



**PARK CITY COUNCIL  
SUMMIT COUNTY, UTAH  
SEPTEMBER 17, 1997**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will conduct a dinner meeting with the Park City Board of Education and the Summit County Commission on Wednesday, September 17, 1997 at 6 p.m. at the Park City School District Office, 2700 Kearns Boulevard, Park City, Utah.

**PARK CITY COUNCIL MEETING  
SUMMIT COUNTY, UTAH  
SEPTEMBER 18, 1997**

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, September 18, 1997.

**AGENDA**

**Noon** Lunch with Dave Johnson, Executive Vice President, Salt Lake Olympic Committee at Majors Restaurant, 2000 Meadows Drive, Park City, Utah

**Regular Meeting - Work Session Room - Main Level**

**6:00 p.m.**

**I ROLL CALL**

**II PUBLIC INPUT**

1. Hispanic community - affordable housing projects - Shelley Weiss
2. Paid parking program - J. B. Nelmark
3. Mountainlands Community Housing - Phyllis Robinson
4. Contract with Schlumberger for parking meters - Eric Hoffman

**III COMMUNICATIONS FROM COUNCIL AND STAFF**

**IV WORK SESSION NOTES AND MINUTES OF MEETING OF AUGUST 28, 1997**

**V PUBLIC HEARING**

1. Continuation of hearing on amendments to Chapter 9 and Chapter 13 of the Land Management Code to strengthen and clarify existing lighting standards
2. Ordinance approving an amendment to the Park City Survey for the north half of Lot 2 and Lot 3 in Block 58 located at 410 Ontario Avenue, Park City, Utah

**VI CONSENT AGENDA**

1. Ordinance approving an amendment to the Park City Survey for the north half of Lot 2 and Lot 3 in Block 58 located at 410 Ontario Avenue, Park City, Utah
2. Ordinance approving a record of survey plat for Park Avenue Condominiums at 1465 Park Avenue, Park City, Utah

**VII NEW BUSINESS**

1. Amendments to Chapter 9 and Chapter 13 of the Land Management Code to strengthen and clarify existing lighting standards
2. Authorization of the payment of a \$89,500 premium for insurance coverage through September 1, 1998
3. A Resolution authorizing the Mayor to execute deeds, closing documents and necessary loan documents to the Municipal Building Authority for purchase and sale of affordable housing units in Silver Meadows P.U.D., pursuant to current budget authorization

**VIII ADJOURNMENT**

**PARK CITY MUNICIPAL BUILDING AUTHORITY  
SUMMIT COUNTY, UTAH  
SEPTEMBER 18, 1997**

PUBLIC NOTICE IS HEREBY GIVEN that the Municipal Building Authority of Park City, Utah will hold a public meeting, at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes described below on Thursday, September 18, 1997 immediately following the adjournment of the City Council meeting.

**A G E N D A**

**I ROLL CALL**

**II PUBLIC INPUT**

**III MINUTES OF MEETING OF JUNE 19, 1997**

**IV CONSENT AGENDA**

Resolution authorizing the Chairman to execute deeds, closing documents, and necessary loan documents with Park City Municipal Corporation for the purchase and sale of affordable housing units in Silver Meadows P.U.D. pursuant to current budget authorization

**V ADJOURNMENT**

Posted: 9/17/97

Revised: 9/18/97

Note: It should be noted that the entries under Public Input were not posted but occurred during the meeting. They appear here on the agenda for reference purposes.





**PARK CITY COUNCIL MEETING  
SUMMIT COUNTY, UTAH  
SEPTEMBER 18, 1997**

**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, September 18, 1997. Members in attendance were Brad Olch, Hugh Daniels, Roger Harlan, and Chuck Klingenstein. Shauna Kerr and Paul Sincock were excused. Staff present were Toby Ross, City Manager; Meg Ryan, Planner; Mark Harrington, Assistant City Attorney; and Jodi Hoffman, City Attorney.

**II PUBLIC INPUT**

1. Hispanic community - affordable housing - Shelley Weiss of Conexion Amigo, stated that it has come to her attention that the Council has received complaints regarding problems at the affordable housing project. She noted that Latinos have approached her concerned about their own safety or people they view as undesirables in their own community. She has been working proactively with property management people to try to address these issues so that affordable housing is maintained. She emphasized that no one is at fault here except the people involved in criminal activity. Many people believe that she is completely advocating everything relating to the Latino community and nothing is further from the truth. There are people here that are working hard that are a benefit to Park City, but if there are predators or too many people to a unit, that element needs to be removed so that the racial tension isn't escalated. Ms. Weiss discussed a program she has with the Police Department and pointed out that what is real and what is perceived can be totally different. She explained the original program of educating the Latino community about the laws in Park City. Ms. Weiss indicated that there is a full-time security person at Aspen Villas which is in the process of evicting people who are in violation of their lease agreements. She would like people at the Belmarc Building to understand that they have resources and she could work with them and the Police Department or Sheriff's Department. She emphasized that she is taking these issues extremely seriously and the problems aren't because these people are Mexican -- part of it is cultural, economic, and/or educational. Ms. Weiss explained that the program is growing and there is a coalition of other ski resorts being formed with similar Latino populations, dealing with the same economics. The Mayor thanked Ms. Weiss for her efforts and added that she has the Police Department's and Council's support in finding solutions. Ms. Weiss continued that she is talking to residents of condominium complexes to find out their experiences and is working with Ron Ivie to identify Code violations which should be enforced. She stated that she is also working with Mountainlands Housing as these problems fall outside the realm of Conexion Amigo. Ms. Hoffman

asked if there is anything the City can do outside enforcement. Ms. Weiss believed that education is important, to identify Latino leaders in the community, and to increase self-patrol. She hoped that there could be informational Spanish flyers in the Marsac Building. There will be programs at the schools and she again urged Council to call her if there are concerns.

2. Paid parking program - J. B. Nelmark, Mayoral candidate, stated that he felt the town is selling out to irresponsible, out-of-state developers and we're losing our integrity as a mountain community and becoming an urbanized mess. Parking meters is one more example of this. If Council doesn't take a stand against parking meters, what's next? He continued that one big reason he is opposed to parking meters is that they take away from the historic character of the Main Street area. They are not a pure solution to the main problem which is the severe lack of parking spaces. He pointed out that parking meters don't add spaces, but only shuffle the traffic around, and suggested that there be an addition to the China Bridge Parking Structure as a long term solution. There are about a billion dollars earmarked for road and building improvements and the City should make a request to SLOC for financial assistance for this project. The third reason for his opposition to meters is the negative impact it will have on tourism. The decision to implement the meters goes directly against the wishes of most Park City residents and the Council is the servant of the people not vice versa. Mr. Nelmark strongly urged a referendum on the matter so it can be resolved once and for all. He understood that a number of Council members went on a fact-finding trip to Aspen prior to the decision to implement the meters. He stated that he doesn't like Aspen as it is the epitome of an alpine town which has sold out to financial interests. Aspen is in a very different situation with regard to population and geography and Park City needs to maintain its own identity. He strongly disagreed with Mr. Sincok's comments at the July 31 meeting that paid parking in Old Town is inevitable and behavior patterns of residents, employees, and visitors need to be changed. He admitted that this is the first City Council meeting he has attended and welcomed any criticisms toward him on his opinions. The *Park Record* reported that parking meters will generate more than \$550,000 in revenue for the City; this is the same concept as putting up a toll bridge and \$550,000 is not enough to make up for the impacts. Mr. Nelmark referred to the contract with Schlumberger where it is clear that it will be extra to have the meters painted and if staff bothered to read the bid proposal in the first place, the City could have saved almost \$5,000 and a lot of embarrassment. He hoped this is not typical of how the City handles its contracts and doesn't feel that the parking meter plan was very well thought out and City officials need to be more accountable. He urged Council members to rethink the decision to implement the meters and distributed a questionnaire regarding Council members' rationale on this issue, which would be useful to him and the public. Mr. Nelmark indicated that he has extra copies for the members who are not in attendance.

3. Mountainlands Community Housing - Phyllis Robinson, Director, advised that they are co-sponsoring with the Utah Housing Coalition a state-wide affordable housing conference on Friday, October 17 at the Snow Park Lodge and invited the Council.

4. Contract with Schlumberger for parking meters. Eric Hoffman, City Council candidate, pointed out that he believes the pedestals and power hook-up aren't covered in the contract. The Mayor indicated out that the meters are battery-operated and Chuck Klingenstein explained that some will be mounted on the light standards on Main Street. Mr. Hoffman also questioned the purchasing of a PC. Hope Bleecker clarified that the meters will be installed by the City as it is less expensive and the computer has to be purchased and is not part of the Schlumberger bid. Mr. Hoffman stated that these are small items but are additional expenses where monies could be spent other things like affordable housing, for instance.

With no additional comment, the public input session was closed.

### III COMMUNICATIONS FROM COUNCIL AND STAFF

1. Council comments - Hugh Daniels believed Council members had a good meeting with Dave Johnson, Vice-President of SLOC. He was happy to see an article in *The Tribune* about Frank Joklik's plan in trying to regain support of communities and Park City was specifically mentioned. Mr. Daniels referred to the quarterly dinner meeting held last night with the Board of Education and County Commission. He referred to a list that the Board of Education would like the City and the County to consider with regard to planning issues. He believed that the School District is interested in adopting a master plan. Chuck Klingenstein referred to future growth projections in the state, and encouraged continued planning practices, particularly our open space policy. He congratulated Hope Bleecker and her staff for first place on *Try Transit Week*. He referred to a letter requesting that Main Street be closed on Halloween for a few hours for trick-or-treating children, and believed that a police presence on Main Street may be adequate. Mr. Klingenstein discussed a suggestion from a constituent of having "things" in crosswalks to alert people that it is a crosswalk. Roger Harlan felt that last night's meeting with the School District and County Commission was very beneficial. He suggested some sort of fencing or mechanism around the Rail-Trail so the pedestrian or biker would stop before crossing Bonanza.

2. Bus Driver Transportation Safety "Rodeo" - The Mayor explained that this event emphasizes the important role that our bus operators play in providing customers with safe, reliable transit service. The primary objective of the rodeo is to provide the highest degree of professionalism by building camaraderie through sportsmanship and pride fostered by the event. The rodeo is designed to be a competitive test, measuring a bus operator's skill behind the wheel, knowledge of safety regulations, and knowledge of bus equipment used. The bus driver's courtesy skills, personal appearance and past driving record is also reviewed. The Mayor presented a first place award to 11 year employee, Jim Frohmader, a second place award to Suzanne Goodfellow, and a third place award to Mike Edding.

### IV WORK SESSION NOTES AND MINUTES OF MEETING OF AUGUST 28, 1997

Hugh Daniels, "I move approval of the Work Session Notes and Minutes of the Meeting of August 28, 1997". Chuck Klingenstein seconded. Motion carried.

|                    |        |
|--------------------|--------|
| Hugh Daniels       | Aye    |
| Roger Harlan       | Aye    |
| Shauna Kerr        | Absent |
| Chuck Klingenstein | Aye    |
| Paul Sincock       | Absent |

## V PUBLIC HEARING

1. Continuation of hearing on amendments to Chapter 9 and Chapter 13 of the Land Management Code to strengthen and clarify existing lighting standards - Meg Ryan explained that there was a public hearing held on August 21 which was continued to include residential lighting. There are three alternatives in the staff report and Ms. Ryan requested some direction from Council. There were several public hearings at the Planning Commission level on the commercial standards, there has been input from two individuals who would like to expand on the ordinance to include residential lighting, including Mr. Barry who recently wrote a letter to Council. Planner Ryan explained that Alternative 1 is the highest degree of management or enforcement. This would involve compiling specific light fixtures, wattage and light sources for exterior fixtures on residential homes, and would require the staff to obtain detailed information and review such information at the time of building permit. Enforcement would be time-consuming but very clear. Alternative 2 is a medium degree of management, but would result in a high impact as far as obtaining the goal. She included an option from Flagstaff, Arizona which outlines the maximum light output allowed in certain zones in the city and regulate the fixtures based on the cut-off, meaning the shielding of the fixtures. This alternative would require a lumen output education course for not only the staff but home owners and the City would have to acquire a light meter for enforcement. Ms. Ryan added that the third alternative is the medium degree enforcement option which does not specify specific lumens or voltage standards, and would be more general. All exterior light shall be controlled by shielding to prevent glare onto adjacent property or public right-of-way and light trespass into the night sky. Light shall be directed at walkways or entries and shall not be directed into the night sky. This approach could be used when building permits are reviewed. Ms. Ryan explained that Alternative 4 is adoption of the commercial component at this time, but not the residential; Alternative 5 deals with non-conformance. One way to accomplish compliance is through the building permit process for a remodel or expansion, or to conduct an inventory of all non-conforming structures and to amortize the costs of compliance.

In response to a question from Roger Harlan about the number of remodels in a year, Ms. Ryan answered that there is a lot of remodel activity in Old Town, and some in Park Meadows, but couldn't relay an exact number. The Mayor invited the public to comment.

Mike Andrews, City Council candidate, urged the Council to take a look at residential standards and to consider a turn-off time for lighting. He pointed out a spec house in Fairway Hills which is lit up all night and the intrusion in the night sky is a legitimate concern. Chuck Klingenstein commented that he received a question about security and understood the proposal is more efficient because the lighting is directed into the area requiring the lighting rather than into the sky. With no further comments or questions, the public hearing was closed. See New Business.

2. Ordinance approving an amendment to the Park City Survey for the north half of Lot 2 and Lot 3 in Block 58 located at 410 Ontario Avenue, Park City, Utah - Meg Ryan explained that this proposal is a lot combination and the Planning Commission forwarded a positive recommendation to Council. With no questions or comments from the public or the Council, the public hearing was closed.

## VI CONSENT AGENDA

Chuck Klingenstein, "I move approval of the Consent Agenda with two items".  
Roger Harlan seconded. Motion carried.

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|--------------------|--------|
| Hugh Daniels       | Aye    |
| Roger Harlan       | Aye    |
| Shauna Kerr        | Absent |
| Chuck Klingenstein | Aye    |
| Paul Sincock       | Absent |

1. Ordinance approving an amendment to the Park City Survey for the north half of Lot 2 and Lot 3 in Block 58 located at 410 Ontario Avenue, Park City, Utah - See staff report and public hearing.

2. Ordinance approving a record of survey plat for Park Avenue Condominiums at 1465 Park Avenue, Park City, Utah - See staff report.

## VII NEW BUSINESS

1. Amendments to Chapter 9 and Chapter 13 of the Land Management Code to strengthen and clarify existing lighting standards - See public hearing and staff report. Hugh Daniels reported that he spent time with staff on Main Street looking at historic fixtures and his concerns have been addressed with regard to this issue. He is very interested in some sort of residential component to this amendment and suggested Alternative 3 as a starting point, but he may be interested in going beyond this in the future. Mr. Daniels believed this would have some impact on the community without a great cost in enforcement. Chuck Klingenstein stated that he favored Alternative 2 or 3, pointed out that Alternative 2 may result in a higher degree of enforcement than

anticipated, and disclosed that he discussed this with David Barry. He would like to pursue non-conforming residences because if standards are imposed on new residential, it is only fair that existing residential is addressed. In addition to bringing structures into conformance with permits for remodels, he suggested dealing with non-conformance also on a complaint basis. Ms. Hoffman explained that there can be an administrative procedure and Mr. Klingenstein emphasized that he doesn't want enforcement to become onerous on staff. Roger Harlan stressed that the ordinance should be enforceable and favored Alternative No. 3, as he felt it is realistic. He pointed out that by not addressing non-conforming lighting is not adding to the problem, but it is not reversing the issues Council is trying to address. Mr. Harlan urged staff to present additional alternatives that would assist retrofitting residences and commercial structures which are out of compliance so that it is fair and efficient. Mr. Daniels suggested that publicity on this issue could appear on the water bills, for instance. There was discussion about the effectiveness of shielding fixtures and the schedule for night football practices on the school fields. Ms. Ryan explained that she will come back with a formal ordinance.

Hugh Daniels, "I move that we direct staff to continue with the amendments to Chapter 9 and 13 of the Land Management Code, including Alternative 3 for residential lighting and also addressing some of Chuck's comments as far as non-conforming, and return with Code changes to be adopted". Chuck Klingenstein seconded. Motion carried.

|                    |        |
|--------------------|--------|
| Hugh Daniels       | Aye    |
| Roger Harlan       | Aye    |
| Shauna Kerr        | Absent |
| Chuck Klingenstein | Aye    |
| Paul Sincock       | Absent |

2. Authorization of the payment of a \$89,500 premium for insurance coverage through September 1, 1998 - City Attorney Jodi Hoffman explained that the City is self-insured up to \$50,000 and claims over that are handled with insurance policies, including property, commercial and general liability, errors and omissions, automobile, and law enforcement officers liability. This year, the premiums increased by about \$7,500, although the actual rates for coverages decreased based on the City's experience. The premiums increased because there is more property to insure. Ms. Hoffman explained that there are two options including raising general liability coverage from \$3 million in aggregate and \$2 million per occurrence to \$4 million aggregate/\$3 million occurrence at a cost of \$6,500, however, she didn't recommend this option. There is an additional expense of \$574 premium for \$300,000 of business interruption insurance; Ms. Hoffman supported this in consideration of the construction at the golf course and potential claims at the Racquet Club. The City has not had business interruption insurance in the past. Ms. Hoffman recommended that Council support the expenditure of \$90,074, and pointed out the broker's fee of \$16,000 to Johnson & Higgins. J&H has asked that the City extend two one year options in the contract. The contract doesn't expire until April 1998 and Council could wait to do this, or if not, RFPs should be prepared

to obtain new bids. This was done two years ago and J&H was selected as the best bidder for brokerage services. She explained that there will be additional staff costs if the insurance is rebid and discussed the City's growing inventory. Hugh Daniels indicated that he could support exercising the option but would not want it to go further out than three or four years. Roger Harlan, "I move to approve the payment of \$90,074 for a premium for insurance coverage through September 1, 1998". Chuck Klingenstein seconded. Motion carried.

|                    |        |
|--------------------|--------|
| Hugh Daniels       | Aye    |
| Roger Harlan       | Aye    |
| Shauna Kerr        | Absent |
| Chuck Klingenstein | Aye    |
| Paul Sincock       | Absent |

3. A Resolution authorizing the Mayor to execute deeds, closing documents and necessary loan documents to the Municipal Building Authority for purchase and sale of affordable housing units in Silver Meadows P.U.D., pursuant to current budget authorization - Mark Harrington explained that the City has purchased four rental units in Silver Meadows and to has a first refusal on for sale units. It is recommended to authorize the Mayor to sign documents as they arise, so that closings aren't held up. The Legal Department would review all documents to make sure they are in order and there is authorization needed by the MBA.

Hugh Daniels, "I move approval of the Resolution authorizing the Mayor to execute deeds, closing documents and necessary loan documents to the Municipal Building Authority for purchase and sale of affordable housing units in Silver Meadows P.U.D., pursuant to current budget authorization". Roger Harlan seconded. Motion carried.

|                    |        |
|--------------------|--------|
| Hugh Daniels       | Aye    |
| Roger Harlan       | Aye    |
| Shauna Kerr        | Absent |
| Chuck Klingenstein | Aye    |
| Paul Sincock       | Absent |

## VIII ADJOURNMENT

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

\* \* \* \* \*

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

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City Council Meeting  
September 18, 1997

Prepared by Janet M. Scott



Janet M. Scott  
Janet M. Scott, City Recorder

# PARK CITY

1884

## CITY COUNCIL STAFF REPORT

**DATE:** September 15, 1997  
**DEPARTMENT:** Planning Department  
**AUTHOR:** Megan B. Ryan  
**TITLE:** Amendment to Lighting Standards in Chapter 9.5.  
(g) and (i) and Chapter 13.2 (c) of the Land  
Management Code  
**TYPE OF ITEM:** Legislative

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**SUMMARY RECOMMENDATIONS:** Discuss staff's response to the items raised at the public hearing held on August 21, 1997 on the proposed amendments to the standards for commercial and parking lot lighting in Park City and alternatives for residential lighting.

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### **DESCRIPTION:**

#### **A. Topic.**

The following are proposed amendments to Chapter 9 and Chapter 13 of the Land Management Code in regards to lighting standards. The objective of these amendments is to provide for uniform, low glare, controlled, energy efficient light sources in our mountain community. These amendments will meet one of the City Council's 1996 top priorities.

#### **B. Background.**

##### **Process to date:**

The proposed changes were discussed at the City Council work session meeting of July 31<sup>st</sup>. A public hearing was held on August 21, 1997.

The proposed amendments were discussed with at the Planning Commission level on the following dates:

1. Work Session - meeting of April 23.
2. A public hearing was held on May 14, 1997. No public testimony was given.
3. A second public hearing was held on June 25, 1997. No public testimony was given.

The Planning Commission voted on June 25, 1997 to forward a positive recommendation to the City Council on this item. The Commissioners also asked that the City Council consider including residential standards as well.

### **C. Analysis.**

#### **What are the Changes?**

The proposed changes apply to Sections 9.1, and 9.5 (g) and (i) and 13.2 (c) of the Land Management Code. Staff has significantly altered the format and order of Section (i) and has provided the **existing code first** as Exhibit A and the **proposed rewrite second** as Exhibit B. Amendments to Section 13.2 (c) is provided as Exhibit C.

On August 21<sup>st</sup> the City Council reviewed the proposed amendments to Chapter 9 and Chapter 13. Public input was also taken. The following comments were made:

1. Include lighting standards for new residences.

**Staff Response:** Staff has provided some alternative approaches for discussion and consideration. The proposed alternatives are discussed below.

2. Maintain Historic Fixtures in Old Town.

**Staff Response:** Provisions were added to Section 6.1, Exhibit B.

#### **Residential Lighting Options:**

##### **Alternative One: High Impact/High Degree of Management/Enforcement**

Under this alternative the staff could compile specific light fixtures, wattage and light sources for all exterior light fixtures that would be allowed on residential homes. This alternative would require the staff to get detailed information and review such information at the time of building permit. The enforcement would be time consuming but very clear (you either comply or don't comply). As with any new regulation new owners would bear the brunt of the change. Contractors on spec homes would also be in the position to have to select individual homeowner's light fixtures. Enforcement would be difficult when non-compliant fixtures are replaced or added subsequent to issuance of a certificate of occupancy.

##### **Alternative Two: High Impact/ Medium Degree of Management/Enforcement**

The City of Flagstaff, AZ has outlined the maximum lumen light output allowed in certain zones in the city and regulates fixtures based how they are cutoff (fully or partially shielded). e.g. low pressure sodium and other light sources that are above 4,050 lumens in total output are allowed in fully shielded fixtures. All types below 4,050 lumens are allowed unshielded. The alternative would require a lumen output education course for homeowners and staff alike. The maximum could be a condition of approval on each permit allowing for flexibility of light fixtures. Light meter and or a light output survey of the property would handle enforcement. This alternative gets directly at the source and quantity and yet still allows the homeowner some choice. The enforcement would be time

consuming and probably frustrating for staff and citizens until we learn more about the process.

**Alternative Three: Medium impact/Medium Degree of Management/Enforcement**

This alternative would not specify specific lumen or voltage standards but more general rules **for example:**

1. All exterior lights shall be controlled by shielding to prevent glare onto adjacent property or public right of ways and light trespass in to the night sky. Lights shall be direct at walkways or entries and shall not be directed in to the night sky. High pressure sodium fixtures are the recommended light source.
2. Bare bulb light fixtures such as flood or spotlights are not permitted.
3. Landscape lighting shall be low voltage( 50 watts or less), and down directed. Uplighting is prohibited.
4. Lighting exterior building features for architectural interest is prohibited.
5. Security lighting shall be fully shielded and shall be set on a timer or motion detector.
6. Winter seasonal lighting displays are permitted from November to March. Displays should be turned off at 11 p.m. Any color of lights may be used; however the lights shall not be used to create advertising messages or signs (e.g. spelling out the name of a business is prohibited).
7. Private sport court facilities shall use fully shielded fixtures and shall not use the lights past 11 p.m.

If adopted by ordinance, these examples could be standard conditions on every single family building permit issued. This approach would not require all the fixture details up front and could be enforceable when violations were found or reported. The problem may be that this information may never get to the homeowner or on resale the new buyer. Staff has thought of perhaps recording these conditions at the County and conducting annual outreach to Homeowner Associations and management companies.

**Alternative Four: Reconsideration of adoption of a residential component**

Under this alternative the Council could enact the commercial component and reconsider the commercial component at another time.

**Other Issues:**

Non conforming Residences – How do we treat homes that currently have flood or spots or outlined features?

- One way fixtures will be brought into compliance is through building permit issuance. Any code deficiencies would have to be cured prior to issuance. This method will be effective but will take many years and may not reach all homes.
- Another alternative would be to conduct an inventory of all non-conforming fixtures and give a compliance period during which the owner is allowed to amortize their costs of compliance. If we don't do a blanket approach individual complaints will be difficult to handle.

**D. Department Review**

The Community Development Department, Legal Department and Public Works Department have reviewed these proposed changes.

**PUBLIC INPUT**

Two public hearings have been held at the Planning Commission. No input was given at either of the Planning Commission meetings. The proposed amendments were noticed for

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the City Council hearing on August 6, 1997 and on September 3, 1997. At the public hearing on August 21, 1997 input was taken from Kevin Damen . Damen requested that the Council consider adopting residential lighting and "sport court" lighting standards. A letter was also received from David Barry requesting that the Council consider lighting standards for hillside residences. No further input has been received at the time of this report.

#### **SIGNIFICANT IMPACTS:**

The proposed amendments will hopefully clarify the existing confusion in the current application of the lighting standards and:

- The enforcement time will be increased through these changes. The review time for the building permit review process should not be increased.
- The planning staff will need to review all electrical permits in the future.
- Property owners will incur additional expense by having to retrofit any unshielded light sources or fixtures that do not accommodate high pressure sodium bulbs.
- New projects will not incur any additional costs as these fixtures are readily available. Projects will actually recoup costs by using energy efficient, low maintenance light sources that cost less to maintain and run.

#### **CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:**

Without taking the recommended action as the buildout of the city occurs the ability of visitors and residents to see the night sky will diminish. With the recommended action we may be able to preserve at least one element of the mountain community in which we live.

#### **ALTERNATIVES**

- A.     **Leave the amendments as currently drafted.**
- B.     **Modify the proposed changes.**
- C.     **Rethink the ordinance entirely.**

#### **RECOMMENDATION:**

Conduct a public hearing and direct staff as to any changes modifications or redirection of the proposed changes.

#### **EXHIBITS**

- Exhibit A – Chapter 9.1 and 9.5, (g) and (i) - Current
- Exhibit B – Chapter 9.1 and 9.5, (g) and (i) - Proposed
- Exhibit C – Chapter 13.2 ( c ) - Current and proposed

## EXHIBIT A

### **Existing Code Chapter 9:**

**9.1. POLICY AND PURPOSE.** As a community dependent upon the tourism industry, the atmosphere and aesthetic features of the community take on an economic value for the residents and property owners of Park City. It is in the best interests of the general welfare of the community to protect the aesthetic values of the community through the elimination of those architectural styles, and those building materials which, by their nature, are foreign to this area, and this climate, and therefore tend to detract from the appearance of the community. Park City's older neighborhoods are a National Register Historic District, which is a point of considerable importance to the tourism industry. New development, while distinct from the Historic District, should not detract from it. Park City is densely developed due to the shortage of level, buildable land. The effects of one development are felt on the community as a whole. It is the policy of the City to foster good design within the constraints imposed by climate, land ownership patterns, and a unified architectural theme.

### **9.5. ARCHITECTURAL DESIGN GUIDELINES**

- (i) **Lighting.** With the exception of Americans with Disabilities Act lighting requirements and street lighting (regulated separately under Section 540 of the following design standards shall apply when exterior lighting is proposed and/or required:
1. **Shielding.** Exterior lighting shall be shielded and directed downward so that the light source (the actual bulb) is not visible from beyond the property line on which the structure is located. Exterior lighting shall not project above the horizontal plane of the building.
  2. **Color.** Warm lighting colors are required. The blue-white colors of florescent and mercury vapor lamps are prohibited. Lamps emitting a color temperature in excess of 5,000 degrees Kelvin are prohibited.
  3. **Parking Area Lighting.** In parking lots, a minimum foot candle of 1.0 at the perimeter and between light sources, and a maximum of 5.0 foot candles under light fixtures are required. The height of light fixtures shall be in proportion to the building mass and no more than 14 feet high. When all businesses are closed, only a minimum of security lighting shall be maintained. Shielded spotlights may be used when highlighting trees, artwork or other special landscape features. Lighting fixtures affixed to structures for the purposes of lighting parking areas shall be prohibited.
  4. **Advertising.** The operation of searchlights or similar sources for advertising, display or any other commercial purpose is prohibited.

## EXHIBIT B

### CHAPTER 9 – Proposed Changes

**9.1. POLICY AND PURPOSE.** As a community dependent upon the tourism industry, the atmosphere and aesthetic features of the community take on an economic value for the residents and property owners of Park City. It is in the best interests of the general welfare of the community to protect the aesthetic values of the community through the elimination of those architectural styles, and those building materials which, by their nature, are foreign to this area, and this climate, and therefore tend to detract from the appearance of the community. Park City's older neighborhoods are a National Register Historic District, which is a point of considerable importance to the tourism industry. New development, while distinct from the Historic District, should not detract from it. Park City is densely developed due to the shortage of level, buildable land. The effects of one development are felt on the community as a whole. It is the policy of the City to foster good design within the constraints imposed by climate, land ownership patterns, and a unified architectural theme.

#### **Proposed Addition:**

It is also the intent of this section to encourage lighting practices and systems which will minimize light pollution, glare, and light trespass; conserve energy and resources while maintaining night time safety, utility, and security; and curtail the degradation of the night time visual environment. It is recognized that the topography, atmospheric conditions and resort nature of Park City are unique and valuable to the community. The enjoyment of a starry night is an experience the community desires to preserve. The City of Park City, through the provisions herein contained, promotes the reduction of light pollution that interferes with enjoyment of the night sky.

#### **9.5**

- (g) **Skylights and Solar Panels.** Skylights and solar panels must be designed to fit flush with the roof surface, or up to a maximum of two feet above the roof's surface. No reflective materials may be used unless thoroughly shielded to prevent reflection into adjoining or nearby properties.

#### **Proposed Addition:**

Lighting directed upwards, or resulting in direct illumination of skylights is prohibited.

- (i) **Lighting.**

**Section 1. Purpose.** The functional objectives in providing exterior area lighting are to illuminate areas necessary for safe, comfortable and energy efficient use.

The number of fixtures shall be limited to provide for safe entry and egress and for sign or business identification. Illumination of building features for architectural enhancement is not the express purpose of this section. Lighting standards generally applied and recommended by the Illuminating Engineer's Society of North America may not necessarily be in accord with preserving the dark quality of the night sky in Park City.

**Section 2. Conformance with applicable codes.** All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of this Code, the Building Code, the Electrical Code, and the Sign Code under the appropriate permit and inspection.

**Section 3. Definitions.** As used in this Code, unless the context clearly indicates, certain word and phrases used in this chapter shall mean the following:

3.1. "Installed" means the attachment, or assembly fixed in place, whether or not connected to a power source, of any outdoor light fixture.

3.2. "Light Source" means a single artificial point source of luminescence that emits measurable radiant energy in or near the visible spectrum.

3.3. "Lumen" means a measurement of light output. One lumen output equals one foot candle.

3.4 "Luminaire" means a complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.

3.5. "Footcandle" means a unit for measuring the amount of illumination on a surface. The measurement is candlepower divided by distance.

3.6. "Horizontal Footcandle (hfc)" means a unit of illumination produced on a surface, all points of which are one (1) foot from a uniform point source of one (1) candle.

3.7. "Average Footcandle (afc)" means the level of light measured at an average point of illumination between the brightest and darkest areas. The measurement can be made at the ground surface or at four to five feet above the walkway surface.

3.8. "Cutoff-type Luminaire" means a luminaire with elements such as shields, reflectors, or refractor panels that direct and cut off the light at a cutoff angle that is less than ninety (90) degrees.

3.9 "Partially Shielded" means luminaries that are constructed so that no more than ten percent of the light rays are emitted by the installed fixtures at angles above the horizontal plane as certified by a photometric test report. This means that the shield is not flush or parallel with the light source or bulb.

3.10 "Fully Shielded" means outdoor light fixtures shielded or constructed so that no light rays are emitted by the installed fixtures at angles above the horizontal plane as certified by a photometric test report. This means that the shield is not flush or parallel with the light source or bulb.

3.11. "Filtered" means any outdoor light fixture which has a glass, acrylic, or translucent enclosure of the light source. Quartz or clear glass does not meet this requirement.

3.12. "Outdoor Light Fixture" means electrically powered illuminated devices, outdoor lighting or reflective surfaces, lamps and similar devices, permanently installed or portable, used for illumination or advertisement. Such devices shall include but are not limited to exterior lights for:

1. multifamily buildings over four units
2. hotel, commercial and light industrial structures;
3. recreational areas;
4. parking lot lighting;
5. landscape lighting for commercial, hotel, multi-family over four units and light industrial developments;
6. billboards and other signs (advertising or others)
7. street lighting;
8. outdoor product display area lighting;
9. building overhangs and open canopies (including gas stations);
10. underground parking garage entryways and;
11. public and private pedestrian thoroughfares.

**Section 4. Approved Materials and Methods of Construction or Installation/Operation.**

The provisions of this code are not intended to prevent the use of any design, material or method of installation or operation not specifically prescribed by this Code, provided any such alternate has been approved. The building official may approve any such proposed alternate providing that he/she finds that it:

- A. provides at least approximate equivalence to that applicable specific requirement of this Code
- B. is otherwise satisfactory and complies with the intent of this Code; or has been designed
- C. or approved by a registered professional engineer and content and function promotes the intent of this Code.

**Section 5. Submissions of Plans and Evidence of Compliance with Code.**

**Sec. 5.1. Submission Contents.** The applicant for any permit required by any provisions of the laws of this jurisdiction in connection with proposed work involving outdoor lighting fixtures shall submit (as part of the application for

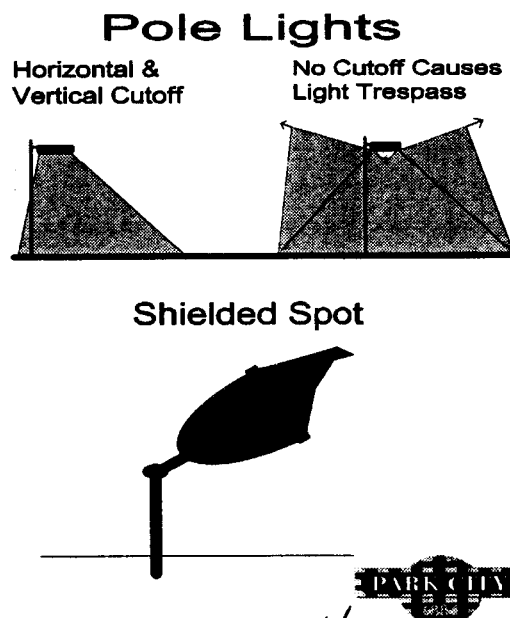
permit) evidence that the proposed lighting fixtures and light source will comply with this Code. The submission shall contain but shall not necessarily be limited to the following, all or part of which may part or in addition to the information required elsewhere in the laws of this jurisdiction upon application for the required permit:

- A. plans indicating the location on the premises, and the type of illumination devices, fixtures, lamps, supports, reflectors, installation and electrical details;
- B. description of illuminating devices, fixtures, lamps, supports, reflectors, and other devices and the description may include, but is not limited to, catalog cuts by manufacturers, and drawings, (including section where required);
- C. photometric data, such as that furnished by manufacturers or similar showing the angle of the cut off or light emission. The staff may also request a point by point light plan if necessary.

**Section 5.2. Lamp or Fixture Substitution.** Should any outdoor light fixture or the type of light source therein be changed after the permit has been issued, a change request must be submitted to the Community Development Department for approval, together with adequate information to assure compliance with this Code, which must be received prior to substitution.

**Section 6. Shielding.** All non-exempt outdoor lighting fixtures shall have shielding as required by Table 6 of this Code.

**6.1 Historic District Shielding and Fixture Exemption.** Fixtures in the HR1, HR-2, HTO, HCB, and HRC Zoning Districts that replicate a historic fixture shall be permitted to be installed without partial shields with the approval of the



Community Development Director. All fixtures shall be filtered and refractors that direct the light downward shall be installed if the bulb is exposed. Historic Fixtures that are fifty years or older and contribute to the architectural and cultural character of the Historic District are exempted from these requirements.

**Section 7. Wattage/Fixture and light source requirements**

Wattage, fixture and light source requirements as outlined below apply to all zones throughout the City.

| Table 7. Permitted Light Sources, Shielding and Maximum Watt Requirements. |                                                        |                               |                                         |                           |
|----------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------|-----------------------------------------|---------------------------|
| <u>Light Source</u>                                                        | <u>Fully Shielded</u>                                  | <u>Partially<br/>Shielded</u> | <u>Watt</u><br>(Maximum<br>per fixture) | <u>Lumen<br/>Output</u>   |
| High Pressure Sodium <sup>1</sup><br>(Amber or Color Corrected)            |                                                        | X                             | 75                                      | 5,500 per acre<br>maximum |
| Metal Halide <sup>2</sup>                                                  | X                                                      | 1000                          |                                         | " "                       |
| Low Voltage/Halogen <sup>3</sup>                                           |                                                        | X                             | 50                                      | " "                       |
| Fluorescent <sup>4</sup>                                                   |                                                        | X                             | 75                                      | " "                       |
| Other Sources                                                              | * As approved by the Community Development<br>Director |                               |                                         |                           |
| Note: "X" indicates the required standard.                                 |                                                        |                               |                                         |                           |

<sup>1</sup> This is the standard light source for Park City and Summit County unless otherwise noted in a specific section. Fully shielded fixtures are preferred but not required with this light source. Other sources are only permitted as noted. Wattages outlined are the maximum and can be decreased under the building permit review process depending on the number and location of the fixture on each project. In no case shall the levels be reduced to levels below the Illuminating Engineering Society (IES) minimum standards.

<sup>2</sup> Metal Halide sources shall be permitted only for recreational sport field or ski area uses and installed only in fully enclosed luminaries. Metal Halide lights shall also be filtered.

<sup>3</sup> Low voltage/Halogen sources are permitted in landscaping lighting only

<sup>4</sup> Fluorescent sources shall only be used for exterior lighting upon approval of the Community Development Director in specific cases where safety or hardship issues are demonstrated.

**Section 7. Gas Station Canopies.** Gas station canopies may not exceed an average light level of thirty (30) foot candles and the maximum point should not exceed sixty (60) foot candles within the area directly underneath the canopy.

**Section 8. Area Lighting - Building Canopy and Soffit, Wall Mounted.** Area, stand alone or wall mounted fixtures shall not be mounted above eighteen feet (18) as measured from the top of the fixture to the adjacent grade or horizontal plane being lit by the fixture.

**Section 9. Construction sites.** All commercial construction sites shall submit a lighting plan under the Construction Mitigation plan prior to building permit issuance. Criteria for review shall include duration, number, location, height, light source and hours of operation.

**Section 10. Landscape Lighting.** The primary function of landscape lighting is to provide illumination for pathways, steps, and entrances to buildings.

**10.1 Pathway lighting.** Two types of lights can be selected: Three-foot bollards with louvers and ten-foot, pole mounted, down-directed luminaries. Bollard lights may be low voltage. The intent of pathway lights is to provide pools of light to help direct pedestrians along the path, not to fully illuminate the path. Steps and path intersections should be illuminated for safety. A maximum foot candle permitted on the ground is 2 horizontal foot candles or less.

**10.2 Highlighting, backlighting.** Only low voltage systems are permitted. Lights must be partially shielded and light must not be directed off the property. A maximum foot candle permitted at 10' is 0.6 horizontal foot candles. Up-lighting is prohibited.

**10.3 Moonlighting.** Low voltage systems may be placed in trees or on buildings to give the effect of moonlight. Lights must be down-directed and partially shielded. A maximum foot candle permitted at 10' is 0.25 horizontal foot candles. Up-lighting is prohibited.

**Section 11. Recreational Lighting.** Because of their unique requirements for night time visibility and their limited hours of operation, baseball diamonds, playing fields, tennis courts and ski area runs may use the light source permitted under Table 6 of this Section of the Code with the following conditions and exceptions:

**11.1.** The height of outdoor recreational posts shall not exceed seventy (70) feet above natural grade.

**11.2.** All fixtures used for event lighting shall be fully shielded as defined in Section 3 of this Code, or be designed or provided with sharp, cutoff capability, so as to minimize up-light, spill light and glare.

**11.3.** Recreational lighting shall be turned off within 30 minutes of the completion of the last game or event. In no case shall recreational lighting occur after 11:30 p.m.

**Section 12. Outdoor Display Lots.** Any light source permitted by this Code may be used for lighting of outdoor display lots such as but not limited to, automobile sales or rental, recreational vehicle sales, building material sales, and seasonal goods, provided all the following conditions are met:

- 12.1. All fixtures shall be fully shielded as defined in Section 3 of this Code.
- 12.2. Display lighting shall be turned off within 30 minutes of closing of the business. Any lighting used after 11 p.m. shall be used as security lighting. Security lighting shall be required to be motion sensitive not permanently illuminated.

**Section 13. Prohibitions.** The following light fixtures and light sources are prohibited: Mercury Vapor Lamps, Laser Light sources, Unshielded Floodlights or Spotlights, and Searchlights.

**Section 14. Other Exemptions.**

**14.1. Nonconformance.** All other outdoor light fixtures lawfully installed prior to and operable on the effective date of the ordinance codified in this chapter are exempt from all requirements of this Code. There shall be no change in use or lamp type, or any replacement or structural alteration made, without conforming to all applicable requirements of this code.

**14.2. Fossil Fuel Light.** All outdoor light fixtures producing light directly by the combustion of natural gas or other fossil fuels are exempt from the requirements of this Code.

**Section 15. Temporary Exemption.**

**15.1 Requests.** Any person may submit a written request to the Community Development Director for a temporary exemption request. A temporary exemption request shall contain the following information:

- A. Specific exemption or exemption request;
- B. Type and use of outdoor light fixture involved;
- C. Duration of time for requested exemption;
- D. Total wattage;
- E. Proposed location on site;
- F. Description of event or reason for need of exemption;
- G. The Community Development Department staff may require such other data as deemed necessary.

**15.2. Approval; Duration.** The Community Development Department shall have ten business days from the date of a complete submission of the temporary request to act, in writing, on the request. The Community Development Department shall approve the request if it finds that the exemption is necessary for public safety,

security or other public necessity and the exemption does not materially subvert the purpose of this Chapter. If approved, the exemption shall be valid for not more than thirty days from the date of approval. The approval shall be renewable by the Community Development Director upon consideration of all the circumstances and provided a finding of public safety/necessity is made, and no intent to circumvent the intent of this chapter is present. Each such renewed exemption shall be valid for not more than thirty days.

**15.3. Denial/Appeal.** If the request for a temporary exemption is denied, the person making the request, in writing, may appeal the decision to the Planning Commission within ten (10) days of the denial as provided for in Chapter 3 of this Code.

## EXHIBIT C

### Chapter 13, Off- Street Parking, Section 13.2 (c)

#### **EXISTING:**

**Lighting.** Lots shall be illuminated with standards arranged so as to reflect light away from any adjoining residential buildings.

#### **PROPOSED:**

##### **Parking Lot Lighting.**

Amber colored high pressure sodium or amber colored low pressure sodium color corrected light sources are the light sources permitted for this use. Lighting fixtures affixed to structures for the purposes of lighting parking areas shall be prohibited. Light levels should be designed with minimum trespass off-site by using a cut-off luminaire that is fully shielded with no light distributed above the horizontal plane of the luminaire.

**1. Maximum Light Distribution.** For uniformity in lighting and prevention of shadows, an average horizontal foot candle (hfc) of four, (4), over the site is the maximum allowed.

**2. Pole Height/Wattage/Design.** Lighting pole height, or luminaire mounting height, should be related to the size of the parking lot, building mass, location of the site with respect to other lighting sources, and surrounding land uses. Luminaire mounting height shall be in the range of 14', 16', 18' or 20' as determined by the Community Development Department. The maximum height shall only be permitted at the review and approval of the Community Development Department with specific findings. In general, higher poles would be considered appropriate for large parking lots exceeding 200 stalls that are not in close proximity to residential areas. Topography or other site features may also warrant the use of taller poles.

The luminaire for 14 and 16 foot poles shall not exceed 100 watts. The lamp for 18 and 20 foot poles shall not exceed 200 watts. Wood fixtures and fixtures mounted on wooden poles are encouraged. They should be naturally stained or painted in earth tones. If metal poles are used they should be black, dark brown or earth tone. Landscape planting at the base of poles is encouraged.

**4. Underground Parking Garage Entryways.** Light sources within the first thirty feet of an open garage entryway shall be amber colored high pressure sodium color corrected light sources with partially shielded fixtures.

**5. Submission requirements.** The submission shall contain but shall not necessarily be limited to the following, all or part of which may part or in addition to the information required elsewhere in the laws of this jurisdiction upon application for the required permit:

- A. plans indicating the location on the premises, and the type of illumination devices, fixtures, lamps, supports, reflectors, installation and electrical details;
- B. description of illuminating devices, fixtures, lamps, supports, reflectors, and other devices and the description may include, but is not

limited to, catalog cuts by manufacturers, and drawings, (including section where required);

- C. photometric data, such as that furnished by manufacturers or similar showing the angle of the cut off or light emission. The staff may also request a point by point light plan if necessary.



# PARK CITY

1884

## CITY COUNCIL REPORT

**Date:** September 18, 1997  
**Department:** Planning Department  
**Author:** Kevin LoPiccolo  
**Title:** 410 Ontario Avenue - Plat amendment  
**Type of Item:** Legislative

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**Summary Recommendations:** Adopt the attached Ordinance approving the 410 Ontario Avenue Plat that combines the north half of Lot 2 and Lot 3 in Block 58 of the Park City Survey as the applicant has requested.

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### **Description:**

#### **A. Topic**

**Applicant:** Gary and Sandra Wohlfarth  
**Location:** 410 Ontario Avenue  
**Proposal:** Plat Amendment  
**Zoning:** Historic Residential (HR-1)  
**Adjacent Land Uses:** Residential

#### **B. Background**

The proposed project is on the uphill side of Ontario Avenue. The applicant is requesting to combine Lot 3 and the north half of Lot 2 of Block 58. An existing non-historic structure crosses each lot. The applicant requests that these 1-1/2 lots be combined into one lot of record. The property will be 37'-5" wide by 75'-0" deep. The proposed request to combine the property will alleviate the existing problem of having a structure crossing two lots.

An HDC Design Review application has also been submitted to the Planning Department for an addition to the non-historic single family structure. The application was presented and approved by the Historic District Commission at their August 18, 1997 meeting.

On August 13, 1997, the Planning Commission voted to forward to City Council a positive recommendation to approve the proposed Plat Amendment.

### **C. Analysis**

Staff has evaluated the overall project against the Land Management Code, Section 7.1, Historic Residential, HR-1 and determined the proposed lot combination complies as presented with all requisite City codes. The combined lot will be consistent with lot sizes in the immediate area. In addition, the southern portion of Lot 2 (12'-5" x 75'-0" remnant lot) is not buildable as a stand alone lot, but could allow, if combined with Lot 1, the property owner of Lot 1 to construct an addition.

Combining the lots will produce a 37'-5" wide lot, therefore, a 5' side yard setback will be required versus a 3' side yard setback required for a 25' wide lot. Not approving the lot combination would continue the current lot configuration of having an existing non-historic structure cross lot lines. The lot combination will allow the applicant to reconstruct the kitchen in the rear of the house that does not have adequate footing/foundation system and allow realignment to the porch area that currently crosses lot lines. Realignment of the staircase that currently crosses property line is required on the south side of the structure to comply with the Uniform Building Code.

### **D. Department Review:**

The City's Staff Review Team have reviewed this request and found the proposal to be in conformance with requisite codes. The City Attorney's Office will review the final Plat Amendment.

### **Public Input:**

All owners within the affected plat were noticed on September 2, 1997. No comments have been received at the time of this staff report.

### **Alternatives:**

- A. Approval of the proposed subdivision plat amendment by combining 1-1/2 lots to be combined into one lot.
- B. Deny the subdivision plat amendment and retain the original Record of Survey.
- C. Continue the item and request further evaluation from staff.

### **Significant Impacts:**

This proposed lot combination will produce a legal lot of record. In its current configuration, an existing non-historic structure crosses two lots. The amendment will bring the structure into conformance with Land Management Code and Uniform Building Code that does not allow structures to cross lot lines.

### **Consequences of not taking the recommended action:**

If the plat amendment is not approved as proposed, the existing structure will remain in its

current non-conforming configuration and will prohibit the property owner from reconstructing the kitchen area and realignment of the porch area that currently crosses property line.

**Recommendation:**

Staff recommends that the City Council approve the 410 Ontario Avenue Replat based on the following Finding of Fact, Conclusions of Law and Conditions of Approval.

**Findings of Fact**

1. The plat amendment combines 1-1/2 lots into one 2,812 square foot lot.
2. The total square footage of the home, including the proposed addition will be approximately 1,950 square feet.
3. The addition to the non-historic structure does not exceed the floor area ratio.
4. The proposed lot size, 2,812 square feet, is consistent with the existing lot sizes in the surrounding area.
5. The project is on Ontario Avenue with dense residential uses. Minimal construction staging area is available along Ontario Avenue.
6. Dedication of a ten foot (10'-0") nonexclusive snow storage easement, along Ontario Avenue, is necessary to provide adequate snow removal services.
7. The property is in the HR-1 District.
8. The applicant stipulates to all conditions of approval.

**Conclusions of Law**

1. There is good cause for the amendment.
2. Neither the public nor any person will be materially injured by the proposed plat amendment.
3. The proposal is consistent with both the Park City Land Management Code Chapter 7 and Chapter 15 and State subdivision requirements.

**Conditions of Approval:**

1. City Attorney and City Engineer review and approval of the plat amendment, for compliance with the Land Management Code and these conditions of approval, is a condition precedent to plat recordation.
2. All Standard Project Conditions and Land Management Codes shall apply.

3. The final plat shall be recorded at Summit County within one year from the date of City Council approval. If recordation has not occurred within the one year time, this approval and the plat shall be considered void.
4. A ten foot (10'-0") nonexclusive snow storage easement along Ontario Avenue shall be dedicated to the City on the amended plat.
5. Receipt and approval of a construction mitigation plan (CMP) by the Community Development Department is a condition precedent to the issuance of a building permit. The plan shall address staging, material storage, construction time lines, special signs, parking, fencing, and any other construction-related details to the satisfaction of the Community Development Department.
6. Any remnant portion of Lot 2 is not separately developable unless combined with another piece of property to create a lot conforming to minimum lot size.
7. Realignment of the staircase that currently crosses property line is required on the south side of the structure to comply with the Uniform Building Code.

**EXHIBITS:**

Exhibit A- Proposed Plat Map

Exhibit B- Location Map

Exhibit C- Ordinance

# TOPOGRAPHY SURVEY 410 ONTARIO AVE.

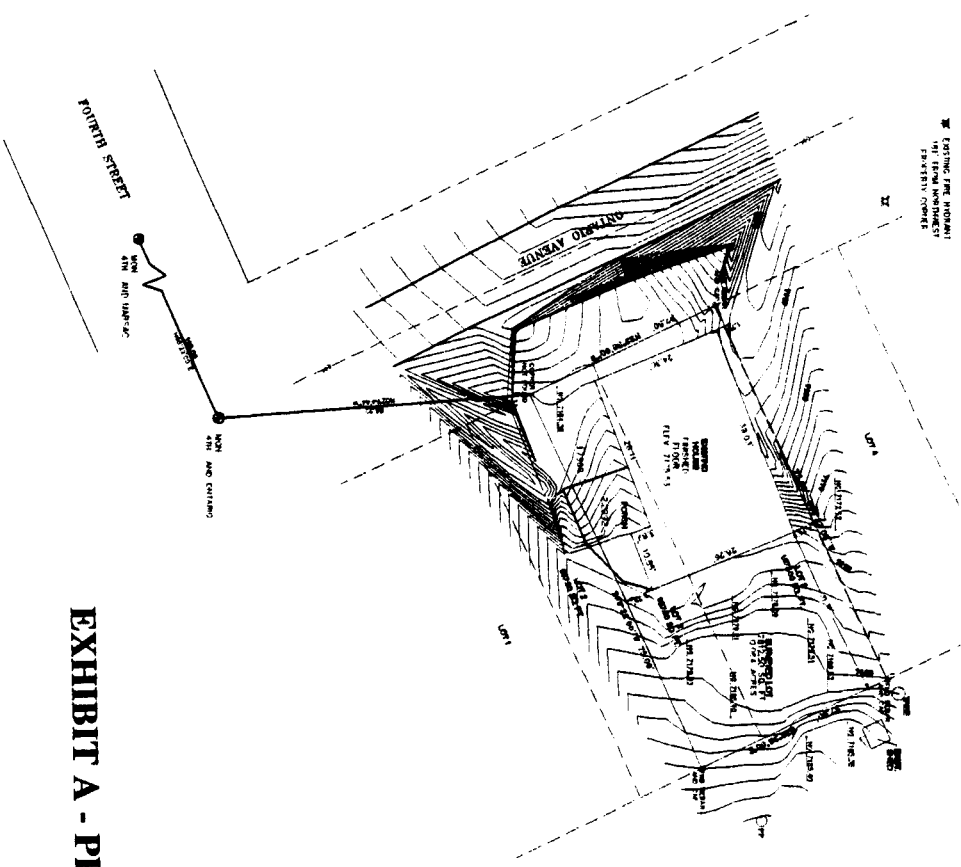


EXHIBIT A - PROPOSED PLAT

Scale 1" = 10'

RECEIVED  
JUL 11 1997  
PARK CITY  
PLANNING DEPT.

|                                                                                                                                                    |                                                                                                  |                                                |                                                                                       |                                                                                                                                                                                                                             |                                                                                                                                         |                                                                                                                                            |                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>UTAH SURVEYS</b><br>Licensed Professional Land Surveyor<br>2000 North 1000 West, Suite 200<br>Salt Lake City, Utah 84119<br>Phone: 801-462-1111 | <b>TOPOGRAPHY SURVEY</b><br>410 ONTARIO AVENUE<br>PARK CITY, UTAH 84301<br>PLAT NO. 100-100-0000 | <b>RECORD 3</b><br>BOOK 100-100-0000<br>PAGE 1 | <b>PARK CITY SYMBOLS</b><br>APPROVAL AND DISTANCE TO THE PLAT<br>100' ADJ<br>100' ADJ | <b>CERTIFICATE OF SURVEY</b><br>THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE ACTS OF CONGRESS RELATIVE TO THE PUBLIC LANDS. | <b>APPROVAL AS TO FORM</b><br>I HAVE REVIEWED THIS PLAT AND IT IS IN ACCORDANCE WITH THE ACTS OF CONGRESS RELATIVE TO THE PUBLIC LANDS. | <b>ENGINEER'S CERTIFICATE</b><br>I HAVE REVIEWED THIS PLAT AND IT IS IN ACCORDANCE WITH THE ACTS OF CONGRESS RELATIVE TO THE PUBLIC LANDS. | <b>REGISTERED LAND SURVEYOR</b><br>I HAVE REVIEWED THIS PLAT AND IT IS IN ACCORDANCE WITH THE ACTS OF CONGRESS RELATIVE TO THE PUBLIC LANDS. |
|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|

I, **UTAH SURVEYS**, a duly qualified and licensed land surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land surveyed, and that the same is in accordance with the Acts of Congress relative to the Public Lands.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS SHOWN TO ME BY THE OWNER OF THE LAND SURVEYED, AND THAT THE SAME IS IN ACCORDANCE WITH THE ACTS OF CONGRESS RELATIVE TO THE PUBLIC LANDS.

410 Ontario Ave.

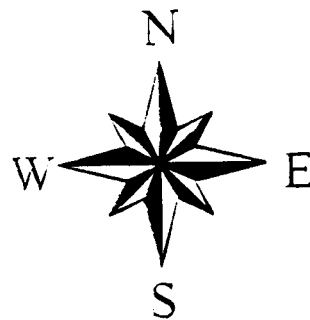
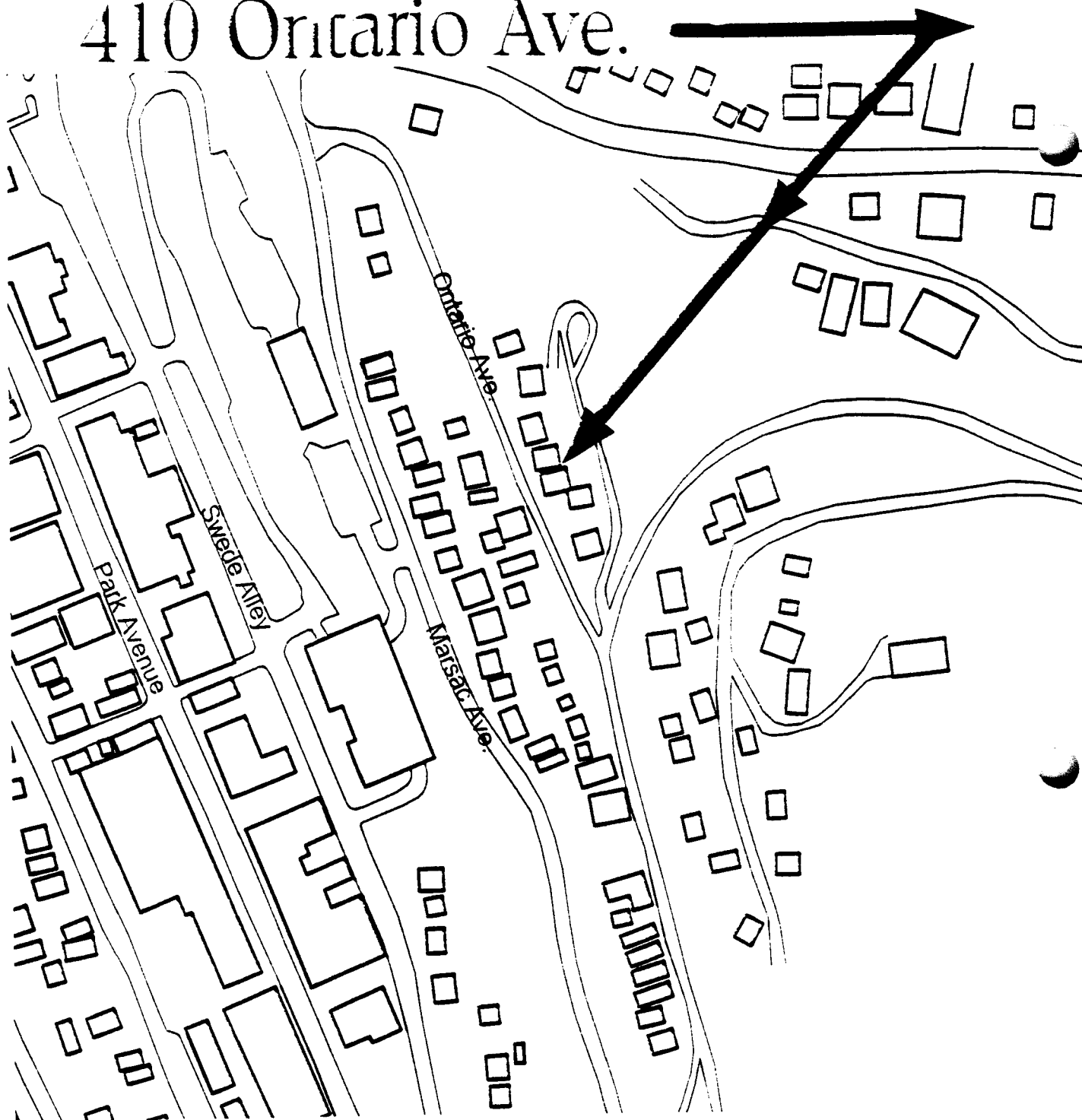


EXHIBIT B - LOCATION MAP

**Ordinance No. 97-**

**AN ORDINANCE APPROVING AN AMENDMENT TO THE PARK CITY  
SURVEY FOR THE NORTH HALF OF LOT 2 AND LOT 3 IN BLOCK 58  
LOCATED AT 410 ONTARIO AVENUE, PARK CITY, UTAH**

WHEREAS, the owners, Gary & Sandra Wohlfarth, of the property known as the north half of Lot 2 and 3 of Block 58, Park City Survey, has petitioned the City Council for approval of an amendment to the amended Park City Survey; and

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

WHEREAS, on August 13, 1997 the Planning Commission held a public hearing to receive public input on the proposed plat amendment forwarded a positive recommendation of approval to the City Council; and

WHEREAS, a financial guarantee for all public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.

WHEREAS, the proposed plat amendment combines the north half of Lot 2 and Lot 3 into one parcel of record;

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. FINDINGS OF FACT.** The above recitals are hereby incorporated as findings of fact.

1. The plat amendment combines 1-1/2 lots into one 2,812 square foot lot.
2. The total square footage of the home, including the proposed addition will be approximately 1,950 square feet.
3. The addition to the non-historic structure does not exceed the floor area ratio.
4. The proposed lot size, 2,812 square feet, is consistent with the existing lot sizes in the surrounding area.

5. The project is on Ontario Avenue with dense residential uses. Minimal construction staging area is available along Ontario Avenue.
6. Dedication of a ten foot (10'-0") nonexclusive snow storage easement, along Ontario Avenue, is necessary to provide adequate snow removal services.
7. The property is in the HR-1 District.
8. The applicant stipulates to all conditions of approval.

**SECTION 2. CONCLUSIONS OF LAW.** The City Council hereby concludes that there is good cause for the above-mentioned subdivision plat and that neither the public nor any person will be materially injured by the proposed subdivision plat.

1. There is good cause for the amendment.
2. Neither the public nor any person will be materially injured by the proposed plat amendment.
3. The proposal is consistent with both the Park City Land Management Code Chapter 7 and Chapter 15 and State subdivision requirements.

**SECTION 3. PLAT APPROVAL.** The plat amendment for the north half of Lot 2 and Lot 3 , Block 58, Park City Survey, is hereby approved as shown on Exhibit A, with the following conditions:

1. City Attorney and City Engineer review and approval of the plat amendment, for compliance with the Land Management Code and these conditions of approval, is a condition precedent to plat recordation.
2. All Standard Project Conditions and Land Management Codes shall apply.
3. The final plat shall be recorded at Summit County within one year from the date of City Council approval. If recordation has not occurred within the one year time frame, this approval and the plat shall be considered null and void.
4. A ten foot (10'-0") non-exclusive snow storage easement along Ontario Avenue shall be dedicated to the City on the amended plat.
5. Receipt and approval of a construction mitigation plan (CMP) by the Community Development Department is a condition precedent to the issuance of a building permit. The plan shall address staging, material storage, construction time lines, special signs, parking, fencing, and any other construction-related details to the satisfaction of the Community Development Department.

6. Any remnant portion of Lot 2 is not separately developable unless combined with another piece of property to create a lot conforming to minimum lot size.

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

PASSED AND ADOPTED this 18 th day of September, 1997.

PARK CITY MUNICIPAL CORPORATION

\_\_\_\_\_  
Mayor Bradley A. Olch

Attest:

\_\_\_\_\_  
Janet M. Scott, City Recorder

Approved as to form:

\_\_\_\_\_  
Mark D. Harrington, Deputy City Attorney



# PARK CITY

1884

## CITY COUNCIL STATE REPORT

**DATE:** September 11, 1997  
**DEPARTMENT:** Planning Department  
**AUTHOR:** Megan B. Ryan  
**TITLE:** 1465 Park Avenue Condominiums  
**TYPE OF ITEM:** Record of Survey Plat

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**SUMMARY RECOMMENDATIONS:** Staff recommends that the City Council consider the Planning Commission's and Staff's recommendation to approve an 8 unit Record of Survey plat.

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### **DESCRIPTION:**

#### **A. Topic.**

Applicant: Harry Reed d.b.a. McIntosh Mill. Ltd., a Utah Limited Partnership  
Location: 1465 Park Avenue  
Zoning: Residential Medium (RM)  
Adjacent Land Uses: Residential  
Date of Application: May 15, 1997

#### **B. Background.**

The eight-unit condominium was constructed under a Conditional Use Permit for the purpose of providing employee housing for Park City. The Master Deed restrictions have been completed and filed with the County in regards to the sale, rental and resale parameters for these units. Resale prices are capped and rental and ownership preference is given to Park City residents and employees.

#### **C. Analysis**

The applicant is requesting to record the units as condominiums. Review of the project raises the following items:

1. The front property line along Park Avenue encroaches into the street. The applicant is offering to dedicate that portion to the City and the dedication is depicted on the plat.
2. Because the front property line runs into Park Avenue, the actual front yard setback from back of curb is approximately ten feet. The front yard setback for the zone is 20 feet. In order to ameliorate the effect of the 33' structure on the Park Avenue streetscape, a landscape plan

will be required along Park Avenue and the entries to the building. Submittal and approval of a landscape plan prior to plat recordation is a condition of approval.

3. The housing restrictions are recorded and a note to that effect is reflected on the plat.
4. All curb and gutter and sidewalk improvements along Woodside Avenue, as approved under the building permit, shall be completed prior to recordation of this plat.

#### **D. Department Review**

The Community Development Department and City Attorney's office have reviewed this application for compliance with the Land Management and Utah State Codes.

#### **PUBLIC INPUT**

The project was posted and noticed on July 28, 1997 to all property owners within 300'. Joyce Barnes, an adjacent property owner was in support of the project. Goldy Joe Travis was not in support of the plat. No input was given at the public hearing held on August 13, 1997.

#### **ALTERNATIVES**

- A. Adopt the Record of Survey as proposed or with modifications.
- B. Deny the proposed Record of Survey.
- C. Continue the item for further discussion and/or additional input from Staff.

#### **SIGNIFICANT IMPACTS:**

The plat will affect the ownership status of the units.

#### **CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:**

If the plat was not approved the structure would remain under single ownership.

#### **RECOMMENDATION:**

Staff recommends that the City Council consider approving the ordinance, Exhibit A, for a Record of Survey plat based on the following:

#### **Findings:**

1. The property is located in the RM zoning district.
2. The Record of Survey plat amendment will create eight individual owned units and common area.
3. Master Deed Restrictions in regards to affordability exist on the eight units.
4. Because the front property line runs into Park Avenue, the actual front yard setback from back of curb is approximately ten feet. The front yard setback for the zone is 20 feet.
5. Curb, gutter and sidewalk improvements were approved under the building permit.

#### **Conclusions of Law:**

1. There is good cause for the plat.
2. Neither the public nor any person will be materially injured by the proposed plat amendment.
3. The proposed Record of Survey plat complies with the State Condominium Ownership Act and the Land Management Code.

**Conditions:**

1. The City Attorney and City Engineer's approval of the Record of Survey for compliance with State law, the Land Management Code and these conditions of approval, is a condition precedent to plat recordation.
2. The Master Deed Restrictions as recorded 8/30/96, as entry No. 00464278 in Book 997 at pages 625-640, Summit County Recorder's Office shall be reflected on the plat.
3. A landscape plan for the property shall be submitted and approved prior to plat recordation
4. All curb and gutter and sidewalk improvements along Woodside Avenue, as approved under the building permit, shall be completed prior to recordation of this plat.
5. The plat must be recorded within one year of this approval or this approval is null and void.

**EXHIBITS**

Location Map

Exhibit A – Ordinance

Exhibit B - Record of Survey Plat

## **Exhibit A**

ORDINANCE NO. 97-\_\_\_

### **AN ORDINANCE APPROVING A RECORD OF SURVEY PLAT FOR PARK AVE CONDOMINIUMS AT 1465 PARK AVENUE, PARK CITY, UTAH.**

WHEREAS, the owners of the property known as 1465 Park Avenue petitioned the City Council for approval of a Record of Survey plat; and

WHEREAS, proper notice was sent and the Planning Commission held a public hearing to receive input on the proposed Record of Survey on August 13, 1997; and

WHEREAS, it is in the best interest of Park City to approve the Record of Survey, and

WHEREAS, there is good cause for and neither the public nor any person will be materially injured by the proposed Record of Survey.

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

#### **SECTION 1.**

##### **Findings:**

1. The property is located in the RM zoning district.
2. The Record of Survey plat amendment will create eight individual owned units and common area.
3. Master Deed Restrictions in regards to affordability exist on the eight units.
4. Because the front property line runs into Park Avenue, the actual front yard setback from back of curb is approximately ten feet. The front yard setback for the zone is 20 feet.
5. Curb, gutter and sidewalk improvements were approved under the building permit.

##### **Conclusions of Law:**

1. There is good cause for the plat.
2. Neither the public nor any person will be materially injured by the proposed plat amendment.
3. The proposed Record of Survey plat complies with the State Condominium Ownership Act and the Land Management Code.

##### **Conditions:**

1. The City Attorney and City Engineer's approval of the Record of Survey for compliance with State law, the Land Management Code and these conditions of approval, is a condition precedent to plat recordation.
2. The Master Deed Restrictions as recorded 8/30/96, as entry No. 00464278 in Book 997 at

- pages 625-640, Summit County Recorder's Office shall be reflected on the plat.
3. A landscape plan for the property shall be submitted and approved prior to plat recordation
  4. All curb and gutter and sidewalk improvements along Woodside Avenue, as approved under the building permit, shall be completed prior to recordation of this plat.
  5. The plat must be recorded within one year of this approval or this approval is null and void.

SECTION 2. This ordinance shall take effect upon publication.

DATED this the 18th day of September 1997.

PARK CITY MUNICIPAL CORPORATION

\_\_\_\_\_  
Bradley A. Olch, Mayor

ATTEST:

\_\_\_\_\_  
Jan Scott, City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark Harrington, Deputy City Attorney

**NOTES:**

1. All structural elements are designated as common areas.
2. Refer to declaration of condominium for complete description of ownership.
3. Property owners were notified by record of survey No. S-2280, Summit County Recorder's office, Utah.

The above address for 1445 PARK AVENUE CONDOMINIUM is 1445 PARK AVENUE.

1. John Demkowicz, certify that I am a Registered Land Surveyor and that I held Certificate No. 933231 as prescribed by the laws of the State of Utah. I further certify that by authority of the Surveyor General, I have made a survey of the tract of land shown on this plat and described herein and that the same is the true and correct location of said tract of land into Units, Common Areas and Limited Common Areas to be hereafter described and shown on the plat of said units, common areas and limited common areas to be hereafter shown on 1645 PARK AVENUE CDD/MOHAUS, in accordance with Utah Code Section 57-8-13.

156391 57 231000000 1400

## LEGAL DESCRIPTION

BECHTOLD at a point which is North 191.00 feet and East 1508.00 feet from the Southwest corner of Section 3, Township 2 South, Range 4 East, Salt Lake Basin and Meridian and reaching Prince of Wales Island at 2714.37 feet; thence North 31°10' West 90.81 feet, thence North 67°02'30" East 29.03 feet; thence South 23°26' East 60.00 feet to the point of beginning.

## OWNERS DEDICATION AND CONSENT TO RECORD

[illegible]

Executed the \_\_\_\_\_ day of \_\_\_\_\_, 1997.

McDonalds Mkt. Ltd.  
 Utah Limited Partnership

## ACKNOWLEDGEMENT

**Anthony F. Reed**  
General Partner

STATE OF

On the day of [redacted] 1967, personally appeared before me Harry F. Reed, who was duly sworn, and made the following statement to me: That he is a General Partner in McIntosh Mfg. Ltd., a Utah Limited Liability Company, and that the within foregoing Declaration and Consent was signed on behalf of said partnership, and said Harry F. Reed duly acknowledged to me that he executed the same on behalf of the partnership with proper authority.

Notary Public  
My Commission Expires:

RECORD OF SURVEY MAP  
**1465 PARK AVENUE  
CONDOMINIUMS**

A CONDOMINIUM PROJECT

PAGE 1 OF 2

JOB NO. 10-2-97 \SA\O\PRKAVE\180

P.O. BOX 2554  
525 MAIN STREET  
PARK CITY, UTAH  
(801) 649-9467

### **UNDERVILLAGE BASIN SEWER IMPROVEMENT DISTRICT**

REVIEWED FOR CONFORMANCE TO SHYDERVILLE BASIN SEWER  
IMPROVEMENT DISTRICT STANDARDS ON THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 1997 A.D.

04060

## PLANNING COMMISSION

APPROVED BY THE PARK CITY  
PLANNING COMMISSION THIS  
DAY OF \_\_\_\_\_, 1997 A.D.

1000

## ENGINEERS CERTIFICATE

I FIND THIS PLAY TO BE IN  
ACCORDANCE WITH INFORMATION ON  
FILE IN MY OFFICE THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ 1987 A.D.

1000

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 1997 A.D.

**ATTORNEY**

**CERTIFICATE OF ATTEST**

CERTIFY THIS RECORD OF SURVEY  
MAP WAS APPROVED BY PARK CITY  
COUNCIL THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, 1997 A.D.

[View all posts by](#)

## COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY  
COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
1997 A.D.

1

**RECORDED**

STATE OF UTAH COUNTY OF SUMMIT  
AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_

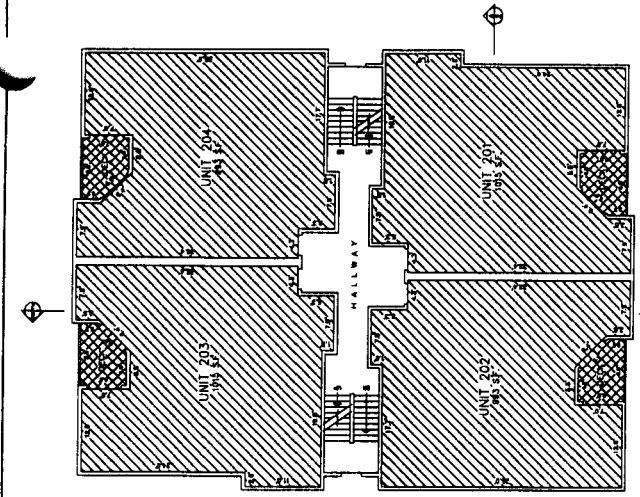
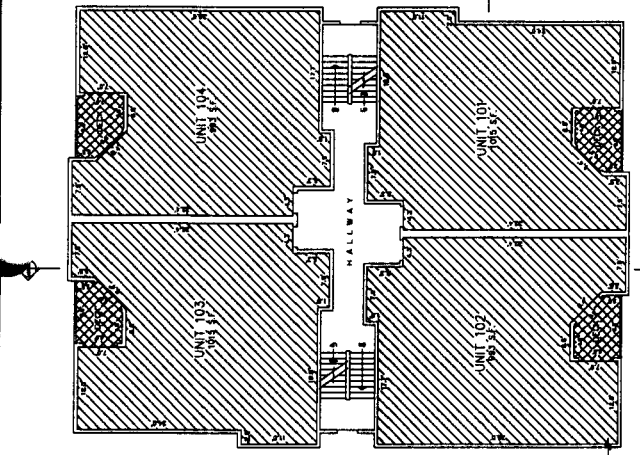
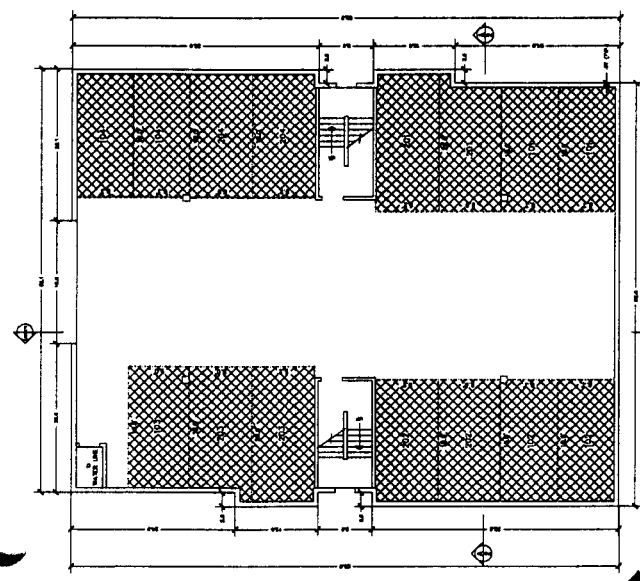
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RECEIVED

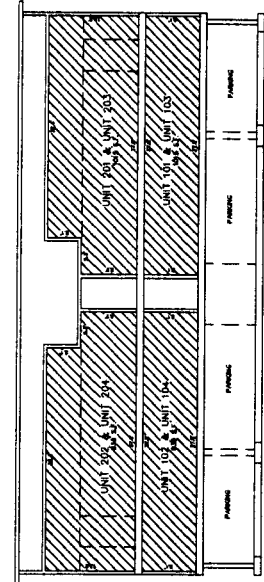
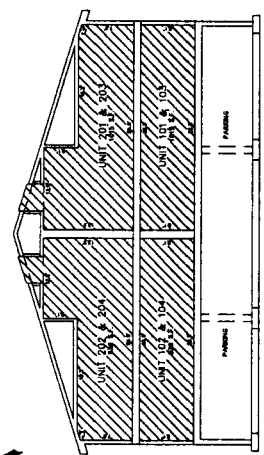
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PARK CITY  
PLANNING DEPT.

EXHIBIT B 45



46



- LEGEND
- COMMON OWNERSHIP
  - PRIVATE OWNERSHIP
  - LIMITED COMMON OWNERSHIP



- NOTES:
1. PLANS AND DIMENSIONS SHOWN ON THIS PLAN WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY PAZZ ARCHITECTURE.
  2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
  3. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
  4. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
  5. SEE RECORDED SURVEY NO. 9-1974, SUMMIT COUNTY RECORDERS OFFICE, UNIT FOR RECORD OF SURVEY.
  6. THIS PLAN APPLICABLE FOR 1465 PARK AVENUE CONDOMINIUMS IS 1465 PARK AVENUE.
  7. S.F. REPRESENTS SQUARE FEET.
  8. [Symbol] REPRESENTS THE STREET ADDRESS.

# RECORD OF SURVEY MAP **1465 PARK AVENUE CONDOMINIUMS**

A CONDOMINIUM PROJECT  
 LOCATED IN SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
 SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED  
 AT THE REQUEST OF \_\_\_\_\_  
 DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**RECEIVED**

JUL 25 1997

PARK CITY  
 PLANNING DEPT.





**DATE:** September 12, 1997  
**DEPARTMENT:** Legal  
**AUTHOR:** Tom Daley  
**TITLE:** Insurance Renewal  
**TYPE OF ITEM:** Administrative

---

### **SUMMARY RECOMMENDATIONS:**

- 1) Authorize the payment of a \$89,500.00 premium for insurance coverage through September 1, 1998, in the following areas: Property, Commercial General Liability, Public Officials Errors & Omissions Liability, Commercial Automobile Liability, and Law Enforcement Professional Liability.
- 2) Authorize the payment of Johnson & Higgins' \$16,000.00 brokerage fee for 1997 and exercise the option within the present Johnson & Higgins' contract to extend their term of service.
- 3) ~~Extend Park City Municipal's contract with Johnson & Higgins to act as our insurance agent through September 1, 1998.~~

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### **DESCRIPTION:**

**A. Topic:** Insurance Renewal

**B. Background:** This recommendation marks a \$7,500.00 increase in premiums over last year. This increase is due in part to the increase of Park City's net operating expenses from \$20,558,000 in 1996-1997 to \$26,628,842 for 1997-1998. Additionally, as set out in the following paragraph, this increase also results in part from the reevaluation of several of the City's insurable interests, including real and personal property and vehicles; the addition of some new areas of coverage; and the increase of coverage limits in a few other areas.

**C. Analysis:** The following changes contributed to the increase in last year's premium:

1. Reevaluation of Park City's insurable interests:
  - a. **Real Property** - Park City's real property values were updated for the first time in

a few years. No formal assessment was done. The current estimate of total property values is \$30,992,500, which represents a \$4,450,000 increase over the values last reported. Personal property was also increased to \$3,211,175, a \$701,650 increase over the last reported figures.

- b. **Vehicles** - Park City's vehicle list was also updated, reflecting an increase from 81 vehicles to 144 vehicles.
  - c. **Personnel** - Park City provides a list of employees who drive city vehicles to the insurance provider for each year. The number of employees changed from 43 to 168.
2. New Areas of Coverage Added this Year  
This proposal adds business interruption coverage that includes the Racquet Club as well as the Golf Course with a coverage limit of \$300,000.
3. Increases in Coverage Limits  
The new proposal increases coverage limits in the following areas:
- a. Commercial General Liability - raised from \$3,000,000 to \$4,000,000 (general aggregate) and \$2,000,000 to \$3,000,000 (each occurrence).
  - b. Public Officials Errors & Omissions - raised from \$2,000,000 (Per Occurrence and General Aggregate) to \$4,000,000 (Per Occurrence and General Aggregate).

**D. Department Review:** The insurance renewal was reviewed principally by the Legal Department. Several other departments were consulted regarding their real property, vehicles, operations, and personnel changes.

**ALTERNATIVES:**

- A. Approve the request. This is the recommended action.
- B. Deny the request. This is not recommended. The proposed coverage appears comprehensive for Park City's purposes, and a comparison of other rates and policies reveals this proposal as a sound option.
- C. Continue the item. The Council may continue the item, and Park City could extend coverage under its current policy.
- D. Do nothing. Bad idea.

**CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:**

We would be left to choose insurance coverage that was not as attractive as the current proposal.

**RECOMMENDATION:** Authorize the payment of a premium of \$89,500 for insurance coverage for the year 1997-1998, payment of Johnson & Higgins' fee of \$16,000 for services in 1996-1997, and extension of their option.