Development Director

Fred Jones, Chairman; Neil Breton and Jan Wilking, members of Downtown Task Force

1. **Council questions and comments.** Roger Harlan pointed out that there are many campaign signs violating the Sign Code this year. The Education Foundation raised $80,000 at its fund-raiser; there are assistant principals at each school; and the music program has been enhanced. Shauna Kerr suggested that the dedication of Trapper Horan's street sign be held on Friday, October 30 at 5 p.m. Hugh Daniels directed Myles Rademan to schedule community meetings. He and Roger Harlan met with architect Keith Scott regarding "pedestrianization" of downtown. Council directed the Community Development Director to work with Ed Desisto concerning parking on upper Norfolk or to provide Council with more information.

Chuck Klingenstein asked the status of the design of SR248. Eric DeHaan stated that UDOT is considering public input and further comments should be made quickly as the project design is underway. He believed UDOT would proceed with the preferred alternative which is one traffic lane in each direction, shoulders, and median. Mr. Klingenstein felt that public comment will not be effective unless the City takes a stronger stand. Mr. DeHaan responded that it is a federally funded state project and the City should be judicious on how it draws the line on its position. Mr. Klingenstein requested information on actual modifications as a result of input from various sources. Mr. DeHaan added that there was public input from Wasatch County commuters who voiced that it needed to be wider than its current configuration.

Toby Ross introduced Michael Turvey who is the Chief Executive from Christchurch, England who is participating in an exchange between ICMA and Solace. Mr. Turvey stated that it was an honor to be a part of the exchange program, and thanked everyone for their wonderful hospitality.

Sheila Haloff, representing Main Street merchants, suggested that paid parking begin on December 15, rather than November 15, and Sundays be free as this would be more accommodating for locals. Ms. Kerr felt the request is reasonable. Ms. Haloff added that the merchants anticipate that Council may implement a year-round program and reminded Council that it stated that if the program didn't work out after two years, it would be eliminated. There should also be better signage.

2. Review of regular meeting.

America's Opening street closure request. With regard to America's Opening, Chuck Klingenstein pointed out that the staff report suggests that Council not approve subsequent street closures until the master festival license provisions are amended and asked the time line. Melissa Call anticipated having this before Council within a month.

Sandridge parking lot project. Jerry Gibbs, Public Works Director, reported that this phase should be completed in three weeks. Staff is reviewing the plans and there are some issues that need to be resolved.

Woodside Avenue reconstruction project. The Mayor suggested that the bid be awarded in March so that construction can begin earlier. Eric DeHaan felt this is a valid concern, but the design work will occur from October through March. Staff is planning on an April bid opening because as a trench project, ground water is a critical factor and construction is not recommended until May or June. Mr. DeHaan added that this is the third time Council has seen this project. Montgomery Watson conducted the planning and provided aerial photos and coordinated the public input process. Montgomery Watson was eliminated from consideration for the design work to separate the planning and design process.

Mr. DeHaan explained that six firms responded to the RFP process for the design contract and there was a review committee who interviewed all of the consultants with specific criteria. One of the biggest concerns is the inconvenience to the neighborhood and Old Town experience was an important factor. EWP has done work for the City and more work for the Sewer District. Projects included King Road and Ontario and EWP understands the City's water system, better than any other consulting firm. Aside from actual contract dollars, staff time is a consideration, and there won't be a learning curve with EWP. This could be postponed if Council desires more detail, but staff prefers that the design firm be hired tonight. Paul Sincock was concerned that if EWP continues to get the bid awards, that other firms will stop bidding on projects. Mr. DeHaan responded that that was not the case here and the other firms were very interested and they are very good. The purchasing policy allows Council to select a bid that is not the lowest, if there are other considerations.

3. ULCT Growth Management Task Force update. City Attorney Jodi Hoffman explained that the Governor presented the Quality Growth Act of 1999 yesterday at a press conference. The task force was formed three weeks ago, has been meeting weekly, and will continue until the end of the year. She emphasized that support of centralized control in Utah is very unusual and is not certain it is a good thing. There are eight principles of quality growth: (1) encourage conservation of critical lands; (2) encourage in-fill, redevelopment, and reuse of brown fields; (3) local control with central coordination; (4) eliminate barriers to affordable housing; (5) encourage cooperation and partnership among governments; (6) promote the efficient working of the free market system; (7) keep tax rates fair; and (8) no net loss of private land. The principles of the Quality Growth Act of 1999 claim to address: (1) create a state funding mechanism for conserving critical lands; (2) establish targeted quality growth areas and provide incentives for appropriate development; (3) create a new Quality Growth Fund for appropriate investments; (4) require state agency adherence to the principles; (5) create a Quality Growth Commission to implement the principles; and (6) recognize private property rights.

In response to a question from Paul Sincock, it was explained that with regard to the "no net loss" principle, if open space were acquired from a private property owner, other property would have to be sold. Jodi Hoffman explained that a private organization like Utah Open Lands could hold the title and the public would hold the conservation easement.

Ms. Hoffman pointed out that the Municipal Bond Act does not include a specific entitlement to bond for open space and the annexation law is contrary to good planning. There are many items in state law that get in the way of sound planning like counties competing for tax dollars with cities. One of the things ULCT would like to amend state statutes which are impediments to effective growth management and promote a concept to have the state provide an economic incentive for interlocal planning agreements. She discussed a possible real estate excise tax which would exempt agricultural land, affordable housing, and first-time home buyers; revenues would be shared with the city and county. It is also proposed that a roll-back tax of agricultural lands occurs if it is located in a county, but does not occur if the property is located in a city. It is also recommended to discontinue special service districts and establish tax disincentives for urban densities outside of cities. The result of this is that there will be centralized control to oversee interlocal cooperation agreements for compliance with growth management principles for funding. Hugh Daniels expressed his concern of losing local control. Ms. Hoffman asked for direction from Council as she will be meeting with the policy committee next week. Council agreed that centralized control is warranted to make cities responsible, but there should be a program that encourages "grass roots" regional local planning. There was discussion about this issue being raised a year ahead of the Envision Utah project. Chuck Klingenstein suggested that rather than central control there be regional associations, similar to Vermont. He continued that he would like to have more information from ULCT before he provides direction. The City Manager added that cities should not be precluded from imposing impact fees or curtailed from collecting other resources. The City Attorney felt that if Park City had to make a decision between impact fees and this potential funding, it would come out ahead on a 1% excise tax. Chuck Klingenstein suggested that cities can only be allowed to impose impact fees if they comply with good growth management principles. There was discussion about cities supporting the infrastructure and maintenance of roads by 50% according to a recent ULCT survey. Paul Sincock felt that the state is realizing that cities should be clustered and counties should provide the open space. Ms. Hoffman indicated that it is proposed to introduce a PUD statute for jurisdictions to cluster development. The City Attorney will update the Council on this matter.

4. Downtown action plan - Swede Alley Task Force. Rick Lewis explained that the Task Force was formed in May, met once a week, and there were public input meetings. Fred Jones, Chairman, explained that the duration of the task force was extended because of availability of transportation information which is critical to the plan. The members of the Task Force included Neil Breton, Restaurant Association; Steve Hooker, Main Street Merchants Association; Chuck Klingenstein, City Council; Jim Petrie, Historic District Commission; Jan Wilking, Chamber Bureau; and he represented the Planning Commission. Alternates includes Joan Calder, Hugh Daniels, Paul Brown, and Mac MacQuoid. He thanked the City for providing staff including Rick Lewis, Nora Shepard, Pat Putt, Kurt vonPuttkammer, Eric DeHaan, Myles Rademan, Hope Bleecker, Tom Bakaly, Toby Ross and Thomas Barlow. Gordon Shaw, transportation consultant, the Park City Arts Council, and interested citizens also provided input and information. Mr. Jones explained that the intent was to develop a plan which would be implemented within five years and the overall purpose is to assure the long-term viability of Main Street as the commercial core of Park City. The public input session was attended by over 100 people whose comments served as a basis from which the Task Force moved forward in terms of evaluating a myriad of ideas.

The Task Force worked with the Transportation Department and the transportation consultant to understand transit needs in the Main Street/Swede Alley area and the implications of needed facilities to service the transportation system. The Finance Department provided information on mechanisms that could be employed to finance some of these projects. Once the plans were conceptualized, there was an public open house which was well attended. Mr. Jones indicated that the plan has been presented to the HDC and Planning Commission and their comments are summarized in the staff report. Their objectives were to make Main Street more pedestrian friendly, enhance Main Street rather than reinvent it, preserve its historical character, improve connections, standardize lower Main Street, provide sufficient parking to service businesses; improve opportunities for street activities, improve park and gathering areas in the area; unify upper and lower Main Street; improve circulation; provide opportunities for public art; and simplify and standardize street signage, street furniture, etc. He continued that the study area contained Main Street from the trolley turn-arounds on lower to upper Main Street and encompassed Main Street to Swede Alley. The concept plan considered circulation and traffic patterns resulting in recommendations to improve pedestrian connections between Swede Alley and Main Street and better identify them. "Bulb-outs", in many cases, are aligned with primary accesses to Swede Alley and are designed to define pedestrian crossings. They provide an area to congregate and provide spaces for benches, some landscaping, and newspaper boxes. Bulb-outs narrow the street by occupying the width of existing parking stalls and the length of two stalls, eliminating four spaces. It is envisioned that the paving for these areas would be distinguished from the pavement. He discussed the change of grade on Main Street and a plan for design and drainage. This theme could also be duplicated in Swede Alley in a less grand style to identify connections. Mr. Jones discussed a location for bulb-outs at Cafe Terigo and the post office. The post office is planning on significant remodeling and will work with the City. A plaza at the post office would be very desirable and because some parking would be lost, there is a proposal to provide public access in the back of the building off of Swede Alley.

In consideration of losing pocket parks on Main Street, the Task Force considered closing Heber Avenue between Park Avenue and Main Street and turning it into a landscaped pedestrian way; fronting neighbors are in favor of this. Although a traffic analysis would have to be conducted, this would help unify upper and lower Main Street and could create an opportunity for street activities. Mr. Jones indicated that public input supported more outdoor dining on Main Street and explained temporary dining areas in parking spaces in the summer; entertainment activities and street vendors are also encouraged recognizing there would have to be guidelines for these options. The plan supports events which may close part or all of Main Street and merchants should participate in formulating policies. He continued that there should be standard directional signage.

With regard to the transit center, the Task Force worked with staff and the consultant to arrive at a plan that the Planning Commission supported, but the HDC still has concerns. Mr. Jones explained that the facility is strictly designed for the City bus system and is down-scaled compared to the initial proposal which was a major intermodal center. Traffic can flow in both directions from Heber Avenue to Deer Valley Drive. The transit center is about 2,500 square feet and can accommodate five buses and house restrooms and a heated space. This includes the traffic circle concept. The parking structure is proposed to be built into the hill north of the Marsac Building and could accommodate 100 cars per floor with access from the traffic circle and Swede Alley. The garage would be central to upper and lower Main Street. Mr. Jones felt the garage could be two or three stories and would be designed to accommodate an expansion of the Marsac Building. The Task Force is suggesting that it be built in conjunction with the transit center so that there is replacement parking for that lost from improvements to Swede Alley and Main Street, for deficit needs, and to minimize construction inconvenience and disruption. There is a recommendation that Swede Alley support Main Street and that it not be a commercial area. He suggested that the Land Management Code be revised to require five foot setbacks and the height be limited to two floors on the street side to maintain a pedestrian friendly frontage on the Swede Alley. With the increased setback and the City's right-of-way, a sidewalk could be installed and it is proposed to have a connection to the east side of the street. It is recommended to have enclosed areas for dumpsters and a compactor.

Mr. Jones stated that the Task Force did not address the gondola project, however, the plan could accommodate one in two areas by the transit center. A bus shelter on lower Main Street was discussed. The City needs to continue to explore other opportunities to enhance the area such as developing the post office plaza more extensively when appropriate, and create an area for concerts or performances. The Marsac hill could be a consideration for a park.

It may cost $5 to $7 million to build a parking garage, while other projects are much less; the Task Force assumed that the transit center would be funded by the federal government. The Task Force looked at parking revenues for a parking structure, RDA funds for Main Street enhancements, special assessment district, increase in business license, revenue bonds, and general fund contributions. Mr. Jones added that the Task Force suggested that there be a Main Street business alliance to coordinate programming and promote events. The group will be working with the Task Force to more clearly identify realistic revenue sources. It is recommended that part of this plan be implemented next summer with the bulb-outs designed this winter with the intent of constructing at least one next spring, and the balance in the fall. The development of the parking garage should occur in conjunction with the transit facility construction. It is recommended that Heber Avenue is closed next summer on a temporary basis to assess impacts, and the pedestrian linkages between Main Street and Swede Alley be enhanced. The property at 560 Main Street may require acquisition by the City, as the Task Force views it as a key connection. He introduced Task Force members Jan Wilking, Neil Breton, and Steve Hooker who will serve on the alliance.

Neil Breton explained that the Main Street Business Alliance will include three members from the restaurant association, three from the Main Street Merchants, and Chamber/Bureau, City Council, and staff representation. It is envisioned that people visit Main Street not only to shop but for other activities, and it is hoped that there will be events throughout the year which may require the street to be closed from time to time. The Alliance will be meeting routinely to formalize activities, funding, and staffing.

Council agreed to allocate some of the Finance Department's time to provide the Task Force with funding information. Mr. Jones believed that the plan should be incorporated in the General Plan. The Mayor congratulated members on their hard work and supported every recommendation. It is necessary that the transit center be built, the garage is essential, and construction should be coordinated. He thanked Mr. Jones for chairing the committee. Shauna Kerr stated she is pleased with the recommendations and agrees with most of them. She has some doubts about the round-about. The new Alliance is a great effort to revitalize Main Street. Roger Harlan pointed out the quality of the document which was produced in a relatively short amount of time. Fred Jones emphasized the hard work of the staff which was critical to accomplish this project. Chuck Klingenstein complimented the plan which is simple and to the point. Paul Sincock stated that he supports all aspects of the plan and the question is how improvements are scheduled and financed; he thanked the staff and the Task Force. Hugh Daniels invited Council members to call him or Chuck Klingenstein as they spent a fair amount of time on the project. He believes this plan will not end up on the shelf, and it is beneficial to present options. It will come back to Council who will ultimately make decisions on funding as the plan could range from $10 to $40 million. While there is a need for additional parking, Mr. Daniels emphasized that he was unsure what that number is. Mr. Ross continued that staff is working on a capital management program which incorporates these projects in the analysis which will be presented in November. At that time priorities and funding will be addressed. Mayor Olch felt this plan must move forward and be completed before the Olympics. Jan Wilking pointed out the competition of other commercial areas such as The Canyons, Deer Valley, Park City Mountain Resort, and Kimball Junction; Main Street needs to be secured.

The Mayor again thanked the Task Force and staff and presented Certificates of Appreciation to those present.

See regular meeting minutes.

Prepared by Janet M. Scott

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PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
OCTOBER 15, 1998

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 15, 1998. Members in attendance were Brad Olch, Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. Staff present were Toby Ross, City Manager; Brooks Robinson, Planner; Melissa Call, Special Events Coordinator; Myles Rademan, Public Affairs Director; and Mark Harrington, Deputy City Attorney.

II PUBLIC INPUT

The Mayor invited the public to comment on any matter of City business not scheduled on the agenda. Hearing none, the public input session was closed.

III COMMUNICATIONS FROM COUNCIL AND STAFF

Call-up of Planning Commission approval of 11-unit Master Planned Condominium Development on Rossi Hill Drive, Block 62 and the Slipper Parcel - Shauna Kerr, "I move that we call-up the decision of the Planning Commission on the Slipper Parcel, and Block 62, Rossi Hill Drive". Chuck Klingenstein seconded. Hugh Daniels disclosed that he received calls on this matter, would be willing to look at it, although the decision may have been appropriate. Paul Sincock added that he also received calls. Roger Harlan stated that he has questions about this project that he would like to explore. Motion carried unanimously.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF SEPTEMBER 24, 1998

Chuck Klingenstein, "I move approval". Paul Sincock seconded. Motion carried unanimously.

V PUBLIC HEARINGS

1. Ordinance approving the first amended plat of Lots 2 through 6 and second amended plat of Lot 1 of the Alta Vista Subdivision, Park City, Utah - Planner Brooks Robinson explained this is request to remove platted building pads which have no context to the topography or vegetation. There will be a plat note designating an area which can be disturbed containing 10,000 square; it can be shifted within the lot and a lot combination between Lots 6 and 7. Roger Harlan

believed there may be a small fiscal loss to the City if there is only one structure. With no further comments or questions from the Council or the public, the public hearing was closed.

2. Ordinance amending Unit 13 of the Stag Lodge Phase 1 Condominiums Record of Survey located at 8200 Royal Street, Park City, Utah - Brooks Robinson explained that this request is to change some of the limited common area (deck) and turning it into building space and adding a deck which will be designated as limited common area. As a result, amending the Record of Survey is required. With no comments or questions from the Council or staff, the public hearing was closed.

3. Ordinance approving the addition to Lot 20 of the amended plat of the Evergreen Subdivision located at 6640 Silver Lake Drive, Park City, Utah - Brooks Robinson clarified that this request is to add approximately 304 square feet to Lot 20 of the Evergreen Subdivision, which is being sold by Deer Valley Resort. The additional space will accommodate an addition on the house, which will still meet setbacks and will not interfere with the ski run. The Planning Commission has recommended approval. Mr. Robinson explained the location of the home in relation to the ski run. With no further comments or questions from the audience or the Council, the public hearing was closed.

4. Closure of lower Main Street on Friday, November 19, 1998 ~~from 6 p.m. to 9 p.m.~~ pursuant to the staff report for America's Opening street dance - Park City Mountain Resort - Melissa Call explained that the actual street closure may be as early as 4 p.m. and the street closure is only a portion of the master festival license application. Staff feels this is a good selection to test closing lower Main Street as the applicant has worked very hard to produce a safe and responsible event along with United Concerts. Rob Pierce, United Concerts, relayed that Fat Paw will be the opening act and the head liner is the Ozark Mountain Daredevils. In response to a question from Paul Sincock regarding the location of the fireworks, Karen Korfonta, Park City Mountain Resort, indicated that they are working on determining a site view from Main Street at the Resort. Hugh Daniels stated that he supports the concept and the experiment to assess the closure for future requests. It is important to determine costs and inconveniences and there should be criteria for closures to allow only certain events.

Steve Hooker, representing Main Street Merchants Association, is in support of the street dance returning to Main Street. With no further comments or questions from the public or the Council, the public hearing was closed.

VI CONSENT AGENDA

Hugh Daniels, "I move approval of Consent Agenda Items 1 through 5, with Item 4 being amended to remove the specific hours, to and add *pursuant to the staff report*". Chuck Klingenstein seconded. Motion carried unanimously.

1. Ordinance approving the first amended plat of Lots 2 through 6 and second amended plat of Lot 1 of the Alta Vista Subdivision, Park City, Utah - See staff report and public hearing.

2. Ordinance amending Unit 13 of the Stag Lodge Phase 1 Condominiums Record of Survey located at 8200 Royal Street, Park City, Utah - See staff report and public hearing.

3. Ordinance approving the addition to Lot 20 of the amended plat of the Evergreen Subdivision located at 6640 Silver Lake Drive, Park City, Utah - See staff report and public hearing.

4. Closure of lower Main Street on Friday, November 19, 1998 from ~~6 p.m. to 9 p.m.~~ pursuant to the staff report for America's Opening street dance - Park City Mountain Resort - See staff report, public hearing, and motion.

5. Authorization of change order with Daly Construction, Inc. not to exceed $40,000 for stairway, sidewalk, and railing work related to the Sandridge Parking Lot Project - See work session notes.

VII RESIGNATIONS AND APPOINTMENTS

Appointments to the Open Space Citizens Advisory Committee and consideration of parameters to guide the committee's mission and deliberations - The Mayor indicated that the City Council discussed this in closed session and has decided to conduct an interview process before appointments are made. Myles Rademan stated that staff is preparing a citizens information flyer for the bond issue which will be sent to registered voters.

VIII NEW BUSINESS

Authorization to staff to enter into a contract for the design and construction management of the Woodside Avenue Reconstruction Project - See work session notes and staff report. Hearing no comments or questions from Council, the Mayor requested a motion to approve. Shauna Kerr, "I so move". Paul Sincock seconded. Motion unanimously carried.

IX OLD BUSINESS

Ordinance approving a plat amendment, amending portions of Lots 12 and 13 of Block 22 and Lots 13, 14 and 15 of Block 69 of the Park City Survey at 350 1/2 Main Street, Park City, Utah **(motion to continue to ~~a date uncertain~~ October 22, 1998)** - Assistant City Attorney Mark Harrington recommended that this be scheduled on October 22, 1998. Hugh Daniels, "I move to continue to October 22, 1998". Chuck Klingenstein seconded. Motion unanimously carried.

X ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned and a Housing Authority meeting convened..

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MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 2 p.m. Members in attendance were Mayor Brad Olch, Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. City Manager Toby Ross was also present for the discussion on property acquisition. Chuck Klingenstein,"I move to close the meeting to discuss personnel and property acquisition". Paul Sincock seconded. Motion carried unanimously.

The meeting opened at approximately 4:20 p.m.

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

Prepared by Janet M. Scott

Janet M. Scott

Janet M. Scott, City Recorder

PARK CITY SUMMIT COUNTY UTAH
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MARCH 1, 1884

PARK CITY

CITY COUNCIL REPORT

DATE: October 15, 1998
DEPARTMENT: Community Development Department
AUTHOR: Richard E. Lewis, DC Director
TITLE: Downtown Action Plan
TYPE OF ITEM: Informational

SUMMARY RECOMMENDATIONS: Accept the Downtown Action Plan as presented by the Downtown Action Task Force, incorporate it in the General Plan as a technical support document and consider the recommendations as part of the review of the City's budget and Capital Improvement Program.

A. Topic.

The Downtown Action Task Force has completed their study and recommendations for actions to enhance the Historic Main Street and Swede Alley study area. The Task Force will present those recommendations to the City Council at the October 15 meeting.

B. Background.

As part of the preliminary review of the proposed transit center for Swede Alley, the Planning Commission recommended that a comprehensive review of possible improvements to the Main Street/Swede Alley area be conducted. The Commission further suggested that specific recommendations for improvements over the next few years be part of any such review.

Based on that recommendation, the City Council appointed the Downtown Action Task Force. Their charge was to develop an action plan that would assure the long-term viability of Main Street/Swede Alley as the commercial core of Park City, attracting both residents and visitors.

The Task Force has meet weekly since May. The accompanying action plan which resulted from 5 months of study, represents a summary of the priority projects and programs. The Task Force reviewed and discussed many options and alternatives during their analysis, but concentrated on recommendations which were achievable within a reasonable time frame. The variety of alternatives were therefore narrowed to the key recommendations contained in the plan.

An "ideas list" was generated at a public brainstorming session and the Task Force worked from that list in developing the plan. All of the ideas raised in the brainstorming session, as well as suggestions from City staff, citizens and commission members were seriously considered. The recommendation in the plan are a result of that evaluation and discussion. The ideas raised and discussed are attached for your information. Notes from the meetings, summary reports and other background information is contained in a support technical document and is available at the Planning Department.

Since the public brain storming session, the Task Force conducted a public input session as well as presented the draft report to the Planning Commission and Historic District Commission for comment. Several members of the Historic District expressed concern that the Swede Alley transit center and the proposed traffic circle at Deer Valley Drive and Marsac Avenue has the potential of creating even more traffic impact on Old Town. They also expressed concern that adding a parking structure in this vicinity would increase vehicle circulation and adversely impact this sensitive area. The Planning Commission recommended that the proposed Swede Alley transit center structure be as small as possible so it would not compete architecturally with the surrounding structures. Members of the Task Force were responsible for communicating the progress of the study to their respective organizations throughout the process.

C. <u>Analysis</u>.

<u>The projects</u>:

The Task Force has recommended several projects, such as the installation of street "bulb-outs" on Main Street, a sign program, lights, street furniture, pedestrian linkages, and new plazas be scheduled in the near future (next year).

Considerable discussion was generated over the proposed transit center and supporting traffic improvements (traffic circle). The Task force supports the proposed location for these facilities. They also recommend that a new parking structure be constructed in the same time frame as the transit facility if possible. Other projects identified in the report are suggested to be constructed over the next 5 years as funding becomes available (see the Executive Summary of the Downtown Action Plan for the complete list of recommended projects).

<u>Funding Issues:</u>

Funding for some of the recommended projects could come from our existing Capital Improvement Program. Approximately $760,000 of Redevelopment Authority funds are currently programmed in the CIP for projects similar to those identified by the Task Force. The attached spreadsheet identifies possible existing funding sources and future funding alternatives. The recommended projects will exceed the funds available in the current CIP.

A conservative estimate of the cost for the recommended projects is at least $10 million including the parking structure which is estimated to cost between $4.5 and $5 million. These estimates do not include the transit center or other improvements for which federal funding may be available. Obviously, funding will be a problem to implement all of the recommendations, therefore, the Task Force has suggested that the City Council consider several funding strategies, including but not limited to :

* Review the CIP and establish the recommended projects as new priorities, this will require the postponing of projects already in the funding stream.
* Investigate the possibility of funding the projects by issuing Revenue Bonds.
* Consider the establishment of a Main Street Business Improvement District which could generate funds through membership fees, etc.
* Use parking revenues to fund parking related projects.
* Special Assessment District

D. Department Review:
The Community Development Department has worked closely with the Task Force throughout the study. Public Works, Public Affairs, Administration, and the Finance Department have all presented information to the Task Force and have had the opportunity to review the document. The Finance Manager has noted that staff is currently evaluating the CIP program and will come to the City Council with priority recommendations for projects in mid- November. The projects identified by the Task Force will be included in that evaluation. He recommends that the possible implementation of the identified projects coincide with that overall CIP review process.

ALTERNATIVES:

A. Accept the Downtown Action Plan:	The document would serve as a technical report for the Council as they review and establish priorities for the Capital Improvement Program. The plan would also be considered for incorporated into the General Plan.
B. Review the Plan and refer it back to the Task Force with further direction.	The Task Force would continue to work on the plan as directed by the Council.

SIGNIFICANT IMPACTS:
If the recommendations of the Plan are implemented, it will have a very significant on the City's Capital Improvement Program and will result in establishing new priorities for funding and timing of projects. New funding sources may also have to be established. These impacts will be discussed in greater detail during the CIP priority review in November.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:
The character and pedestrian friendliness of Main Street and Swede Alley would remain much as it is today. Some opportunities for pedestrian linkages could be lost and no new pedestrian plazas would be constructed in the near future. The decision to construct a new parking structure would be postponed.

RECOMMENDATION:
Review the Downtown Action Plan with the Task Force, clarify any questions or issues and accept the report.

EXHIBITS:
1. Ideas List
2. CIP Spreadsheet
3. Downtown Action Plan

M:\CDD\RENAE\FORMS\RLCCRPT

Top Ideas

(Summary of Public Brainstorming Session)

PUBLIC BRAINSTORMING SESSION - JUNE 2, 1998
SUMMARY OF TOP 3 IDEAS FROM EACH GROUP

MAIN STREET

- Beautification - public art, lighting, planters, more trees, benches, etc.
- Keep the Post Office/Alamo/Club - keep local business on Main Street
- Close Heber Ave. to help with connection to Lower Main
- Pedestrianize Main Street - pedestrians and transit only
- Provide more connections between Main and Swede
- More efficient Main Street - better snow removal, signs, benches, sidewalks
- Provide a beginning, middle and end to Main Street
- Provide more public gathering places
- Maintain uniqueness of architecture
- Create a more user friendly lower Main Street
- Encourage outdoor/bistro atmosphere
- Pedestrianize 4th and 5th streets

SWEDE ALLEY

- Uncover the creek - develop a water feature
- Provide a sidewalk along the west side of Swede
- Generally beautify Swede Alley

TRANSIT/PARKING

- More parking in Swede Alley
- Bury a parking structure into the east side of Swede
- Increase and improve pedestrian/bike connections
- Provide a lot of different options for transportation, all focusing to Main/Swede
- Provide improved transit stops
- Traffic calming
- Less parking on Main Street
- Smaller buses, higher frequency
- Loop transit using UP&L site
- Eliminate transit center concept in lower Swede Alley

OTHER

- More festivals on Main Street
- Stick to and follow through with ideas such as Town Lift Bridge, parking, traffic calming

Ideas List - Downtown Action Task Force

DOWNTOWN ACTION PLAN TASK FORCE

Ideas List - June 2, 1998

MAIN STREET

- Main - plant more trees
- Main - widen Main Street sidewalk, one-way traffic
- Main - provide outdoor spaces for public and private uses
- Main - provide more rest areas/gathering places
- Main - resurface Main Street
- Main - texture sidewalks/use consistent texture
- Main - elevate pedestrian above cars in crossings (slight change in grade)
- Main - provide texture change for pedestrian crossings
- Main - construct an Olympic Plaza
- Main - provide a town gathering place
- Main - face-lift the Mall, TMI and other non-conforming structures
- Main - use existing R/Ways for public gathering places
- Main - acquire property for pocket parks
- Main - reacquire the Memorial Building
- Main - improve connection to lower Main at Easy Street
- Main - allow banners over Main Street
- Main - heat sidewalks
- Main - centralize newsstands and outdoor vendors

MAIN STREET/SWEDE ALLEY

- Main/Swede - construct a post office Park
- Main/Swede - encourage a variety of building forms and mass
- Main/Swede - provide pedestrian corridors between Main Street and Swede Alley
- Main/Swede - provide more streetscape
- Main/Swede - provide temporary gathering spaces
- Main/Swede - enhance pedestrian connections
- Main/Swede - enhance Jim Carr property and connection
- Main/Swede - allow for and encourage public art
- Main/Swede - provide for better snow storage
- Main/Swede - provide more directional and informational signs
- Main/Swede - standardize street furniture
- Main/Swede - provide better information kiosks

SWEDE ALLEY

- Swede - improve waste management
- Swede - install information boards on Swede Alley
- Swede - provide more landscaping in Swede Alley
- Swede - install a water feature/stream in Swede Alley
- Swede - install new street lights for Swede Alley
- Swede underground utilities
- Swede - move Marsac Building

SWEDE ALLEY (cont)

- Swede - expand Marsac Building
- Swede - provide housing/mixed use project in Swede Alley
- Swede - develop a delivery/loading plan
- Swede - beautify China Bridge

SWEDE ALLEY/TRANSIT

- Swede/Transit - encourage a public/private effort for Swede Alley sidewalk

TRANSIT

- Transit - improve upper Main transit stop
- Transit - construct a new City Hall/parking structure in place of Marsac Building
- Transit - provide hang tags for guest through lodging community
- Transit - improve transit to the top of Main Street
- Transit - better integrate buses at the bottom of Main Street
- Transit - improve Hillside Ave
- Transit - redevelop Wasatch Brew Pub parking lot - more parking and green space
- Transit - provide bike racks
- Transit - purchase and upgrade trolley turnaround on lower Main
- Transit - construct bike/pedestrian path improvements
- Transit - allow one-side/diagonal parking on Main
- Transit - construct pedestrian connections to the east
- Transit - close Main Street - pedestrians and trolley only
- Transit - construct a gondola to Deer Valley and PCMR
- Transit - provide electric vehicles up Main Street
- Transit - construct skier bridge to Town Lift base
- Transit - construct another parking structure in Swede Alley
- Transit - provide an improved transit stop
- Transit - evaluate and redesign traffic and circulation patterns
- Transit - provide better bus facilities

TRANSIT/OTHER

- Transit/Other - allow commercial spaces in parking structure

OTHER

- Other - allow small scale commercial on Park Ave from Heber to City Park
- Other - improve Mike Hale parcel
- Other - explore Kimball site redesign and possible acquisition
- Other - explore land exchange - Kimball/Mike Hale
- Other - build a skating rink in City Park
- Other - acquire/redevelop Cattle Company site
- Other - purchase UP&L site
- Other - plan for Watts property
- Other - provide housing with parking structures
- Other - develop an emergency preparedness plan

OTHER (cont)

- Other - provide better fire protection
- Other - develop an ADA plan

EVENTS

- Events - leave art festival on Upper Main
- Events - move art festival to lower Main - Marriott/Town Lift Plaza
- Events - program events for Main Street, provide for temporary street closures
- Events - allow a farmers market
- Events - allow street vendors
- Events - program Marriott Plaza
- Events - provide more opportunities for outdoor dining

Downtown Tas... .e Recommendations
Projected Improvement Project Costs and Funding Sources

REVISED: -Sep-98

Downtown Task Force Projects	Project Cost Low End	Project Cost High End	Possible Funding Sources RDA*	Federal Grants	General Fund	Trans. Fund	Improvement Dist.	Assessments	Private Contrib.	Parking Revs.
Pedestrian Enhancement Projects	830,000	4,625,000	X	X	X		X	X	X	
Parking and Service Enhancements	5,850,000	12,100,000	X	X		X	X	X	X	X
Transit Enhancements	5,550,000	14,500,000		X		X	X	X	X	X
Other Enhancement Programs	40,000	8,000,000	X		X		X	X	X	
TOTAL	12,270,000	39,225,000								

Project Financing Alternatives	Estimated Interest Rates**	Implementation Requirements	Possible Funding Sources - Debt Repayment & "Pay-as-you-go" RDA*	Federal Grants	General Fund	Trans. Fund	Improvement Dist.	Assessments	Private Contrib.	Parking Revs.
General Obligation Bonds	Best (1)	Public Election			X					
Revenue Bonds	Very Good (2)	City Council				X			X	X
Lease Bonds	Good (3)	City Council (MBA)			X	X				X
Improvement District Bonds	Fair (4)	District Approval					X		X	
Assessment District	NA	District Approval						X	X	
General Fund Property Tax Increase	NA	City Council			X					
Dedication or Increase of General Fund Revenues	NA	City Council			X	X				
Existing Available Funds	NA	City Council/RDA	X							

*RDA Could Include Land and the Following Projects:	Budget Amount
Public Area Improvements:34-49106	480,116
Swede Alley Improvement: 34-49007	33,691
China Bridge & Marsac Hill: 34-49001	148,176
Additional Parking - Main & Swede: 34-49050	16,950
Old Town Master Plan:34-49043	17,500
Trash Compacter: 34-49060	65,975
TOTAL	762,408

** Depending upon the type of debt, annual bond payments on a $10 million deal for 15 years would range from $935,000 - $1,015,000

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PARK CITY

CITY COUNCIL STAFF REPORT

DATE: **October 15, 1998**
DEPARTMENT: **Planning**
AUTHOR: **Brooks T. Robinson**
TITLE: **Plat Amendment for Alta Vista Subdivision**

SUMMARY RECOMMENDATION: Conduct a public hearing, address any public input, and consider approval as conditioned.

DESCRIPTION

A. Project Statistics

Project Name:	Alta Vista Subdivision Plat Amendment
Owners:	Steve Deckert, Alliance Engineering, for Rollie Bauer, *et al.*
Location:	Woodland View Drive
Zoning:	RD - MPD Residential
Adjacent Land Uses:	Residential
Reason for Review:	Plat Amendments require Planning Commission review and approval by City Council

B. Background

The property is legally described as lots 1-7 of the Alta Vista subdivision. This is the entirety of the subdivision. Located on the northwest side of Woodland View Drive in the Silver Lake area of Park City, Alta Vista subdivision has its own private drive for access to each lot. The subdivision as currently platted was approved in 1989 and lot 1 was amended in 1997. A house is currently built on lot 7 (McCready), another is under construction on lot 1 (Shiebler), and a third is in design for lot 4 (Rollo). The other lots are vacant and currently owned by McCready.

This application is a request for two different items. The first is to remove a plat note that sets a specific building footprint on each lot. The current plat has a note that reads "Limits of Disturbance to be confined within building envelopes and easements as shown." Each lot has a 70' by 90' building envelope. The maximum house size is 11,000 square feet. The applicants propose to eliminate the fixed building pad envelopes on each lot and replace them with a plat note that caps the disturbable area at a fixed number.

Secondly, this application is for a lot combination of lots 6 and 7. The lot line between lots 6 and 7 would be removed to allow for an expansion of the existing house.

Last year, Lot 1 went through a plat amendment to shift the building pad to save several large trees.

The Planning Commission reviewed this application during the work session on September 9, 1998. The Planning Commission held a public hearing at its regular meeting of September 23. The Commission approved the application and forwarded a positive recommendation to the City Council.

B. <u>Analysis</u>

It is not clear from the subdivision file of 1989 whether the building envelopes were supposed to include all grading disturbance. Condition 5 of the approval states that a "limits of disturbance and re-vegetation plan will be required to be provided and it shall include all areas disturbed for sewer laterals." Early plans make this same reference. However, the final plat has the note stating that all disturbance must be within the building envelope. A strict interpretation of the note by the Chief Building Official would not allow driveway construction or utility connections because the disturbance is outside the envelope.

The minimum adequate disturbable area around a house is fifteen feet. This allows for digging the foundation, backfilling, and application of exterior siding materials using a scaffold. To impose this restriction on a 70' by 90' (6300 square feet) envelope would decrease the building footprint to 40' by 60' (2400 square feet). The maximum house size is 11,000 square feet and would be nearly impossible to build.

The applicant has proposed keeping the building footprint at the existing rear line of the building pad, although decks, patios, and other disturbance may extend past it only if significant vegetation is not removed. A single maximum disturbance of 10,000 square feet, excluding driveway and utility connections, would apply to each lot. The lot 6/7 combination would allow for a 15,000 square foot disturbance area based on the 150% of the average requirement in the Land Management Code for lot combinations. In some instances, some of the best vegetation is located within the building pads. The proposed amendment would allow for greater flexibility in site design of any house. The City currently proposes this type of building envelope for new subdivisions.

C. <u>Department Review</u>

This project has gone through an interdepartmental review with further refinements having taken place. At such time as a final plat is required, the City Engineer and City Attorney will review as to form and compliance with the Land Management Code prior to recordation.

D. <u>Notice</u>

The property was posted and notice mailed to property owners within 300 feet. Legal notice was also published in the Park Record. No public input has been received by the date of this staff report.

DISCUSSION

At the work session of September 9, discussion and direction from the Planning Commission focused on the amount of square feet to allow for a disturbance area. The Commission was in favor of the proposed concept of deleting the fixed building pads. The Commission agreed that 10,000 square feet was an acceptable limit for a disturbance area on lot 1-5 and 15,000 square feet was acceptable on the combined lot 6/7. In addition, the existing rear disturbance line would remain as the limit for foundations and structural additions such as decks, and patios may extend beyond the line as long as significant vegetation is not removed.

An additional matter is the lot combination of lots 6 and 7. The existing house is proposed to be expanded after the lot combination. The house size after the expansion would conform to the 150% requirement (11,000 plus 5,500 s.f.) and the proposed disturbance area would follow this rule as well.

ALTERNATIVES

A. The City Council may approve the application with the conditions stated, or modify the conditions, or

B. The City Council may deny the application and direct staff to prepare findings supporting this recommendation, or

C. The City Council may continue the discussion to a later date.

SIGNIFICANT IMPACTS:

There are no fiscal impacts to the City with this plat amendment. The subdivision will be compatible with the methods used currently in evaluating disturbance areas. This amendment should lead to better site planning for the remaining lots and greater flexibility to preserve trees and limit grading.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

The Alta Vista subdivision would continue to be built out in its current platted state.

RECOMMENDATION:

Staff recommends that the City Council hold a public hearing, address any public input, and consider approval of the Alta Vista subdivision plat amendment based on the following findings of fact, conclusions of law and conditions of approval:

Findings of Fact:

1. Lots 1 through 7 of the Alta Vista subdivision is the entirety of the subdivision. The property is zoned residential RD-MPD.

2. The proposed plat deletes the existing 70 foot by 90 foot building pad for each lot and adds language to the plat that the maximum disturbance area on lots 1-5 is 10,000 square feet and lot 6/7 combined is 15,000 square feet exclusive of driveway and utility connections.
3. Lots 6 and 7 will be combined into one lot and subsequent additions to the existing house will meet the 150% floor area requirement for combined lots.
4. Disturbance outside the rear building line is limited to grading, patios, and deck footings provided that no significant vegetation is removed.

Conclusions of Law:
1. There is good cause for this plat amendment as greater design flexibility is achieved.
2. The plat is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:
1. The City Attorney and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the final record plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
3. All other conditions of approval of the Alta Vista subdivision continue to apply.

EXHIBITS:
Exhibit A - Location Map
Exhibit B - Proposed Plat

ATTACHMENTS
Ordinance approving Plat Amendment

M:\CDD\BTR\COUNCIL\CC98\ALTAVIS2.WPD

Alta Vista

PARK CITY 1884

Exhibit A
Vicinity Map

N

35

SURVEYORS C[illegible]

I, JOHN DEMKOWICZ, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 161831, as prescribed by the laws of the State of Utah. I further certify that by the authority of the owner, I have prepared this amended plat for the tract of land described herein and for the purposes described and shown hereon to be known hereafter as 1st AMENDED LOTS 2-7 & 2nd AMENDED LOT 1 ALTA VISTA SUBDIVISION, and that the same has been correctly surveyed and staked on the ground.

_______________ JOHN DEMKOWICZ LS #161831

_______________ DATE

BOUNDARY DESCRIPTION

[illegible]

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, Robert S. Rollo and Kimberlee D. Rollo have an ownership interest in the herein described tract of land, having caused this plat amendment to be prepared, do hereby consent to the recordation of this Amended Record of Survey Plat in the office of the Summit County Recorder, Summit County, Utah in accordance with Utah law.

ALSO, the owners hereby dedicate to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, and Park City Fire Protection District, a non-exclusive easement over the utility and access easements shown on this plat for the purpose of providing utility installation, maintenance, use and eventual replacement. The owner also dedicates for public use those areas shown on this plat as intended for public use.

In witness whereof we have hereunto set our hands this _____ day of _______________ 1998.

_______________ Robert S. Rollo

_______________ Kimberlee D. Rollo

ACKNOWLEDGEMENT

State of: _______________)
:ss
County of: _______________)

On this _____ day of _______________ 1998, Robert S. Rollo and Kimberlee D. Rollo personally appeared before me, the undersigned Notary Public, who being duly sworn, did say that they have an ownership interest in the herein described tract of land and that the Owner's Dedication and Certificate of Consent to Record was signed freely and voluntarily for the purpose therein mentioned.

_______________ Notary Public

My Commission Expires: _______________

OWNER'S DEDICATION AN[illegible]T TO RECORD

KNOW ALL MEN BY THESE PRESENTS [illegible], Gail McCready, the President of the Alta Vista Lane Association, a non-profit corporation has an ownership interest in the herein described tract of land, having caused this plat amendment to be prepared, does hereby consent to the recordation of this Amended Record of Survey Plat in the office of the Summit County Recorder, Summit County, Utah in accordance with Utah law.

ALSO, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, and Park City Fire Protection District, a non-exclusive easement over the utility and access easements shown on this plat for the purpose of providing utility installation, maintenance, use and eventual replacement. The owner also dedicates for public use those areas shown on this plat as intended for public use.

In witness whereof the owner has hereunto set its hand this _____ day of _______________ 1998.

ALTA VISTA LANE ASSOCIATION

by: _______________ Gail McCready, President, Alta Vista Lane Association

ACKNOWLEDGEMENT

State of _______________)
:ss
County of _______________)

On this _____ day of _______________ 1998, _______________ personally appeared before me, Gail McCready, President of Alta Vista Lane Association, a non-profit corporation, the undersigned Notary Public, who being duly sworn, did say that it has an ownership interest in the herein described tract of land and that the Owner's Dedication and Certificate of Consent to Record was signed freely and voluntarily for the purpose therein mentioned by authority of the bylaws of said corporation.

_______________ Notary Public

My Commission Expires: _______________

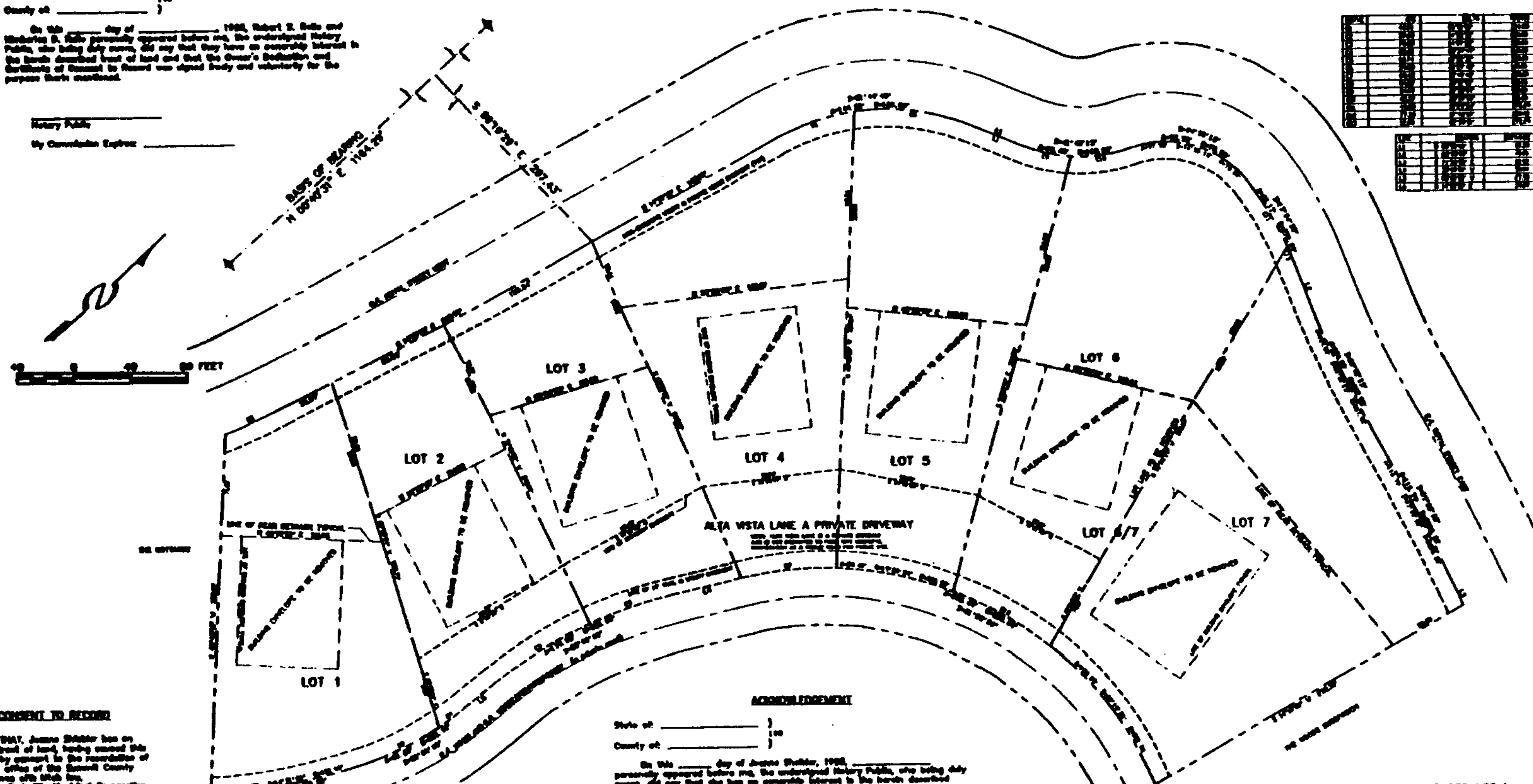
PERMITTED USES AND IMPROVEMENTS WITH[illegible] OF DISTURBANCE

All construction activity, excavation, and fill a[illegible] confined to the approved maximum area of disturbance within the Lot. Prior to locating the maximum area of disturbance for each Lot, the owner is required to have his or her dwelling designed to conform to the natural topography of the site, and to preserve the natural texture, appearance, and vegetation of the undeveloped site to the extent possible. No improvements, additions, alteration, or other construction may be installed, constructed, maintained, or allowed to stand within the maximum area of disturbance except as follows:

The construction of, maintenance, and use of one single family dwelling and together with a garage with the capacity for at least two automobiles and storage of recreational and maintenance equipment and private driveway and private utility connections within the Lot boundaries outside of any grading impacts associated with the subdivision improvements.

The maximum area of disturbance allowed for Lots 1 through 3 is 10,000 square feet. Lot 6/7 is allowed 15,000 square feet, exclusive of driveway and utility connections.

The rear setback shown is a maximum rear setback for all building improvements with the exception of cantilevered decks. Site disturbance can occur beyond this line and must be included in the maximum area of disturbance allowed. No driveway access is allowed from Royal Street.



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, Gail McCready has an ownership interest in the herein described tract of land, having caused this plat amendment to be prepared, does hereby consent to the recordation of this Amended Record of Survey Plat in the office of the Summit County Recorder, Summit County, Utah in accordance with Utah law.

ALSO, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, and Park City Fire Protection District, a non-exclusive easement over the utility and access easements shown on this plat for the purpose of providing utility installation, maintenance, use and eventual replacement. The owner also dedicates for public use those areas shown on this plat as intended for public use.

In witness whereof I have hereunto set my hand this _____ day of _______________ 1998.

_______________ Gail McCready

ACKNOWLEDGEMENT

State of: _______________)
:ss
County of: _______________)

On this _____ day of _______________ 1998, Gail McCready personally appeared before me, the undersigned Notary Public, who being duly sworn, did say that she has an ownership interest in the herein described tract of land and that the Owner's Dedication and Certificate of Consent to Record was signed freely and voluntarily for the purpose therein mentioned.

_______________ Notary Public

My Commission Expires: _______________

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, Joanne Shields has an ownership interest in the herein described tract of land, having caused this plat amendment to be prepared, does hereby consent to the recordation of this Amended Record of Survey Plat in the office of the Summit County Recorder, Summit County, Utah in accordance with Utah law.

ALSO, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, and Park City Fire Protection District, a non-exclusive easement over the utility and access easements shown on this plat for the purpose of providing utility installation, maintenance, use and eventual replacement. The owner also dedicates for public use those areas shown on this plat as intended for public use.

In witness whereof I have hereunto set my hand this _____ day of _______________ 1998.

_______________ Joanne Shields

ACKNOWLEDGEMENT

State of: _______________)
:ss
County of: _______________)

On this _____ day of Joanne Shields, 1998, _______________ personally appeared before me, the undersigned Notary Public, who being duly sworn, did say that she has an ownership interest in the herein described tract of land and that the Owner's Dedication and Certificate of Consent to Record was signed freely and voluntarily for the purpose therein mentioned.

_______________ Notary Public

My Commission Expires: _______________

1ST AMENDED LOTS 2-7, & 2ND AMENDED LOT 1

ALTA VISTA SUBDIVISION

A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

PAGE 1 OF 1

4-4-98 \AV\P\P-AVS-AM

ALLIANCE ENGINEERING INC.	SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT	PLANNING COMMISSION	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
P.O. BOX 2064 323 MAIN STREET PARK CITY, UTAH 84060 (435) 649-9467	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS _____ DAY OF _____, 1998 A.D. BY _____ S.B.S.I.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 1998 A.D. BY _____ CHAIRMAN	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 1998 A.D. BY _____ PARK CITY ENGINEER	APPROVED AS TO FORM THIS _____ DAY OF _____, 1998 A.D. BY _____ PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 1998 A.D. BY _____ PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ 1998 A.D. BY _____ MAYOR	STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ _____ FEE _____ RECORDER

EXHIBIT B

Ordinance No. 98-

AN ORDINANCE APPROVING THE FIRST AMENDED PLAT OF LOTS 2 THROUGH 6 AND SECOND AMENDED PLAT OF LOT 1 OF THE ALTA VISTA SUBDIVISION, PARK CITY, UTAH

WHEREAS, the owners of the property known as lots 1 through 7 of the Alta Vista subdivision have petitioned the City Council for approval of a revision to the final 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 September 23, 1998, to receive input on the proposed subdivision plat;

WHEREAS, the Planning Commission, on September 23, 1998, forwarded a positive recommendation to the City Council; and,

WHEREAS, on October 15, 1998, the City Council held a public hearing to receive input on the proposed plat amendment; and

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

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

SECTION 1. APPROVAL. The Alta Vista subdivision plat is hereby amended as shown in Exhibit A subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. Lots 1 through 7 of the Alta Vista subdivision is the entirety of the subdivision. The property is zoned residential RD-MPD.
2. The proposed plat deletes the existing 70 foot by 90 foot building pad for each lot and adds language to the plat that the maximum disturbance area on lots 1-5 is 10,000 square feet and lot 6/7 combined is 15,000 square feet exclusive of driveway and utility connections.
3. Lots 6 and 7 will be combined into one lot and subsequent additions to the existing house will meet the 150% floor area requirement for combined lots.
4. Disturbance outside the rear building line is limited to grading, patios, and deck footings provided that no significant vegetation is removed.

Conclusions of Law:

1. There is good cause for this plat amendment as greater design flexibility is achieved.
2. The plat is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.

3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the final record plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
3. All other conditions of approval of the Alta Vista subdivision continue to apply.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.
PASSED AND ADOPTED this 15th day of October 1998 .

PARK CITY MUNICIPAL CORPORATION

Bradley A. Olch, MAYOR

ATTEST:

Jan Scott, City Recorder

APPROVED AS TO FORM:

Mark Harrington, Deputy City Attorney

SURVEYORS CERTIFICATE

I, JOHN DEMKOWICZ, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 161831, as prescribed by the laws of the State of Utah, I further certify that by the authority of the owner, I have prepared this amended plat for the tract of land described herein, and for the purposes describe and shown hereon to be known hereafter as 1st AMENDED LOTS 2-7 & 2nd AMENDED LOT 1 ALTA VISTA SUBDIVISION, and that the same has been correctly surveyed and staked on the ground.

JOHN DEMKOWICZ LS #163831 ______ DATE ______

BOUNDARY DESCRIPTION

[illegible]

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, Robert S. Rolle and Kimberlee D. Rolle have an ownership interest in the herein described tract of land, having caused this plat amendment to be prepared, do hereby consent to the recordation of this Amended Record of Survey Plat in the office of the Summit County Recorder, Summit County, Utah in accordance with Utah law.

ALSO, the owners hereby dedicate to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, and Park City Fire Protection District, a non-exclusive easement over the utility and access easements shown on this plat for the purpose of providing utility installation, maintenance, use and eventual replacement. The owner also dedicates for public use those areas shown on this plat as intended for public use.

In witness whereof we have hereunto set our hands this ______ day of ______ 1998.

______ Robert S. Rolle ______ Kimberlee D. Rolle

ACKNOWLEDGEMENT

State of: ______)
:ss
County of: ______)

On this ______ day of ______ 1998, Robert S. Rolle and Kimberlee D. Rolle personally appeared before me, the undersigned Notary Public, who being duly sworn, did say that they have an ownership interest in the herein described tract of land and that the Owner's Dedication and Certificate of Consent to Record was signed freely and voluntarily for the purpose therein mentioned.

______ Notary Public

My Commission Expires ______

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, Gail McCready, the President of the Alta Vista Lane Association, a non-profit corporation has an ownership interest in the herein described tract of land, having caused this plat amendment to be prepared, does hereby consent to the recordation of this Amended Record of Survey Plat in the office of the Summit County Recorder, Summit County, Utah in accordance with Utah law.

ALSO, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, and Park City Fire Protection District, a non-exclusive easement over the utility and access easements shown on this plat for the purpose of providing utility installation, maintenance, use and eventual replacement. The owner also dedicates for public use those areas shown on this plat as intended for public use.

In witness whereof the owner has hereunto set its hand this ______ day of ______ 1998.

ALTA VISTA LANE ASSOCIATION

by ______
Gail McCready, President, Alta Vista Lane Association

ACKNOWLEDGEMENT

State of ______)
:ss
County of ______)

On this ______ day of ______ 1998, ______ personally appeared before me, Gail McCready, President of Alta Vista Lane Association, a non-profit corporation, the undersigned Notary Public, who being duly sworn, did say that it has an ownership interest in the herein described tract of land and that the Owner's Dedication and Certificate of Consent to Record was signed freely and voluntarily for the purpose therein mentioned by authority of the bylaws of said corporation.

______ Notary Public

My Commission Expires ______

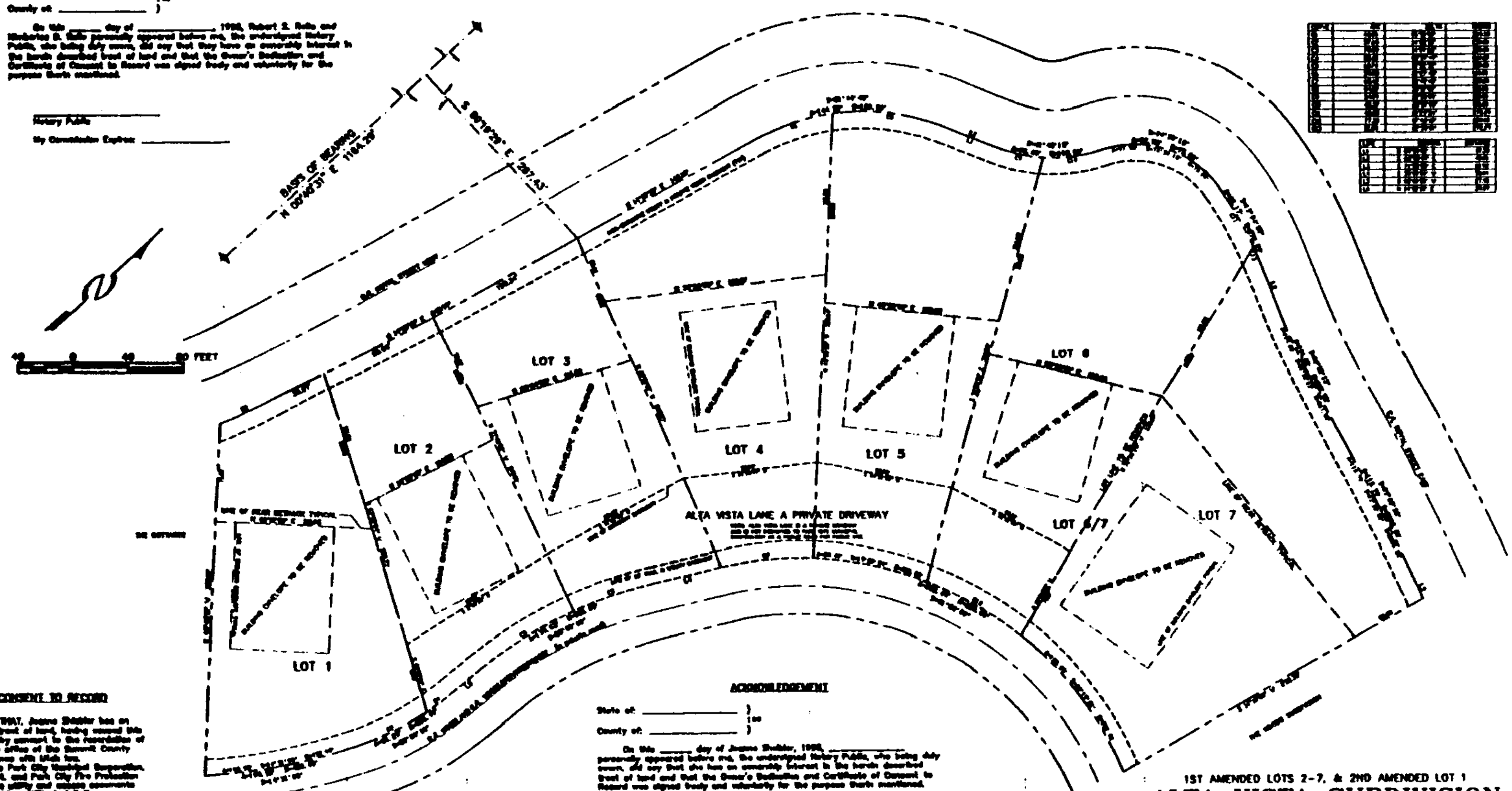
PERMITTED USES AND IMPROVEMENTS WITHIN THE LIMITS OF DISTURBANCE

All construction activity, excavation, and fill are to be confined to the approved maximum area of disturbance within the Lot. Prior to locating the maximum area of disturbance for each lot, the owner is required to have his or her dwelling designed to conform to the natural topography of the site, and to preserve the natural texture, appearance, and vegetation of the undeveloped site to the extent possible. No improvements, additions, alteration, or other construction may be installed, constructed, maintained, or allowed to stand within the maximum area of disturbance except as follows:

The construction of, maintenance, and use of one single family dwelling and together with a garage with the capacity for at least two automobiles and storage of recreational and maintenance equipment and private driveway and private utility connections within the Lot boundaries outside of any grading impacts associated with the subdivision improvements.

The maximum area of disturbance allowed for Lots 1 through 5 is 10,000 square feet Lot 6/7 is allowed 18,000 square feet, exclusive of driveway and utility connections.

The rear setback shown is a maximum rear setback for all building improvements with the exception of cantilevered decks. Site disturbance can occur beyond this line and must be included in the maximum area of disturbance allowed. No driveway access is allowed from Royal Street.



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, Gail McCready has an ownership interest in the herein described tract of land, having caused this plat amendment to be prepared, does hereby consent to the recordation of this Amended Record of Survey Plat in the office of the Summit County Recorder, Summit County, Utah in accordance with Utah law.

ALSO, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, and Park City Fire Protection District, a non-exclusive easement over the utility and access easements shown on this plat for the purpose of providing utility installation, maintenance, use and eventual replacement. The owner also dedicates for public use those areas shown on this plat as intended for public use.

In witness whereof I have hereunto set my hand this ______ day of ______ 1998.

______ Gail McCready

ACKNOWLEDGEMENT

State of: ______)
:ss
County of: ______)

On this ______ day of ______ 1998, Gail McCready personally appeared before me, the undersigned Notary Public, who being duly sworn, did say that she has an ownership interest in the herein described tract of land and that the Owner's Dedication and Certificate of Consent to Record was signed freely and voluntarily for the purpose therein mentioned.

______ Notary Public

My Commission Expires ______

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, Jeanne Shidler has an ownership interest in the herein described tract of land, having caused this plat amendment to be prepared, does hereby consent to the recordation of this Amended Record of Survey Plat in the office of the Summit County Recorder, Summit County, Utah in accordance with Utah law.

ALSO, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, and Park City Fire Protection District, a non-exclusive easement over the utility and access easements shown on this plat for the purpose of providing utility installation, maintenance, use and eventual replacement. The owner also dedicates for public use those areas shown on this plat as intended for public use.

In witness whereof I have hereunto set my hand this ______ day of ______ 1998.

______ Jeanne Shidler

ACKNOWLEDGEMENT

State of: ______)
:ss
County of: ______)

On this ______ day of Jeanne Shidler, 1998, ______ personally appeared before me, the undersigned Notary Public, who being duly sworn, did say that she has an ownership interest in the herein described tract of land and that the Owner's Dedication and Certificate of Consent to Record was signed freely and voluntarily for the purpose therein mentioned.

______ Notary Public

My Commission Expires ______

1ST AMENDED LOTS 2-7, & 2ND AMENDED LOT 1

ALTA VISTA SUBDIVISION

A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

PAGE 1 OF 1

6-4-98 \AV\P\P-AVS-AM

ALLIANCE ENGINEERING INC.	SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT	PLANNING COMMISSION	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
P.O. BOX 2664 323 MAIN STREET PARK CITY, UTAH 84060 (435) 649-9467	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS ______ DAY OF ______ 1998 A.D. BY ______ S.B.S.I.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ______ DAY OF ______ 1998 A.D. BY ______ CHAIRMAN	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ______ DAY OF ______ 1998 A.D. BY ______ PARK CITY ENGINEER	APPROVED AS TO FORM THIS ______ DAY OF ______ 1998 A.D. BY ______ PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ______ DAY OF ______ 1998 A.D. BY ______ PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ______ DAY OF ______ 1998 A.D. BY ______ MAYOR	STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF ______ DATE ______ TIME ______ BOOK ______ PAGE ______ ______ FEE ______ RECORDER

EXHIBIT A

39

PARK CITY

CITY COUNCIL STAFF REPORT

DATE: October 15, 1998
DEPARTMENT: Planning
AUTHOR: Brooks T. Robinson
TITLE: Amend Record of Survey for Unit 13, Stag Lodge

SUMMARY RECOMMENDATION: Conduct a public hearing, address any public input, and consider approval of the amended record of survey as conditioned.

DESCRIPTION

A. Project Statistics

Owners:	Rick Otto, Otto/Walker Architects, for Paul Minor
Location:	8200 Royal St. East, Unit 13, Stag Lodge
Zoning:	RD - MPD Residential
Adjacent Land Uses:	Residential
Reason for Review:	Record of Survey Amendments require Planning Commission review and approval by City Council

B. Background

The property is legally described as unit 13 of the Stag Lodge Phase I condominiums. Located at 8200 Royal Street in the Silver Lake area of Park City, Stag Lodge is an expandable condominium project.

An existing 7-foot by 13-foot Limited Common deck, with a low overhanging roof, is proposed to be demolished and replaced with additional floor area in the living room on the main level. A new 4.5-foot by 26-foot Limited Common deck is proposed. On the upper level, a small 3.5-foot by 7-foot expansion of the existing Master Bedroom is the only additional floor area.

The Planning Commission held a public hearing at its regular meeting on September 23, 1998. The Commission approved the amended record of survey and forwarded a positive recommendation to the City Council.

B. Analysis

As no additional bedrooms are proposed, the parking requirements for Stag Lodge remain unchanged. The bedroom increases by 28 square feet. The total square footage is still within the parking regulations under Chapter 13 of the Land Management Code. The Stag Lodge Owner's Association and the neighboring owner have approved the modification to the deck and overhanging roof and the change in the Limited Common space. However, all unit owners must sign a Consent to Record since a Limited Common space is being changed. The footprint of the building remains the same, although the deck location has changed. Staff sees no other impacts in this amendment.

C. Department Review

This project has gone through an interdepartmental review. At such time as a final plat is required, the City Engineer and City Attorney will review the plat as to form and compliance with the Land Management Code prior to recordation.

D. Notice

The property was posted and notice mailed to property owners within 300 feet. Legal notice was also published in the Park Record. No public input has been received by the date of this staff report.

ALTERNATIVES

A. The City Council may approve the amended record of survey with the conditions stated, or modify the conditions, or

B. The City Council may deny the application and direct staff to prepare findings supporting this recommendation, or

C. The City Council may continue the discussion to a later date.

SIGNIFICANT IMPACTS:

There are no fiscal or environmental impacts to the City with this amendment. The amended Record of Survey will be compatible with the surrounding condominiums.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

The condominium unit would remain unchanged.

RECOMMENDATION:

Staff recommends that the City Council hold a public hearing, address public input, and consider approval of the Unit 13 Stag Lodge Amended Record of Survey based on the following findings of fact, conclusions of law and conditions of approval:

Findings of Fact:

1. The condominium project known as Stag Lodge is located at 8200 Royal Street

East and is zoned RD-MPD.

2. The proposed amended record of survey removes a Limited Common deck and replaces it with floor area. Another Limited Common deck will be constructed on the northwest side of the building.
3. The building footprint does not increase in size.
4. Approval has been granted by the Stag Lodge Owner's Association for these improvements.
5. The project complies with the parking requirements of Chapter 13 of the Land Management Code.

<u>Conclusions of Law:</u>

1. There is good cause for this Amended Record of Survey.
2. The Amended 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 Amended Record of Survey.
4. Approval of the Amended Record of Survey, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

<u>Conditions of Approval:</u>

1. The City Attorney and City Engineer will review and approve the final form and content of the Amended Record of Survey for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. All unit owners must sign a Consent to Record or other instrument acceptable to the County Recorder.
3. The applicant will record the Amended 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 and the plat will be void.
4. All other conditions of approval of the Stag lodge condominium project continue to apply.

<u>EXHIBITS:</u>

Exhibit A - Location Map

Exhibit B - Proposed Amended Record of Survey

<u>ATTACHMENTS:</u>

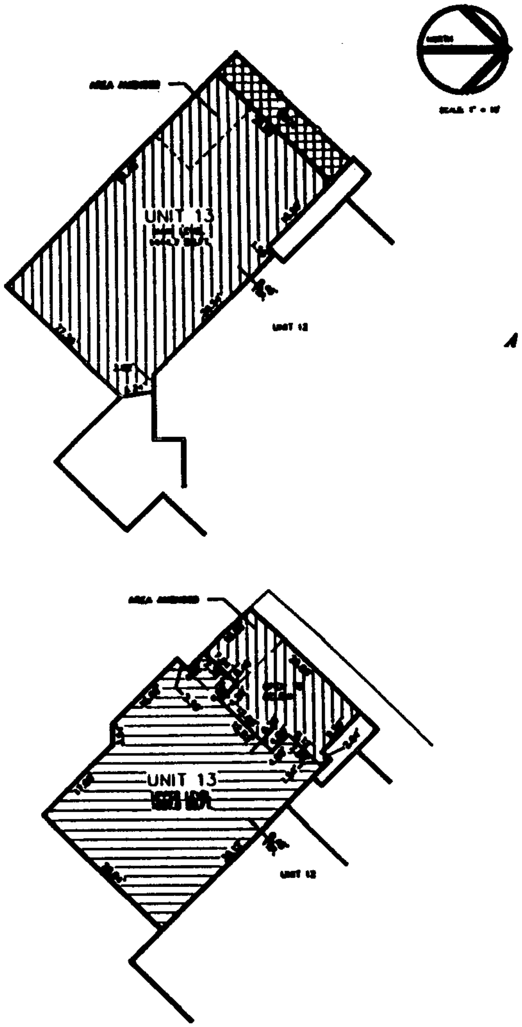
Ordinance approving the amended record of survey

M:\CDD\BTR\COUNCIL\CC98\ROYS8200.WPD

PARK CITY
1884

Exhibit A
Vicinity Map

N



AMENDED PLAT
AMENDING UNIT 13
STAG LODGE PHASE I

A UTAH EXPANDABLE CONDOMINIUM PROJECT

LYING WITHIN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

PRIVATE OWNERSHIP

LIMITED COMMON AREA

COMMON AREA

LEGAL DESCRIPTION

All of Unit No. 13, Amended Plat, Stag Lodge Phase I, a Utah Expandable Condominium project located in Section 22, T.2S., R.4E., S.L.B.&M., Park City, Summit County, Utah.

SURVEYOR'S CERTIFICATE :

I, JACK JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. [illegible] AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS DRAWING CORRECTLY REPRESENTS UNIT 13, AMENDED PLAT OF STAG LODGE PHASE I, CONDOMINIUM PROJECT, AMENDING THE ORIGINAL UNIT 13 AS SHOWN ON THE RECORD OF SURVEY MAP OF STAG LODGE PHASE I, CONDOMINIUM PROJECT RECORDED AS ENTRY [illegible], DATED [illegible]

Date ______ Jack J. Johnson ______

CONSENT TO RECORD :

The undersigned The Stag Lodge Phase I Homeowners Association consents to the Recordation of the Amended Plat of Stag Lodge Phase I.

______ President

ACKNOWLEDGEMENT

STATE of ______
COUNTY of ______

On this ______ Day of ______ 1998 Personally appeared before me, ______, who being by me duly sworn, did say he is the President of the The Stag Lodge Phase I Homeowner's Association and that the within and foregoing Consent to Record was signed on behalf of said The Stag Lodge Phase I Homeowners Association and said ______ duly Acknowledged that said The Stag Lodge Phase I Homeowners Association executed the same.

Notary Public ______ My Commission expires: ______

Residing at ______ County of ______, Utah

OWNERS CONSENT TO RECORD :

The undersigned owners of Lot 13 consent to the Recordation of the Amendment and of the Amended Plat of Stag Lodge Phase I.

______ Owner, Unit 13 ______ Owner, Unit 13

ACKNOWLEDGEMENT

STATE of ______
COUNTY of ______

On this ______ Day of ______ 1998 Personally appeared before me, ______, who being by me duly sworn, did say he/she is the Owner of Unit 13 and that the within and foregoing Owner's Dedication and Consent to Record was signed.

Notary Public ______ My Commission expires: ______

Residing at ______ County of ______, Utah

ACKNOWLEDGEMENT

STATE of ______
COUNTY of ______

On this ______ Day of ______ 1998 Personally appeared before me, ______ who being by me duly sworn, did say he/she is the Owner of Unit 13 and that the within and foregoing Owner's Dedication and Consent to Record was signed.

Notary Public ______ My Commission expires: ______

Residing at ______ County of ______, Utah

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF ______ CITY COUNCIL THIS ______ DAY OF ______ 19__ AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.

MAYOR

CITY RECORDER

CITY ENGINEER

APPROVED AND ACCEPTED BY THE ______ CITY ENGINEERING DEPARTMENT ON THIS ______ DAY OF ______ 19__

CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE ______ CITY PLANNING COMMISSION ON THIS ______ DAY OF ______ 19__

CHAIRMAN

SEWER DISTRICT APPROVAL

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS THIS ______ DAY OF ______ 19______.

SBSID

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS ______ DAY OF ______ 19__

CITY ATTORNEY

RECORDED

N° ______
STATE OF ______
COUNTY OF ______
RECORDED AND FILED AT THE REQUEST OF: ______

COUNTY RECORDER

THE JACK JOHNSON COMPANY
1777 Sun Peak Dr. • Park City, Utah 84098
(801) 645-9000 • fax (801) 649-1620

RECEIVED
JUL 22 1998
PARK CITY
PLANNING DEPT

44

EXHIBIT B

Ordinance No. 98-

AN ORDINANCE AMENDING UNIT 13 OF THE STAG LODGE PHASE I CONDOMINIUMS RECORD OF SURVEY LOCATED AT 8200 ROYAL STREET, PARK CITY, UTAH

WHEREAS, the owners of the property known as 8200 Royal Street unit 13 have petitioned the City Council for approval of a revision to the record of survey; 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 September 23, 1998, to receive input on the proposed amended record of survey;

WHEREAS, the Planning Commission, on September 23, 1998, forwarded a positive recommendation to the City Council; and,

WHEREAS, on October 15, 1998, the City Council held a public hearing to receive input on the proposed amended record of survey; and

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

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

SECTION 1. APPROVAL. Unit 13 of the Stag Lodge Phase I Condominiums Record of Survey is hereby amended as shown in Exhibit A subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:
1. The condominium project known as Stag Lodge is located at 8200 Royal Street East and is zoned RD-MPD.
2. The proposed amended record of survey removes a Limited Common deck and replaces it with floor area. Another Limited Common deck will be constructed on the northwest side of the building.
3. The building footprint does not increase in size.
4. Approval has been granted by the Stag Lodge Owner's Association for these improvements.
5. The project complies with the parking requirements of Chapter 13 of the Land Management Code.

Conclusions of Law:
1. There is good cause for this Amended Record of Survey.

2. The Amended 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 Amended Record of Survey.
4. Approval of the Amended Record of Survey, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

<u>Conditions of Approval:</u>

1. The City Attorney and City Engineer will review and approve the final form and content of the Amended Record of Survey for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. All unit owners must sign a Consent to Record or other instrument acceptable to the County Recorder.
3. The applicant will record the Amended 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 and the plat will be void.
4. All other conditions of approval of the Stag lodge condominium project continue to apply.

<u>SECTION 2. EFFECTIVE DATE.</u> This Ordinance shall take effect upon publication.
PASSED AND ADOPTED this 15th day of October 1998 .

PARK CITY MUNICIPAL CORPORATION

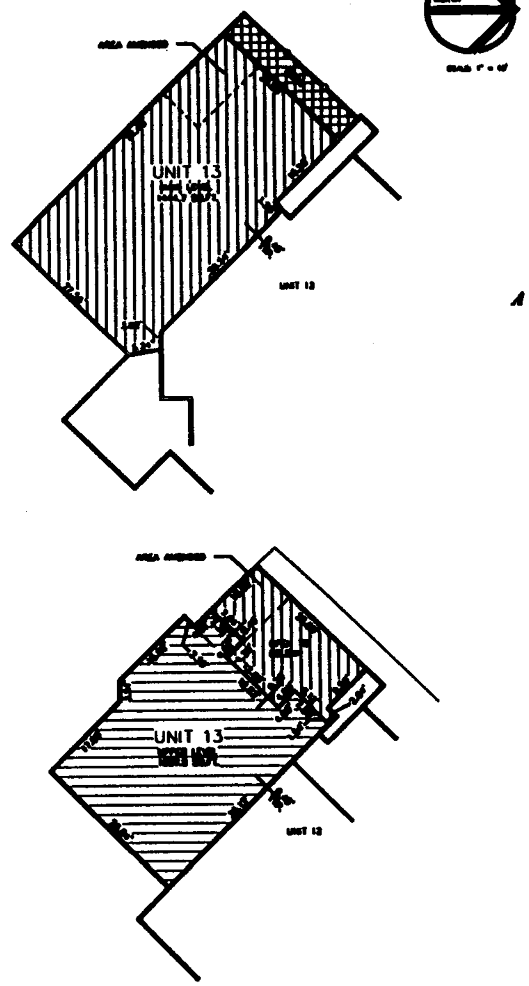
____
Bradley A. Olch, MAYOR

ATTEST:

____
Jan Scott, City Recorder

APPROVED AS TO FORM:

____
Mark Harrington, Deputy City Attorney



AMENDED PLAT
AMENDING UNIT 13
STAG LODGE PHASE I

A UTAH EXPANDABLE CONDOMINIUM PROJECT

LYING WITHIN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

(hatched)	PRIVATE OWNERSHIP
(cross-hatched)	LIMITED COMMON AREA
(blank)	COMMON AREA

LEGAL DESCRIPTION

All of Unit No. 13, Amended Plat, Stag Lodge Phase I, a Utah Expandable Condominium project located in Section 22, T.2S., R.4E., S.L.B.&M., Park City, Summit County, Utah.

SURVEYOR'S CERTIFICATE :

I, JACK JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. [illegible] AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS DRAWING CORRECTLY REPRESENTS UNIT 13, AMENDED PLAT OF STAG LODGE PHASE I, CONDOMINIUM PROJECT, AMENDING THE ORIGINAL UNIT 13 AS SHOWN ON THE RECORD OF SURVEY MAP OF STAG LODGE PHASE I, CONDOMINIUM PROJECT RECORDED AS ENTRY [illegible], DATED [illegible].

______ Date

______ Jack J. Johnson

CONSENT TO RECORD :

The undersigned The Stag Lodge Phase I Homeowners Association consents to the Recordation of the Amended Plat of Stag Lodge Phase I.

______ President

ACKNOWLEDGEMENT

STATE of ______
COUNTY of ______

On this ______ Day of ______ 1998 Personally appeared before me, ______, who being by me duly sworn, did say he is the President of the The Stag Lodge Phase I Homeowner's Association and that the within and foregoing Consent to Record was signed on behalf of said The Stag Lodge Phase I Homeowners Association and said ______ duly Acknowledged that said The Stag Lodge Phase I Homeowners Association executed the same.

Notary Public ______ My Commission expires ______

Residing at ______ County of ______, Utah

OWNERS CONSENT TO RECORD :

The undersigned owners of Lot 13 consent to the Recordation of the Amendment and of the Amended Plat of Stag Lodge Phase I.

______ Owner, Unit 13

______ Owner, Unit 13

ACKNOWLEDGEMENT

STATE of ______
COUNTY of ______

On this ______ Day of ______ 1998 Personally appeared before me, ______, who being by me duly sworn, did say he/she is the Owner of Unit 13 and that the within and foregoing Owner's Dedication and Consent to Record was signed.

Notary Public ______ My Commission expires ______

Residing at ______ County of ______, Utah

ACKNOWLEDGEMENT

STATE of ______
COUNTY of ______

On this ______ Day of ______ 1998 Personally appeared before me, ______ who being by me duly sworn, did say he/she is the Owner of Unit 13 and that the within and foregoing Owner's Dedication and Consent to Record was signed.

Notary Public ______ My Commission expires ______

Residing at ______ County of ______, Utah

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF ______ CITY COUNCIL THIS ______ DAY OF ______ 19__ AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.

______ MAYOR

______ CITY RECORDER

CITY ENGINEER

APPROVED AND ACCEPTED BY THE ______ CITY ENGINEERING DEPARTMENT ON THIS ______ DAY OF ______ 19__

______ CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE ______ CITY PLANNING COMMISSION ON THIS ______ DAY OF ______ 19__

______ CHAIRMAN

SEWER DISTRICT APPROVAL

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS THIS ______ DAY OF ______ 19__

______ S.B.S.I.D.

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS ______ DAY OF ______ 19__

______ CITY ATTORNEY

RECORDED

N°. ______
STATE OF ______
COUNTY OF ______
RECORDED AND FILED AT THE REQUEST OF: ______

______ COUNTY RECORDER

THE JACK JOHNSON COMPANY

47

EXHIBIT A

PARK CITY

CITY COUNCIL STAFF REPORT

DATE: **October 15, 1998**
DEPARTMENT: **Planning**
AUTHOR: **Brooks T. Robinson**
TITLE: **Plat Amendment for Lot 20, Evergreen subdivision**

SUMMARY RECOMMENDATION: Conduct a public hearing, address any public input, and consider approval of the plat amendment as conditioned.

DESCRIPTION

A. Project Statistics

Owners:	Jeff Graham, Jack Johnson Co., for Bob Rothman
Location:	6640 Silver Lake Dr., Lot 20 Evergreen subdivision
Zoning:	RD - MPD Residential
Adjacent Land Uses:	Residential
Reason for Review:	Plat Amendments require Planning Commission review and approval by the City Council

B. Background

The property is legally described as lot 20 of the Evergreen subdivision. The subject property is located at 6640 Silver Lake Drive in the North Silver Lake area of Park City. A house is currently constructed on the property. The Dew Drop ski run (plat name is Trainer) is adjacent to the east.

The applicant proposes to add a trapezoidal-shape piece of property of approximately 304 square feet to the east side of existing lot 20. The additional property will be sold by Deer Valley Resort to the applicant. A letter from Robert Wells of Deer Valley Resort confirms the sale of this property. The purpose of this addition is to expand the existing kitchen and to be able to meet the setback requirements of the zone.

The Planning Commission held a public hearing at its regular meeting of September 23, 1998. The Commission approved the plat amendment and forwarded a positive recommendation to the City Council.

B. Analysis

The addition of the 304 square feet to lot 20 is consistent with the Land Management Code. The expansion of the house will also be consistent with the requirements of the Evergreen subdivision and the Land Management Code. The ski trail adjacent to lot 20, and from which the land is being acquired, is below the level of the house. There will be no additional fill into the ski run that would narrow the run unnecessarily as the construction of the kitchen expansion will take place on the upper part of the lot. The additional land is for keeping the house expansion within the necessary setbacks. Deer Valley would agree to a variance to the setback requirements. However, the applicant would be unable to prove a hardship. Therefore, the applicant and Deer Valley have agreed to the purchase of land to be added to lot 20.

C. Department Review

This project has gone through an interdepartmental review. The Building Department is concerned with erosion on the ski trail and safety of skiers near the bridge abutment. The Construction Mitigation Plan will address these concerns through a re-vegetation and erosion control plan. At such time as a final plat is required, the City Engineer and City Attorney will review the plat as to form and compliance with the Land Management Code prior to recordation.

D. Notice

The property was posted and notice mailed to property owners within 300 feet. Legal notice was also published in the Park Record. No public input has been received by the date of this staff report.

ALTERNATIVES

A. The City Council may approve the plat amendment with the conditions stated, or modify the conditions, or

B. The City Council may deny the plat amendment and direct staff to prepare findings supporting this recommendation, or

C. The City Council may continue the discussion to a later date.

SIGNIFICANT IMPACTS:

There are no fiscal or environmental impacts to the City with this amendment. The amended plat will be compatible with the surrounding houses. Safety issues relating to the nearby bridge abutments and erosion control will be addressed by the construction mitigation plan.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

The house would remain unchanged and the kitchen expansion could not go forward.

RECOMMENDATION:

Staff recommends that the City Council hold a public hearing, address any public input, and consider approval of the addition to lot 20 of the amended plat of the Evergreen subdivision based on the following findings of fact, conclusions of law and conditions of approval:

Findings of Fact:

1. The project is located at 6640 Silver Lake Drive, also known as lot 20 in the Evergreen subdivision, and is zoned RD-MPD.
2. The proposed plat adds 304 square feet of property to lot 20 from the Deer Valley Resort.
3. The Deer Valley Resort Company agrees to deed the land to the applicant.

Conclusions of Law:

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

Conditions of Approval:

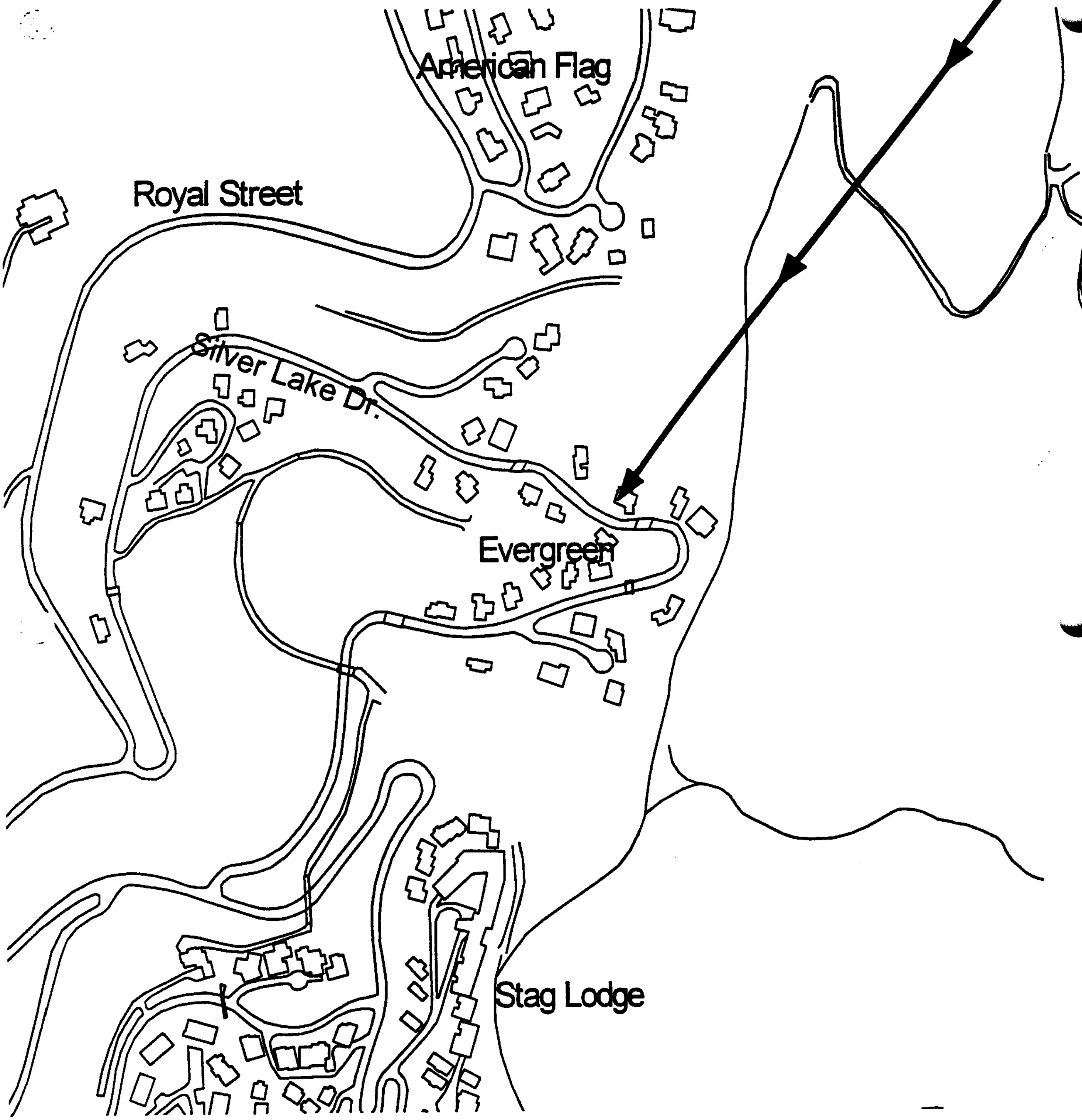
1. The City Attorney and City Engineer will review and approve the final form and content of the amended plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the amended plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
3. All other conditions of approval of the Evergreen subdivision continue to apply.
4. A construction mitigation plan that includes a re-vegetation and erosion control component is required.

EXHIBITS:

Exhibit A - Location Map
Exhibit B - Proposed amended plat
Exhibit C - Transfer of land agreement from Deer Valley

M:\CDD\BTR\COUNCIL\CC98\SILA6640.WPD

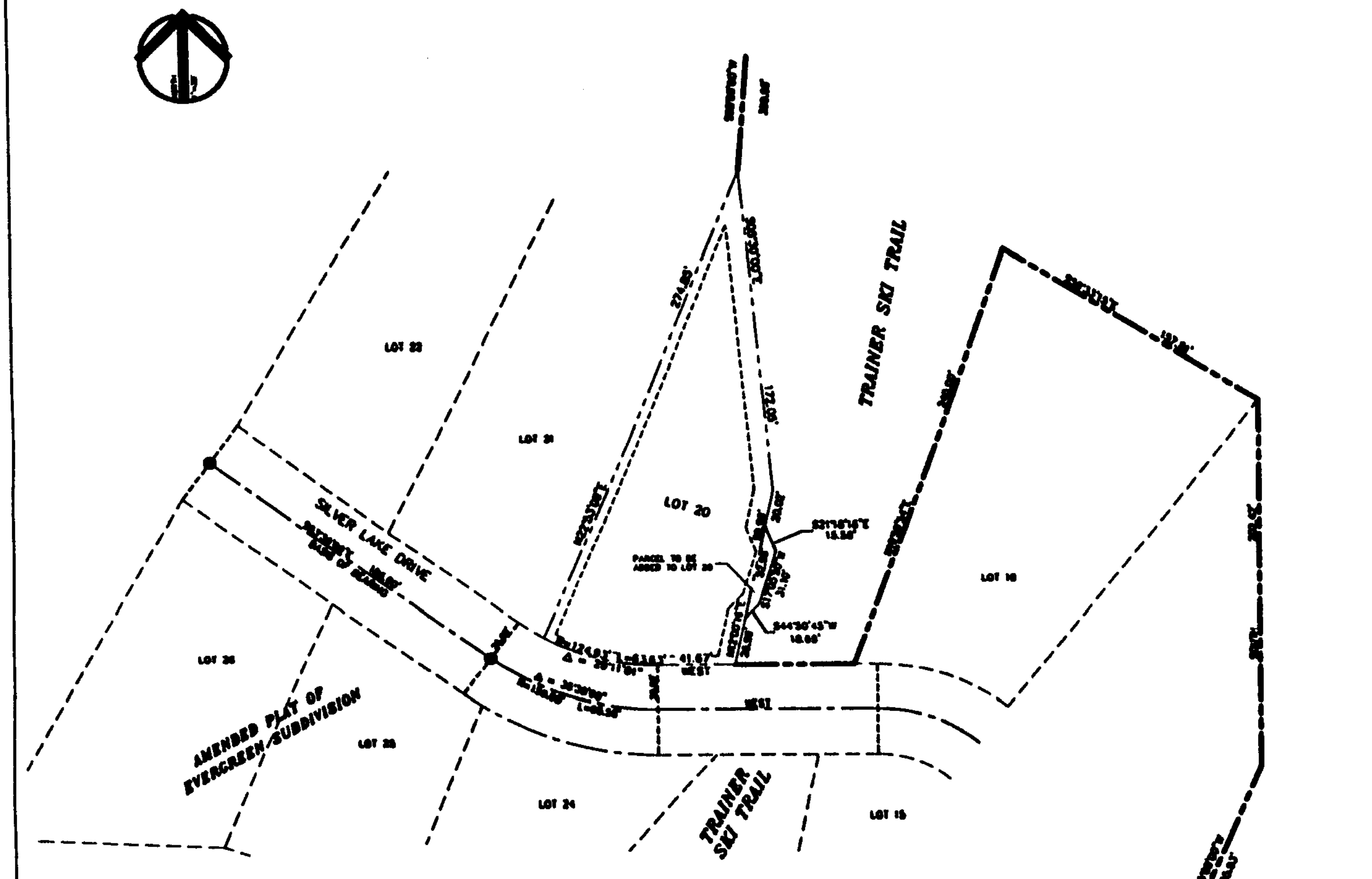
6640 Silver Lake Dr.



PARK CITY
1884

Exhibit A
Vicinity Map

N



ADDITION TO LOT 20
OF THE AMENDED PLAT
OF EVERGREEN SUBDIVISION
IN SECTION 15 AND 22,
T.2S., R.4E., S.L.B.&M.
PARK CITY, SUMMIT COUNTY, UTAH

CITY COUNCIL APPROVAL	CITY ENGINEER	CITY PLANNING COMMISSION	SEWER DISTRICT APPROVAL	APPROVAL AS TO FORM	RECORDED
PRESENTED TO THE BOARD OF ______ CITY COUNCIL THIS ______ DAY OF ______ 19 __ AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED	APPROVED AND ACCEPTED BY THE ______ CITY ENGINEERING DEPARTMENT ON THIS ______ DAY OF ______ 19 __	APPROVED AND ACCEPTED BY THE ______ CITY PLANNING COMMISSION ON THIS ______ DAY OF ______ 19 __	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS THIS ______ DAY OF ______	APPROVED AS TO FORM ON THIS ______ DAY OF ______ 19 __	N° ______ STATE OF ______ COUNTY OF ______ RECORDED AND FILED AT THE REQUEST OF:
MAYOR CITY RECORDER	CITY ENGINEER	CHAIRMAN	S.B.S.I.D.	CITY ATTORNEY	COUNTY RECORDER

THE JACK JOHNSON COMPANY
1777 Sun Peak Dr. • Park City, Utah 84098
(801) 645-9000 • fax (801) 649-1620

EXHIBIT B

DEER VALLEY®

Executive Offices

September 17, 1998

Mr. Dan Foley
SilverLake Development Corporation
P. O. Box 681808
Park City, Utah 84068

Re: Rothman Residence - Lot 20 Evergreen subdivision

Dear Dan:

This will confirm our discussions regarding the proposed addition to the east side of the subject residence. Deer Valley Resort is the owner of the land that is contiguous to the easterly property line of lot 20. Most of the Deer Valley land here is utilized for the Dew Drop ski run that passes between Lots 20 and 19. Deer Valley will transfer by deed to the Rothmans the small parcel of land depicted on drawings prepared for you by Jack Johnson Company determined to allow for the proposed addition and still retain a 15' setback from the property line. This willingness is based on our determination that the proposed addition will not impact the ski run and your representation that the tree buffer between the east side of the residence and the ski run in this area will remain.

Sincerely,

DEER VALLEY RESORT COMPANY

By [signature]
Robert W. Wells

RECEIVED
SEP 17 1998
PARK CITY
PLANNING DEPT.

Post Office Box 889 • Park City • Utah 84060 • 435/649-1000

EXHIBIT C

Ordinance No. 98-

AN ORDINANCE APPROVING THE ADDITION TO LOT 20 OF THE AMENDED PLAT OF THE EVERGREEN SUBDIVISION LOCATED AT 6640 SILVER LAKE DRIVE, PARK CITY, UTAH

WHEREAS, the owners of the property known as lot 20 in the Evergreen subdivision have petitioned the City Council for approval of a revision to the final 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 September 23, 1998, to receive input on the proposed subdivision plat;

WHEREAS, the Planning Commission, on September 23, 1998, forwarded a positive recommendation to the City Council; and,

WHEREAS, on October 15, 1998, the City Council held a public hearing to receive input on the proposed plat amendment; and

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

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

SECTION 1. APPROVAL. Lot 20 of the Evergreen subdivision plat is hereby amended as shown in Exhibit A subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The project is located at 6640 Silver Lake Drive, also known as lot 20 in the Evergreen subdivision, and is zoned RD-MPD.
2. The proposed plat adds 304 square feet of property to lot 20 from the Deer Valley Resort.
3. The Deer Valley Resort Company agrees to deed the land to the applicant.

Conclusions of Law:

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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the amended plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the amended plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
3. All other conditions of approval of the Evergreen subdivision continue to apply.
4. A construction mitigation plan that includes a re-vegetation and erosion control component is required.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.
PASSED AND ADOPTED this 15th day of October 1998 .

PARK CITY MUNICIPAL CORPORATION

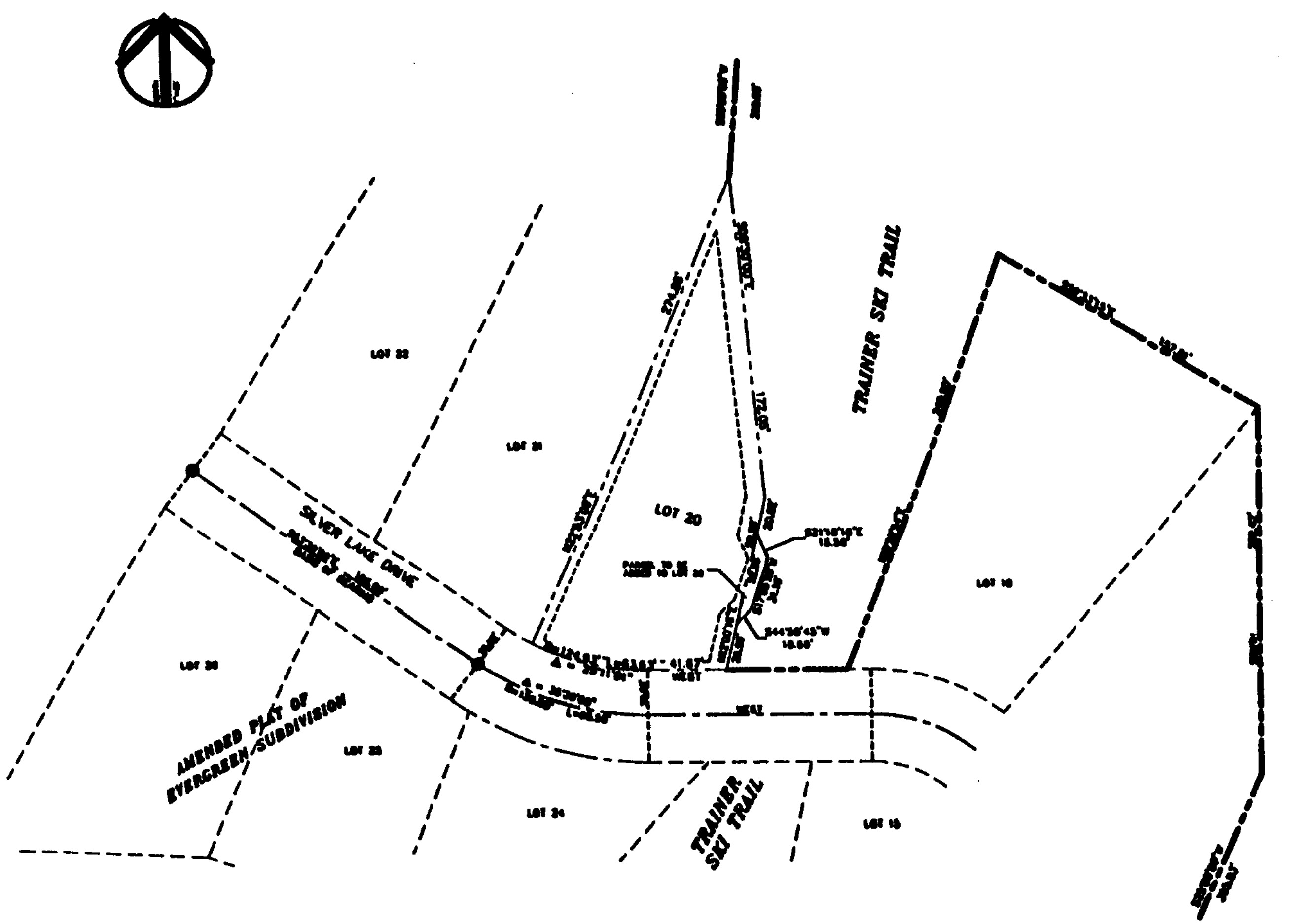
____
Bradley A. Olch, MAYOR

ATTEST:

____
Jan Scott, City Recorder

APPROVED AS TO FORM:

____
Mark Harrington, Deputy City Attorney



ADDITION TO LOT 20 OF THE AMENDED PLAT OF EVERGREEN SUBDIVISION IN SECTION 15 AND 22, T.2S., R.4E., S.L.B.&M. PARK CITY, SUMMIT COUNTY, UTAH

CITY COUNCIL APPROVAL	CITY ENGINEER	CITY PLANNING COMMISSION	SEWER DISTRICT APPROVAL	APPROVAL AS TO FORM	RECORDED
PRESENTED TO THE BOARD OF ______ CITY COUNCIL THIS ______ DAY OF ______ 19 __ AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED MAYOR CITY RECORDER	APPROVED AND ACCEPTED BY THE ______ CITY ENGINEERING DEPARTMENT ON THIS ______ DAY OF ______ 19 __ CITY ENGINEER	APPROVED AND ACCEPTED BY THE ______ CITY PLANNING COMMISSION ON THIS ______ DAY OF ______ 19 __ CHAIRMAN	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS THIS ______ DAY OF ______ S.B.S.I.D.	APPROVED AS TO FORM ON THIS ______ DAY OF ______ 19 __ CITY ATTORNEY	Nº ______ STATE OF ______ COUNTY OF ______ RECORDED AND FILED AT THE REQUEST OF: ______ COUNTY RECORDER

THE JACK JOHNSON COMPANY

EXHIBIT A

56

PARK CITY MUNICIPAL CORPORATION

MEMORANDUM

TO: Mayor & City Council
FROM: Myles C. Rademan, Director of Public Affairs
DATE: October 9, 1998
RE: Citizen's Open Space Advisory Committee

In the process of appointing the **Citizen's Open Space Advisory Committee** (COSAC) on Thursday night, the Council should consider certain parameters to guide the committee's mission and deliberations.

Focus/Mission

- COSAC should be narrowly focused on evaluating proposals for open space acquisition for the City Council by establishing appropriate guidelines and criteria. Their role, as envisioned, is not intended to include: independently negotiating with property owners, drafting an open space plan for the City, setting recreation priorities, or involvement in land purchases not of an open space nature. This focus should be articulated by the City Council as they appoint the committee, and be well understood and appreciated by COSAC members to avoid running afoul of the legitimate missions of other City boards and commissions, or the City Council itself. COSAC's mission should also include an obligation to establish forums for public input.

Term of Appointment

- The City Council should consider initial appointment of committee members to this voluntary, non-compensated committee, for a one year term, after which the composition and productivity of the committee can be assessed. After the initial year, the City Council could reconstitute the committee's make-up to better reflect community realities if necessary, reassess the committee's mission in light of changed circumstances, and appoint members to longer and/or staggered terms.
- The City Council may wish to appoint the chair and vice-chair of the committee. It is important that these individuals reflect City Council's mission in fulfilling the committee's role.

Responsibilities, Duties & Powers of COSAC

- Understand the mission of the Council in establishing COSAC and voter expectations in passing the bond issue.
- Establish criteria and guiding principles for evaluating acquisition proposals, which might include proposed land uses for acquired properties, expenditure targets, location priorities, types of property interest to acquire, matching funds possibilities, maintenance considerations, planning strategies and other options short of acquisition for preserving open space, expedited criteria for acquiring immediately threatened parcels, and criteria for dealing with landowners.
- Establish forums for public input.

Operational Procedures & Guidelines

- Establish a standardized process for evaluating proposals which might include guidelines for initial contacts, site visits and preliminary evaluations; guidelines for proposals submitted to COSAC; procedures for appraisals, negotiations, conditions of agreement and legal reviews; processes to coordinate with other boards and commissions, solicitation of public comment, and a format for formal recommendations to City Council.
- It is anticipated that formal acquisition negotiations will be handled by City staff and legal counsel or their designees with input from COSAC.
- COSAC might wish to seek expert advice and consult with other groups in the city, county and state.
- Once operational guidelines, criteria and procedures are established, they should be submitted to the City Council for final approval.

Staff Commitment & Support

- Council is perhaps in the best position to gauge and determine appropriate levels of staff support for the Citizen's Open Space Advisory Committee. This committee has an important mission, high public visibility and the power to recommend significant expenditures of public money. With the concern that necessary staff support could be high, Council may wish to prioritize and establish realistic limits to internal staff support on behalf of the committee.
- The City initially invited the Trust for Public Land to participate in order to utilize their expertise and have them act as adjunct staff in the area of land acquisitions. This role, given the greatly expanded scope of work that the

bond issue will entail, should be reviewed and refined. It should be recognized that TPL cannot fulfill the full staffing requirements that the Citizen's Committee is likely to need.

Complying with City & State Ordinances

- All COSAC members will need to comply with applicable city and state ordinances concerning, among other things, conflicts of interest, disclosure, and the Utah Open & Public Meetings Act.

H:\USERS\COOK\COSAC.SR

PARK CITY
1884

EWDH
22-100113-2202
ERIC WEEKS DEHAAN
10/9/98
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

DATE: October 15, 1998
DEPARTMENT: Community Development
AUTHOR: Eric DeHaan, City Engineer
TITLE: Approval of contract for design and construction management services for the Woodside Avenue Reconstruction Project
TYPE OF ITEM: Administrative approval of contract

SUMMARY RECOMMENDATIONS: Authorize the City Manager to approve a contract with EWP, Inc. for professional services for the Woodside Avenue Reconstruction Project in an amount not to exceed $300,000.

DESCRIPTION:

A. Topic: Woodside Avenue is proposed to be reconstructed between 12th Street and King Road, with additional storm drain connections on 12th Street between Woodside and Park Avenue, and on 8th Street between Norfolk Avenue and Park Avenue. This contract represents the required engineering services for the design, project management, and inspection of the construction, which will include water lines, storm drains, utility conduits, gutters, and paving.

B. Background: The Capital Improvement Program budget has included for some time several projects on Woodside Avenue, particularly through the appropriations for the Old Town Streets and Utilities Master Plan. That plan has been partially implemented over the past several years, including major improvements to Empire Avenue, Ontario Avenue, Norfolk Avenue, and King Road. In July, the Council authorized the planning for Woodside to begin, and since then the staff has worked with Montgomery-Watson, a local engineering and planning firm, to determine public opinion on a variety of design aspects. We feel we now have a good enough understanding of the concerns of the Woodside neighbors to proceed with actual project design.

C. Analysis: The driving reasons behind the proposed reconstruction are extremely basic: the six-inch water line which exists may not be able to provide adequate flow in the event a fire spreads to more than one house on Woodside or if one of the multi-family structures catches on fire. Further, Woodside has always suffered from significant drainage and seepage problems. The results of our neighborhood outreach efforts (see attached report from Loveless Enterprises, who worked with Montgomery-Watson and the staff to gauge public support) indicates overwhelming support for this very necessary project. However, certain concerns were repeated over and over again, including. . . .

1. Traffic calming is needed as part of the improvements;

2. The City should minimize the inconvenience to residents during construction;

3. Do the construction work correctly;

4. Retain the "*Old Town*" flavor of Woodside; don't damage the historic stacked rock walls during utility construction.

The tentative construction time frame for the project is 1999-2000, which necessitates approving a design contract now so survey work can be performed prior to the accumulation of snow. A bid opening would occur in April 1999 so the full construction season can be employed.

Proposals were submitted by three highly qualified engineering firms. Those firms and their estimated fee ranges are as follows:

Woodside Avenue Reconstruction Project - Design/Construction Management	
CRS, Inc.	$214,000 - $239,000
EWP, Inc.	$275,000 - $300,000
CH2M-Hill, with Alliance Engineering	$340,000 - $420,000

Lengthy interviews were held with each of these firms, with Park City represented by an interview team which involved multiple City departments including Community Development, Public Affairs, Public Works, and Leisure Services. Copies of the actual proposals are available from the office of the City Engineer.

Although each of the three firms is capable of performing the complex design and construction management tasks required to successfully complete the Woodside reconstruction in two seasons, the interview team felt that the firm of EWP, Inc. will be the most appropriate selection. EWP has by far the most "hands-on" experience with Park City's complex water system, so the investment of Public Works' staff time in the Woodside Project could be minimized. EWP has successfully accomplished similar work on King Road, Ontario Avenue, and Main Street. Because the inconveniences to the Woodside residents is a primary concern, the interview team felt inclined to stay with a firm with a proven track record rather than going with another firm, even though each of the three design teams received excellent evaluations.

The EWP fee range is in the median of the three firms and fits within reasonable parameters for engineering fees for a complex project like Woodside.

D. Department Review: The Woodside Avenue project and the selection of a design consultant has been reviewed by the Community Development, Public Works, Finance, Public Affairs, and Leisure Services Departments. The actual professional services agreement will be in a form approved by the Legal Department.

ALTERNATIVES:

A. **Approve the Request:** By approving the contract today, the Woodside Avenue Project will stay on schedule for 1999-2000 construction.

B. **Deny the Request:** If the Council desires to terminate work on the Woodside Avenue project, it would be appropriate to deny the request to authorize the City Manager to enter into a contract with EWP.

C. **Continue the Item:** If more background information is needed, the request can be continued. Because of the lateness of the season, and the need for extensive field surveying, this action may jeopardize our ability to bid the project for construction in April 1999.

SIGNIFICANT IMPACTS: The Woodside Avenue Project is a major portion of our capital improvements work in the next two years. Please refer to the attached Woodside Budget Summary spreadsheet, which outlines the $2.539 million earmarked for the project through FY2000. The Montgomery-Watson contract has committed $50,000 of that total, and if Council authorizes the EWP contract, an additional $300,000 will be committed. In our detailed discussions with CRS, EWP, and CH2M-Hill, we feel that the construction will need to be carefully managed to stay within budget. Because of both budget impacts and the concern about lengthy inconveniences to the neighbors, it is not proposed that existing overhead power, phone, and cable TV lines be under-grounded, although transverse and longitudinal conduits should be placed for possible future use. Other project impacts will be a possible boost to the Town Lift Bridge plan, because the developer of the bridge could save money by coordinating his project with the Woodside reconstruction. The issue of a Special Improvement or Special Assessment District may arise as a means to pay for a bridge project or for a portion of the Woodside costs. Staff continues to be concerned with the creation of such special districts because of the on-going administrative costs and time commitments. Additional project impacts include interruption of on-street parking during construction, interruption of water services, and temporary blockage of access to driveways and garages.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: Our design firm needs to be able to accomplish field work once the contract is signed but prior to snows of late November. Given the public support for the project, such a schedule seems to be warranted, but a denial or continuation of the EWP contract would jeopardize the timing of the Woodside Project.

RECOMMENDATION: Authorize the City Manager to approve a professional services agreement with EWP for the design, construction management, and inspection of the Woodside Avenue Reconstruction Project.

To: Roger Payne, 272-0430
Eric DeHaan, 435-615-4906

Loveless Enterprises, Inc. Fax

Re: Woodside Ave. Executive Summary
Round One, Public Involvement

Date: October 6, 1998

Pages: 14, including this cover page

Enclosed is the Executive Summary of the public involvement data we have received thus far. I have included an analysis and summaries, and in the three appendices is the full text of comments. I have sent an original copy of this document to both of you.

Please call me at 363-1807 if you have any questions.

Thank You,

Kathy

Kathy

RECEIVED
OCT 9 1998
PARK CITY
PLANNING DEPT.

From the desk of...

Kathy Wood Loveless
President
Loveless Enterprises, Inc.
198 E. Ensign Vista Drive
Salt Lake City, Utah 84103

801-363-1807
Fax: 801-363-3191

c:\corresp\paynede2.fax

Woodside Avenue Reconstruction
Park City Municipal Corporation
Executive Summary
Round One, Public Involvement
October 6, 1998

Procedure

From the beginning of the project, Park City Municipal Corporation, through its City Engineer, has put the interests and views of the residents of Woodside Avenue foremost. Of greatest concern has been that the project be completed in an efficient and timely manner while minimizing the inconvenience to the residents.

With those objectives in mind, contact with the residents has been made four times so far: first, a flyer explaining the basics of the project was hand delivered to every residence along Woodside Avenue. Included with it was a questionnaire requesting information about the residents' views on the project, their major concerns and their availability to discuss the project. Also included were four ways that residents could respond back to the City: toll-free telephone, self-addressed stamped envelope, fax, and e-mail. All forms of response were used by the residents.

Second, a second flyer was hand delivered to every residence announcing the upcoming two public meetings. Those meetings were scheduled based on the availability of residents as indicated in their survey responses. Again, all four response methods were made available to residents.

The third and forth contacts were made at the residents' meetings held at the Kimball Art Center on September 15, 1998 at 12:00 - 2:00 p.m. and from 7:00 - 9:00 p.m. Summaries of comments made at both meetings are included as Appendices A and B.

Findings

By combining the responses from the survey with a content analysis (identifying the frequency and intensity of feelings about an issue) of the commends made at the residents' meetings, the following findings emerged:

1. 81% of the responding residents said the project should move forward. There was virtually no argument that the project was needed for improved drainage and effective fire protection. This position was corroborated by the fact that the discussion at the meetings had little to do with replacing the water line.

2. The public's number one concern as expressed at the residents' meetings was the excessive speed along Woodside Avenue. Many possible solutions were discussed including:

* Adding speed dips or speed humps
* Making the road wind
* Adding more stop signs and posting speeding sign
* Using more law enforcement to enforce existing limits
* Placing removable barriers, such as planters in the street as was done at Crested Butte

3. The majority of opinion was that the utilities should be put underground. However, to get an exact cost to each homeowner would take quite some analysis and time. No one wanted to delay the project in order to do that. Consequently, instead of moving forward on undergrounding the utilities at this time, most wanted the main conduits and maybe the laterals to be added while the trenches are open and then revisit the broader undertaking at a future date.

4. There was great concern about parking during the construction and the suggestion was made several times that the City provide for temporary parking at other locations during the construction period.

5. Snow removal was of increased concern because of the perception that parking would already be more limited than usual.

6. Retaining the uniqueness and flavor of the street was believed to be important. Most suggestions as to how this should be done were of a more modest and less costly nature, such as using a concrete stamp trim that would distinguish Woodside from other streets.

7. Concerns about the Crescent Tramway and 7th Street need to be investigated and addressed.

8. Finally, attention must continue to be paid to the residents' need to have a construction schedule communicated to them and adhered to. Ongoing public involvement through the construction phase will be critical to ensure the residents' concerns continue to be sought and addressed.

Appendix A

Comments from September 15, 1998
12:00 p.m. Residents' Meeting

Attendees:

Jeff Love , 524 Woodside,
Jim Totora, 239 Woodside
Alan Domovdske
Gary Kimball, 663 Woodside
Ed Debish, 244 Norfolk St.
Hugh Daniels, 617 Woodside
Richard Sheinberg 627 Woodside
Larry Davis, SLC
Steve Schveler
Tom Carlson

Summary
Top 9 Most Important Issues:

1. Traffic control is needed. More signs. More winding road. More police enforcement
2. Minimize the resident's inconvenience. Limit the time they are without access.
3. Develop parking alternatives
4. Piggyback the Norfolk drainage problems onto the Woodside solutions.
5. Put the utility conduits in and laterals, but don't do the undergrounding at this time.
6. Close Crescent Tramway to vehicular traffic.
7. Coordinate the 7th Street design
8. Upgrade the water drainage
9. Don't do the project so quickly that it doesn't get done correctly. Retain the quality of the job.

Comments:

1. Concerned about water pressure going too low
2. What about there being no access from 8th Street to King Rd.?
3. Could you make reserved parking available somewhere for Woodside residents?
4. How long will we be out of water? (Answer given: 1-2 hours for each house. Then when the whole street is connect, there would be another shut down for several hours for the entire

street.)

5. Will you leave trenches open at night?
6. Can we park in the church parking?
7. The Norfolk trench was not too bad.
8. We don't mind the overhead utilities
9. 110% better service is provided when they are undergrounded. (Resident at 627 Woodside)
10. Leave the utilities where they are.
11. Put the utility conduits in while the trenches are open.
12. Do not put in sidewalks. We are against them. Do put in the rolling gutters
13. What kind of hazardous materials do you expect to find?
14. Utility issues: how much additional will it cost to underground utilities?
15. We will have to have consensus to underground utilities.
16. The utility will go to the resident's property line, then he/she will have to make arrangements for it from that point.
17. The property owner will have to pay the rest of the costs. (Utility line under grounding)
18. Will need a new meter box to accommodate under grounding.
19. Norfolk now has more water running in front of it (Ed, resident at 244 Norfolk). There is no curb in front of the house. There are more houses being built on the uphill side, therefore there is more water drainage.
20. We need gutter and drainage on both sides.
21. What about the Crescent Tramway? It needs to be looked at from Park Ave. to Woodside Ave. The City needs an 8-ft. right-of way.
22. Speed of traffic
23. We need speed limit signs
24. Options to the speeding problem:
    Speed humps
    Speed dips
    Signage
    Serpentine road
25. Storage of snow is a problem. It impacts visibility and narrows the road.
    Response: We haul snow now more than ever before.
26. Will the city take on additional open space for the storage of snow?
27. There is a need to coordinate with 7th Street

Appendix B

Comments from September 15, 1998
7:00 p.m. Residents' Meeting

Attendees:

Ted and Wilma Larremore, 733 Woodside
Brian Burr, 470 Woodside
Dan Woodhead, 933 Woodside
Patrick Vargecko, 402 Woodside
Dawn Bowling, 208 Woodside
Susan and Paul Beasom, 237 Woodside
David and Rachael Bertinelli, 664 Woodside
David Belz, 489, 800-880 and 1169 Woodside
Richard & Christie Bamberg, 501-505 Woodside
Linda Morse, 902 Woodside
Ron Buthouch, 1100 Woodside

Summary
Top 11 Most Important Issues:

1. Speed of traffic
2. Fire protection needed
3. Adequate drainage
4. Undergrounding utilities be analyzed
5. Retain the integrity of the area
6. Parking
7. Height of the street
8. Snow removal
9. Integration with the bridge
10. Quality of the work
11. Stairs on 9th Ave.

Comments:

1. Get the utilities undergrounded, even though it is an historic district. (Residents at 1169 and 489 Woodside).
2. Do not underground the utilities. Resident likes beat up streets and the rustic look.
3. What will the under grounding cost? (Brian, 470 Woodside who represents 14 owners).
4. Is the under grounding of utilities unique to Woodside in Park City? (Dan at 933 Woodside).

5. Is it feasible to underground portions? (Response: The City will likely create a special improvement district. Can't underground the 9th Street transmission line.)
6. Is the funding available to put in only the conduits at this time?
7. Are there any other options regarding the under grounding of the utilities. There is such a mismatch of lines and polls. There was a telephone poll that fell down and we all tried to prop it up. In the next years, do you have any plans to rehabilitate the utility lines anyway?
8. Can you bury the main trunk line only? (Response observation: Electric Lightway, Inc. (ELI) are competitors to U.S. West and they must go underground.
9. I agree that we must underground the utilities. I saw people hit poles, I hit one myself. (Resident at 733 Woodside).
10. There should be speed dips
11. Speed dips are good
12. Speed along the road is a concern. Can we redesign the road with Speed bumps, speed humps or speed dips?
13. Could we use crossectional drainage to slowdown the traffic, also?
14. We all know the bridge is goin in. Has it been approved on the master plan?. Do we need specific approval? It would create a 7th Street?
15. Something must be done to slow down traffic. Could we make the road narrower? But you must not eliminate parking.
16. Can we make the road curve to slow down traffic?
17. Could we use 4-ways stops to slow down traffic?
18. There is a big speeding problem at the intersections of 8th and 12th streets
19. When people are heading South, they speed up at the Catholic Church. Some drivers have gone right through fences at King Road. People don't even stop at the stop sign (Linda, resident at 149 Woodside).
20. Could we put a stop sign at every staircase? (Patrick, resident at 402 Woodside).
21. Why not enformce stop signs now?
22. What about seasonal obstructions. Such as 8 months of the year use removable obstructions like they do at Crested Butte where they use planters that are moveable?
23. I am concerned about the snow removal. Sometimes there is 4 to 6 feet of snow. What are we going to do if there is more growth?
24. "Times have changed. We used to sleighride on Woodside, but the project should go ahead for fire protection," Wilma
25. The height of Woodside was raised about 3 feet. Will it stay that way?
26. There is big drainage into the condominum complex at 470 Woodside. The water comes from 150 yards above and comes down and floods.
27. We would like to see the character of the road maintained. Is there some kind of inexpensive treatment to distinguish this road from others, such as accenting with stamped concrete? We want to look like Park City and not Park Meadows.

28. Please be sure to build gutters so we can drive over them and park.

29. Park Meadows has rolled gutters. Is there a way to make our streets unique on the surface

beyond the gutter?

30. You won't destroy the old fences or touch the stacked rocks?
31. You will try to fit new improvements in with old space.
32. What is the schedule for this work? (Christy, resident at 501-505 Woodside)
(Answer: Final Design is expected between Jan and Feb of '99 with a construction contract being let in April of '99.)
33. The utilities are a big problem. How about stairs up 9th Ave? (Richard, resident at 902 Woodside).

Appendix C
Survey Results
N=44

1. Do you favor proceeding with this evaluation?
Yes - 81%   no 16%   undecided 4%

2. If no, what concerns you about the project?

Respondent Number:

4. Who is paying for new meter boxes and connections. I live on Norfolk and supplied by own connections and meters when I built. Are my taxes buying Woodside residents too?

5. I would like to know all about it.

6. The cost to taxpayers! Also having the street torn up. The last time they made improvements they made my access too steep of a grade.

9. Would like to know who is going to pay for the curb and guttering as there are some people (widows) who live here and on a small limited income.

11. Improved roads would conceivably lead to cars traveling even faster on this 20 mph street.

13. Drainage is fine. Fire Truck Asst from Kimball Jct (Another Mess)

16. Which portion will be involved in Phase 1 ? Upper or lower?

17. Spending large amounts of $ for a survey, and then taking no action. (The parking survey is a perfect example).

19. No need for additional water to fight fires. Storm water drainage is not a problem on our block. It's flat! Paved streets will increase driving speeds! If ya even think of sidewalks again, I'll paint city hall pink!.

20. We want utilities lines under ground!

21. There's no parking spaces available as it is, & I would not want to wait this out.

23. Overhead utility lines are Historic to Park City Old Town - we were "electrified" in 1889 - the 3rd city in Utah. Underground is not acceptable. If staircases and sidewalks are not done

with this project, then nothing should be done!

25. If they are making these improvements, don't just go part way and place utility conduits without placing the overhead lines underground. Do it right and bury the overheads, too!

29. You state that about 150 residences would get their "water service connections replaced with new services and water meter boxes." Is there a charge for water? Who gets to service our area?

33. Undergrounding utilities should be done at the same time to save going through the whole thing over again at a later date and with more expense.

34. Duration of Project. Access to home

40 Some people who live on the uphill side of the street and do not experience drainage problems think there are no problems. But for every one of them there is at least one of us who live on the downhill side and experience extremely damaging problems. We have had a lot of water come into our property and it had done a great deal of damage. We would like to have a say in the placement of drains. We definitely are getting the short end of the stick because we are on the downhill side of the street.

41. How high will the curbs be? How will this be paid for? How much will the utility hook ups cost?

43. With all the construction work that is going on, I am extremely concerned about the noise pollution. There is great noise caused by the construction dup trucks and it goes on far longer than it needs to be. I would like to see the construction completed efficiently for each house so trucks are not going up and down our streets constantly so as to preserve what little peace we do have. We want to suffer as little as possible.

I am also concerned about your placing the overhead wires in the ground at another time. Sounds like they'll dig the street up again. Why not dig it up all at once. This would be a lack of efficiency. Construction noise is my biggest concern. We don't want any more noise pollution.

3. What more information would you like about the project?

Respondent Number:

2. Will 8th Street be done at the same time? Will Woodside elevation be lowered to the original elevation?

3. How much is this going to cost me?

4. How are these issues being covered? Norfolk could use new asphalt, too.

6. Any and all information!

7. How long will each section take to complete? What sections are scheduled for what dates?

8. How phased? Starting at King Rd. through 8th St.. Would be my preference. How affected by ski-bridge and can the study proceed without an up or down on bridge?

9. If you are putting in storm drains - why on Woodside? My opinion is to put storm drains to upper or back hill roads so Woodside Ave doesn't have to take full drainage from the back hills and existing roads and properties.

11. More info on the pavement road issue.

12. How wide will the street be? What's the plan for residence access?

13. CANCELED!!

14. 1) Which houses this would impact. 2) When would this construction take place and when would it be completed exactly.

17. The $ it will cost taxpayers. It is a worthwhile project, but I think sometimes these surveys are a waste. What about a simple estimate?

18. More exact timing projects for construction; which part of Woodside starts first? Can the improvements be made without killing trees?

19. Existing utilities infrastructure plans.

21. How long residents would have to go without H20?

22. How wide would street be? Will gutter system/curb be "out of sync" to the aesthetics of the neighborhood?

24. Will this affect the residents monetarily, through special assessments of a tax hike? Where will the city provide parking when sections of the street are closed? Would like to hear more about putting utility lines underground.

25. How does this tie in with the "final" picture of improvements? When will sidewalks appear? How can this improve Old Town so we quality for home-mail delivery? Going to the P.O.

is NO FUN anymore.

26. **Adequate notice regarding road closures Reasonable work hours for noise is 9am-7pm Very defined time table. How long in front of lodge and when. Would there be a time guests would not be able to get here?

27. How does a project like this get funded? City bonds? How much will it cost?

29. Who pays for connecting roof and foundation drains to the new storm drain? Where is the poor water drainage? Underground utilities would be nice, but I don't want any more street lights!

31. Scope of total project: cost to homeowner. Raises in taxes, etc, lights type?

32. None -- If it needs doing, just do it.

33. How wide would the street be from gutter to gutter? Does all of Woodside Ave to 12th Street have to be included?

35. As much as possible - What about underground utility lines?

37. How long Woodside will be closed or what kind of access will we have to our house?

7. Is there anything else you would like to tell us at this time?

Respondent Number

2. We would like to see speed dips on Woodside and 8th Street to slow the traffic. These can be plowed in winter.

4. Contact all residents of City.

5. Yes, this very thing has been needed for a long time. If we had curb and gutter then we could have a better street.

6. Yes. I was born and raised in Park City and this high cost of living here is driving me out. I don't want to pay anymore taxes. I can't afford it and this sounds like a very expensive project.

8. The sooner the better because starting early Nov. I'm busy with my ski shop. Also: not available 9-8-9-16 and 10-10 - 10-22.

11. How about some speed bumps or a radar trap once in a while.

12. Long overdue! No sidewalks please - would ruin the small scale of the street. How about street lights like those on Main Street?

13. No drainage problems here.

16. Underground utilities are a must!

18. I do not favor sidewalks along Woodside. I do favor up & down connector stairways.

19. Sidewalks are the most ridiculous ideas I've heard in a while. Who dreamed up that Turkey? No underground utilities!!. Stop emasculating Old Town, please.

22. I support the storm sewer idea. I do not want the street widened so much as to make it a highway with increased and faster street traffic. Keep it a neighborhood street. Bury the unsightly/ hazardous utility poles A.S.A.P. (*No poles=more parking, easier snow plowing) Thank you. P.S. Water pressure has fallen off since more houses/condos have been built in last several years.

23. My home has no foundation. I have leaking pipes and no way to get to them.

24. A nice paved & possibly wider road will involuntarily increase people speeding! The city has done nothing to slow people through these dense neighborhoods. How about speed bumps? Woodside may be a good test for this.

25. 10" lines, storm drains, gutter, pavement--all good ideas - just remember our plight in Old Town about the parking problem (Where to park) and don't take away valuable in-street parking places with these improvements.

26. This is really needed - we are definitely in favor!

28. Please start ASAP and do bury the utilities at the same time!!

30. No

31. My only concerns are cost? $- for total or each specific.

32. No

33. We have a primary residence in San Diego. Would appreciate knowing the general feeling.. P.S. Please keep us informed. We would be willing to pay for hooking up to underground utilities.

35. Yes. We badly need the outlined work, especially proper drainage and fire protection!.

37. I have some ideas on how to solve two important problems. Water drainage and people speeding on Woodside. Please contact me David Bertinelli 435-649-9114

38. I think it is a good idea to place the utilities underground at the same time.

PARK CITY MUNICIPAL CORPORATION
BUDGET SUMMARY

CIP #	FUND	PROJECT	DESCRIPTION	1998 BUDGET	1998 ADJUST	1998 ADJ BUDGET	EXPENSES TO DATE	1999 PLAN	TOTAL THRU 1999	FY2000	TOTAL THRU 2000	FY2001	FY2002	FY2003	PROJECT TOTAL
WOODSIDE EXPENSES															
69	31	42111	Old Town Utilities	17,500		17,500	(4,200)		13,300		13,300				17,500
69	34	49043	Old Town Utilities Master Plan	17,500		17,500	0		17,500		17,500				17,500
187	31	49097	Woodside-Crescent Tram	130,000		130,000	0	130,000	260,000	130,000	390,000	130,000	130,000		650,000
495	31	42079	Utilities & Streets Master Plan	469,010		469,010	(347,411)	175,000	296,599	175,000	471,599	175,000	175,000		1,169,010
495	34	49052	Implement Old Town Streets	354,375		354,375	0	97,555	451,930	130,528	582,458	130,528			712,986
571	51	45057	Ontario Avenue Water Line	80,000		80,000	0		80,000		80,000				80,000
628	31	49091	Woodside Storm Drain	150,000		150,000	0	150,000	300,000	150,000	450,000				450,000
692	51		Woodside-Water Line King -12th	0		0			0	535,000	535,000				535,000
			Total Woodside Projects	1,218,385	0	1,218,385	(351,611)	552,555	1,419,329	1,120,528	2,539,857	435,528	305,000	0	3,631,996
WOODSIDE REVENUES															
69	31	32381	Impact Fees	17,500		17,500			17,500		17,500				17,500
	34	31113	Property Tax Increment	17,500		17,500			17,500		17,500				17,500
187	31	32361	Impact Fees	29,600		29,600		29,600	59,200	29,600	88,800	29,600	29,600		148,000
	31	33261	Class C Road	100,400		100,400		100,400	200,800	100,400	301,200	100,400	100,400		502,000
495	31	38211	Transfer from General Fund	236,303		236,303			236,303	175,000	411,303	175,000	175,000		761,303
	31	39990	Beg Balance	0		0		175,000	175,000		175,000				175,000
	31	32361	Impact Fees	232,707		232,707			232,707		232,707				232,707
	34	31113	Property Tax Increment	354,375		354,375		97,555	451,930	130,528	582,458	130,528			712,986
571	51	34111	Water Service Fees	80,000		80,000			80,000		80,000				80,000
628	31	38211	Transfer from General Fund	150,000		150,000			150,000	150,000	300,000				300,000
	31	39990	Beg Balance	0		0			0		0				0
	31	39220	Bond Proceeds	0		0		150,000	150,000		150,000				150,000
692	51	34111	Water Service Fees	0		0			0	535,000	535 000				535,000
			Total Woodside Revenue	1,218,385	0	1,218,385	0	552,555	1,770,940	1,120,528	2,891,468	435,528	305,000	0	3,631,996
WOODSIDE REVENUES BY TYPE															
	31	39990	Beg Balance	0		0	0	175,000	175,000	0	175,000	0	0	0	175,000
	34	39220	Bond Proceeds	0		0	0	150,000	150,000	0	150,000	0	0	0	150,000
	31	33261	Class C Road	100,400		100,400	0	100,400	200,800	100,400	301,200	100,400	100,400	0	502,000
	31	32361	Impact Fees	279,807		279,807	0	29,600	309,407	29,600	339,007	29,600	29,600	0	398,207
	34	31113	Property Tax Increment	371,875		371,875	0	97,555	469,430	130,528	599,958	130,528	0	0	730,486
	31	38211	Transfer from General Fund	386,303		386,303	0	0	386,303	325,000	711,303	175,000	175,000	0	1,061,303
	51	34111	Water Service Fees	80,000	0	80,000	0	0	80,000	535,000	615,000	0	0	0	615,000
			Total Woodside Revenue	1,218,385	0	1,218,385	0	552,555	1,770,940	1,120,528	2,891,468	435,528	305,000	0	3,631,996

WOODSIDE BUDGET SUMMARY SPREADSHEET

PARK CITY

HOUSING AUTHORITY STAFF REPORT

DATE: October 12, 1998
DEPARTMENT: Community Development
AUTHOR: Megan B. Ryan
TITLE: Administrative
TYPE OF ITEM: Consent Agenda

SUMMARY RECOMMENDATIONS: Authorize expenditure of Housing Authority funds to Mountainlands Community Housing Trust for FY98/99 in the amount of $30,000, $20,000 for base housing services and $10,000 for one time additional services.

DESCRIPTION

A. Topic

Contract for housing services.

B. Background

At the October 1, 1998 meeting the City Council approved a contract for $30,000 for housing services provided by Mountainlands from July 1, 1998 - June 30, 1999. $10,000 will be for one time additional services.

The legal staff advised the Council to convene as the Housing Authority to approve this expenditure with Mountainlands. Next year the staff will review the Mountainlands contract in the grants process with the Council in budget discussions for FY 99/00.

C. Analysis

The funds will be taken from Fund 36 Affordable Housing. There is currently $52,876 in one time funds available in this account.

The $10,000 one time increase requested will provide the following services:
1)The provision of housing services to non-native speakers;
2) Assistance to the city with building, planning and crime issues in multi family housing projects (such as mediation on health/safety and welfare issues/ crime prevention, etc.);
3) Development of a current inventory of affordably priced market rate rental and for-sale housing for the general public; and

4) Development of housing market demographics and statistics for use in the development of new housing projects.

The services provided by Mountainlands continue to help the staff by providing service and advice for projects that would ultimately have to be performed by staff in-house at a much greater cost. Mountainlands is the only local and regional service provider in this field.

D. Department Review

The Community Development Department, Finance Department, City Attorney's office and the City Manager's Office have reviewed this proposal.

ALTERNATIVES

A. Approve the expenditure as proposed.
B. Direct staff to utilize other resources to fund the contract.

SIGNIFICANT IMPACTS:

$30,000 will be expended from the Housing Authority Fund leaving a balance of $22,000 for FY98/99 programs and services. Staff anticipates that in the budget requests for FY99/00 and 00/01 housing service needs will be discussed because the funds in that account will be nearly exhausted. If the Council chooses to continue these ongoing housing programs and expenditures, funding will need to be identified as part of the upcoming budget process.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

An alternate funding source will need to be identified for the contract if the recommended action is not taken.

RECOMMENDATION:

Approve the expenditure of Housing Authority funds to Mountainlands Community Housing Trust for FY98/99 in the amount of $30,000 for housing services.

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