

MEETING RECOMMENDATIONS



COUNCIL AGENDA REPORT

DATE: August 3, 1995
DEPARTMENT: Planning Department
AUTHOR: Janice Lew
TITLE: Plat Amendment for the Subdivision of a Lot to
Create Two Parcels
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS:

Adopt the ordinance amending the plat at 6 King Road.

DESCRIPTION:

A. Topic.

PROJECT STATISTICS

Applicant: Alberta Land Company
Location: 6 King Road
Zoning: HR-1
Adjacent Land Uses: Residential, St. Mary's Catholic Church
Date of Application: June 7, 1995
Project Planner: Janice Lew

B. Background.

In February of 1992, the applicants reconfigured their property located at the corner of King Road and Park Avenue. The lot lines were rearranged so that two lots of 2448 square feet (Lot A) and 3750 square feet (Lot B) were created. Additionally, the applicants transferred the land underlying King Road to the City by Quit-Claim Deed. Following the subdivision approval the two lots were developed. Lot A has a single family residence and the applicants constructed a duplex on Lot B.

The applicants are requesting a re-subdivision of Lot B. They were granted a variance to the minimum lot size requirement in the HR-1 district by the Board of Adjustment in May of this year. Section 7.1.3 of the Land Management Code states that, the minimum lot area shall be 1875 for a single family residence. Although the parcel by itself could be divided evenly, the configuration of the existing duplex and location of the party wall make it impossible to create two 1875 square foot lots. The Board voted to approve an approximately 90 square foot variance to reduce the minimum lot size requirement for the smaller lot. Based upon the staff's inability to justify the legally required findings set forth in the Land Management Code and Utah Code, the staff had recommended denial of the requested variance.

C. Analysis.

The subdivision will create two lots of 1785 and 1965 square feet. The applicants have agreed to dedicate a ten foot non-exclusive public utility and snow storage easement.

D. Department Review.

The Staff Review Team and City Attorney's Office have reviewed this proposal. The request also was reviewed by the Planning Commission on July 26, 1995. A recommendation of conditional approval was forwarded to the City Council at that hearing.

ALTERNATIVES:

- A. Approve the subdivision thereby allowing individual ownership of each lot.
- B. Deny the subdivision and retain the current lot configuration.
- C. Continue the item and request further evaluation from the staff.

SIGNIFICANT IMPACTS:

The proposal results in a subdivision plat which allows individual ownership of each lot and includes a lot smaller than the typical Old Town lot which measures 25 feet by 75 feet.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

If the Commission denies the request, a condominiumization of Lot B would enable the property owner to sell the units separately.

PUBLIC INPUT: The property was posted and legal notice sent to all property owners within the affected subdivision plat. As of July 29, 1995, no public input has been received.

RECOMMENDATION:

The Planning Commission recommends approval of the proposed plat amendment for 6 King Road based upon the following:

Findings of Fact:

1. The Board of Adjustment approved a variance from the minimum lot size requirement in the HR-1 district.
2. Although one lot will not completely comply with the minimum lot size require, the already completed duplex on the property is consistent with both the Park City Land Management Code and Comprehensive Plan in that the HR-1 district allows duplex structures.
3. The applicants have agreed to dedicate a ten foot non-exclusive public utility and snow storage easement along King Road and Park Avenue.

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.

Conditions:

1. Prior to plat recordation, the City Council, City Attorney, and City Engineer shall review and approve the plat.
2. All Standard Project Conditions shall apply.
3. A ten foot non-exclusive public utility and snow storage easement shall be provided along King Road and Park Avenue.

EXHIBITS:

Exhibit A - Location Map

Exhibit B - Ordinance and Amended Plat

Ordinance No. 95-

**AN ORDINANCE APPROVING THE AMENDMENT TO 6 KING ROAD
PARK CITY, UTAH**

WHEREAS, the owners of the property indicated above, Alberta Land Company, petitioned the City Council for approval of the amendment to 6 King Road, Park City Survey Plat; and

WHEREAS, proper notice was sent and the Planning Commission held a public hearing on July 26, 1995 and the City Council conducted a public hearing on August 3, 1995 to receive testimony on the proposed plat amendment; and

WHEREAS, on July 26, 1995 the Planning Commission forwarded a positive recommendation of approval to the City Council, with conditions regarding public utility and snow storage easements; and

WHEREAS, it is in the best interest of Park City, Utah to approve the amended plat;

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

SECTION 1. CONCLUSIONS OF LAW The City Council hereby concludes that there is good cause for the above-mentioned amendment and that neither the public nor any person will be materially injured by the proposed plat amendment.

SECTION 2. EFFECTIVE DATE This ordinance shall become effective immediately.

SECTION 3. PLAT APPROVAL The amendment to the Park City Survey Plat, 6 King Road is approved as shown on Attachment A with the following conditions:

1. Prior to plat recordation, the City Council, City Attorney, and City Engineer shall review and approve the plat.
2. All Standard Project Conditions shall apply.
3. A ten foot non-exclusive public snow storage and utility easement shall be dedicated by the applicant along King Road and Park Avenue.

PASSED AND ADOPTED this 3rd day of August, 1995

PARK CITY MUNICIPAL CORPORATION

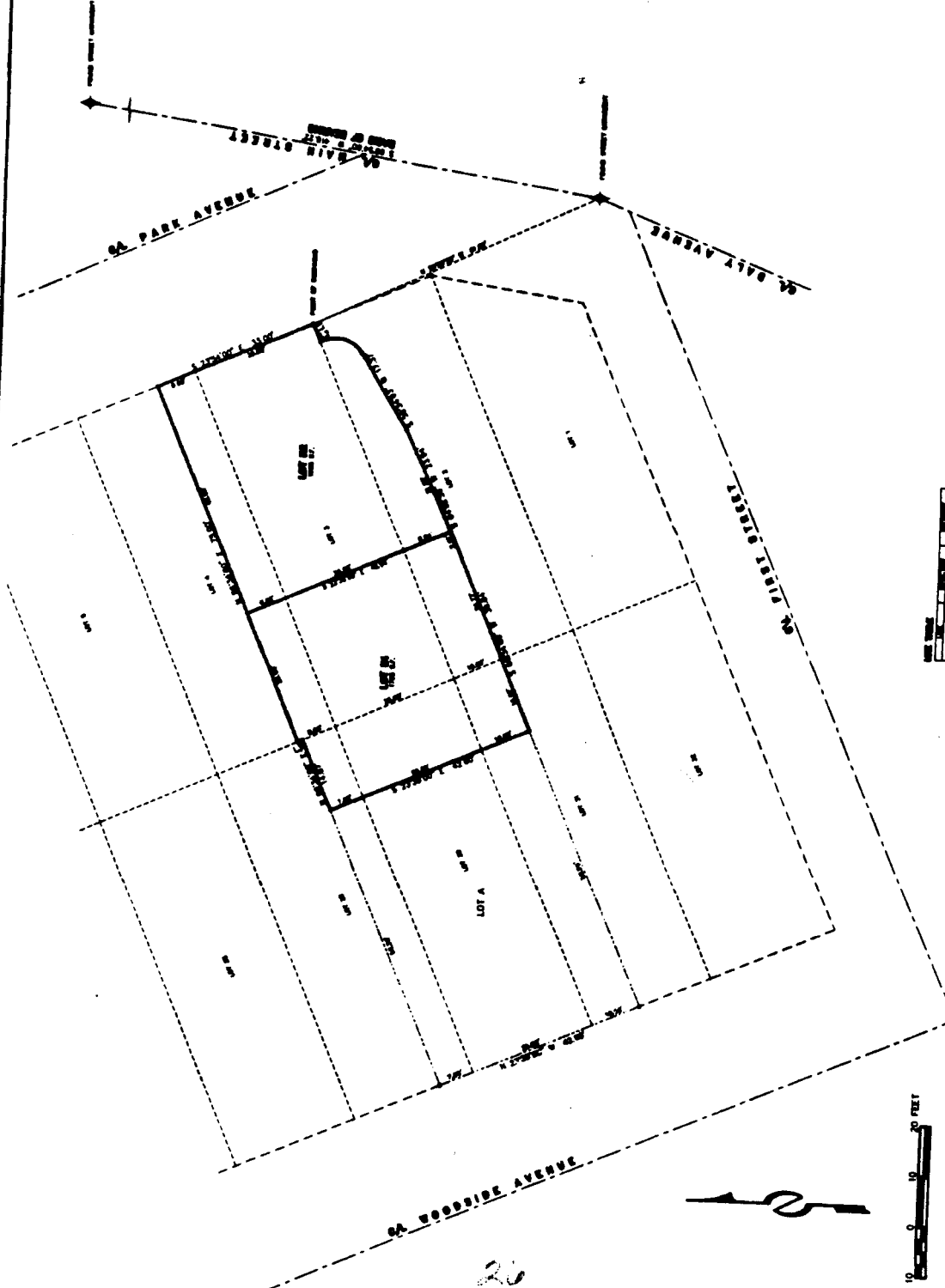
Mayor Bradley A. Olch

Attest:

Janet M. Scott, Deputy City Recorder

Approved as to form:

Mark D. Harrington, Assistant City Attorney



RECORDING INFORMATION

1. This document is hereby certified to be a true and correct copy of the original as recorded in the office of the Salt Lake County Recorder, recorded on the 21st day of May, 1998, at 10:00 A.M.

DATE: 5/21/98

LEGAL DESCRIPTION

ALL OF LOT B, KING ROAD SUBDIVISION, AS SHOWN ON THE MAP OF THE SALT LAKE COUNTY RECORDER, RECORDED ON 05-21-98.

RECORDING INFORMATION AND COMMENT TO RECORD

THIS ALL PART OF THE PRESENTED AND ALBERTA LAND COMPANY, L.C., HAS BEEN RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, RECORDED ON 05-21-98.

DATE: 5/21/98

LEGAL DESCRIPTION

STATE OF UTAH)
COUNTY OF SALT LAKE)

1. This document is hereby certified to be a true and correct copy of the original as recorded in the office of the Salt Lake County Recorder, recorded on the 21st day of May, 1998, at 10:00 A.M.

DATE: 5/21/98

1ST AMENDED RECORD OF SURVEY

KING ROAD SUBDIVISION, LOT B

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10
TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASIN
AND MERIDIAN, PARK CITY, SALT LAKE COUNTY, UTAH



LANCE ENGINEERING INC.
P.O. BOX 2044
323 MAIN STREET
PARK CITY, UTAH 84040
(801) 540-2027

UTAHVILLE BAYVIEW SEWER IMPROVEMENT DISTRICT
REVEREND THE COMMISSIONER OF THE DISTRICT OF BAYVIEW
DATE OF: 5/21/98

PLANNING COMMISSION
APPROVED BY THE PARK CITY
PLANNING COMMISSION ON THIS
DATE OF: 5/21/98

ENGINEERS CERTIFICATE
I, THE UNDERSIGNED, BEING A
LICENSED PROFESSIONAL ENGINEER
DATE OF: 5/21/98

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS
DATE OF: 5/21/98

CERTIFICATE OF ATTEST
I, THE UNDERSIGNED, BEING A
LICENSED PROFESSIONAL ENGINEER
DATE OF: 5/21/98

COUNCIL APPROVAL AND ACCEPTANCE
APPROVED AND ACCEPTED BY THE PARK CITY
COUNCIL ON: 5/21/98

RECORDED

STATE OF UTAH COUNTY OF SALT LAKE
DATE OF THE REQUEST OF: 5/21/98

COMES

BY: 5/21/98

BY: 5/21/98

BY: 5/21/98

BY: 5/21/98

BY: 5/21/98

BY: 5/21/98

BY: 5/21/98

BY: 5/21/98



COUNCIL AGENDA REPORT

DATE: August 3, 1995
DEPARTMENT: Planning Department
AUTHOR: Janice Lew
TITLE: Plat Amendment to Lots 31 and 32 in the Millsite
Reservation to the Park City Survey
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS:

Adopt the ordinance amending the plat at 220 Daly Avenue, Lots 31 and 32, Block 74 in the Millsite Reservation to the Park City Survey.

DESCRIPTION:

A. Topic.

PROJECT STATISTICS

Project Name: Potter's Corner Subdivision
Applicant: Mountain Pacific Ventures Inc.
Location: 220 Daly Avenue
Proposal: Plat Amendment
Zoning: HR-1
Adjacent Land Uses: Residential
Project Planner: Janice Lew
Recommendation: Approve with conditions

B. Background.

The applicant owns Lots 31 and 32 of Block 74, Millsite Reservation of Park City Survey, between Ridge Avenue and Daly Avenue. Existing Ridge Avenue, which the City maintains through a prescriptive easement, bisects both lots. The applicant would

like to construct a duplex on the property and therefore submitted an application to remove the common lot line between the parcels. According to the applicant's survey, the total area of the combined lots is 4776 square feet excluding the area occupied by Ridge Avenue. Duplexes are permitted in the HR-1 district if the lot size is at least 3750 square feet.

C. Analysis.

This request is to formally combine two existing lots to create one parcel. The size of the structure will be limited by the setback, floor area ratio and height requirements of the Land Management Code for the HR-1 district. The design is regulated by the Historic District Design Guidelines. The applicant has agreed to dedicate a ten foot non-exclusive public utility and snow storage easement.

The applicant also owns Lot 33 which is similarly situated in that Ridge Avenue bisects the property. The City and the applicant have been working on an Easement Agreement for Lot 33 which dedicates the lower portion of the undeveloped lot to the City for snow storage and public utilities. The agreement also allows the applicant to use that area to calculate the Floor Area Ratio when developing the upper portion of Lot 33 if concerns with regard to any development on Lot 33 can be addressed.

Department Review.

The Community Development Department and City Attorney's Office have reviewed this application. The request also was reviewed by the Planning Commission on July 26, 1995. A recommendation of conditional approval was forwarded to the City Council at that hearing.

ALTERNATIVES:

- A. Approve the proposed amendment thereby removing the common lot line between the two lots.
- B. Deny the proposed amendment and retain the current lot configuration.
- C. Continue the item and request additional evaluation from the staff.

SIGNIFICANT IMPACTS:

The proposed amendment will result in a lot which is larger than the standard "Old Town" lot measuring 25' X 75'. Historic District plat amendments which create larger lots promote the construction of larger structures.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

If the Council chooses not to approve the proposal, the applicant will retain the right to construct a house on each lot according to the LMC requirements of the district.

PUBLIC INPUT: The property was posted and legal notice sent to all property owners within the affected subdivision plat. As of July 28, 1995, no public input has been received.

RECOMMENDATION:

The Planning Commission recommends approval of the proposed plat amendment for 220 Daly based upon the following:

Findings of Fact:

1. The proposal is consistent with both the Park City Land Management Code and Comprehensive Plan in that the HR-1 district allows duplex lots.
2. The staff has reviewed the neighborhood and finds that other duplex structures are located within this part of the Historic District. Therefore, the impacts to the City and surrounding area are not significant.
3. The proposed plat amendment corrects the legal description of the applicant's property and creates one lot for the development of a single structure.
4. The applicant has agreed to dedicate a ten foot non-exclusive snow storage and public utility easement along Daly and Ridge Avenues.
5. The applicant has agreed to dedicate a non-exclusive snow storage and public utility easement on the lower portion of Lot 33. It is intended that the square footage of the easement is to be used in the calculation of the Floor Area Ratio for the undeveloped lot.

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.

Conditions:

1. Prior to plat recordation, the City Council, City Attorney, and City Engineer shall review and approve the plat.
2. All Standard Project Conditions shall apply.
3. A ten foot non-exclusive public utility easement shall be dedicated by the applicant along Daly Avenue and Ridge Avenue.

4. The City and applicant shall execute the required easement agreements for Lot 33 to determine floor area and provide public snow storage and utility access prior to final plat recordation.
5. A note shall be placed upon the plat stating that only one side of the new lot divided by Ridge Avenue may be developed. Ridge Avenue does not subdivide the lot and no part of the new lot shall be separately alienable.

EXHIBITS:

Exhibit A - Location Map

Exhibit B - Ordinance and Amended Plat

Ordinance No. 95-

**AN ORDINANCE APPROVING THE AMENDMENT TO THE MILLSITE
RESERVATION REGARDING 220 DALY AVENUE
PARK CITY, UTAH**

WHEREAS, the owners of the property indicated above, Mountain Pacific Ventures, Inc., petitioned the City Council for approval of the amendment to the Millsite Reservation to the Park City Survey Plat; and

WHEREAS, proper notice was sent and the Planning Commission held a public hearing on July 26, 1995 and the City Council conducted a public hearing on August 3, 1995 to receive testimony on the proposed plat amendment; and

WHEREAS, on July 26, 1995 the Planning Commission forwarded a positive recommendation of approval to the City Council, with conditions regarding public utility and snow storage easements; and

WHEREAS, it is in the best interest of Park City, Utah to approve the amended plat;

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

SECTION 1. CONCLUSIONS OF LAW The City Council hereby concludes that there is good cause for the above-mentioned amendment and that neither the public nor any person will be materially injured by the proposed plat amendment.

SECTION 2. EFFECTIVE DATE This ordinance shall become effective immediately.

SECTION 3. PLAT APPROVAL The amendment of the Millsite Reservation to the Park City Survey Plat, Lots 31 and 32, Block 74 is approved as shown on Attachment A with the following conditions:

1. Prior to plat recordation, the City Council, City Attorney, and City Engineer shall review and approve the plat.
2. All Standard Project Conditions shall apply.
3. A ten foot non-exclusive public snow storage and utility easement shall be

dedicated by the applicant along Daly Avenue and Ridge Avenue.

4. The City and applicant shall execute the required easements for Lot 33 to determine floor area and provide public snow storage and utility access prior final plat recordation.
5. A note shall be placed upon the plat stating that only one side of the new lot divided by Ridge Avenue may be developed. Ridge Avenue does not subdivide the lot and not part of the new lot shall be separately alienable.

PASSED AND ADOPTED this 3rd day of August, 1995

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, Deputy City Recorder

Approved as to form:

Mark D. Harrington, Assistant City Attorney

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**RESOLUTION ADOPTING A REVISED CERTIFIED TAX RATE
FOR FISCAL YEAR 1995-96
FOR PARK CITY, UTAH**

WHEREAS, Utah State law requires that city budgets be adopted by resolution; and

WHEREAS, a recalculation of property valuations requires adoption of a revised certified tax rate for Park City, Utah; and

WHEREAS, the recalculation results in approximately \$33,000 of unanticipated revenue which the Council intends to budget for open space acquisition the next time the budget is amended; and

WHEREAS, public hearings were held on June 8 and 22, 1995 and subsequently on July 27, 1995, on revisions to the budget adopted on June 22, 1995, complying with State law;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Park City, Utah that:

SECTION 1. REVISED CERTIFIED TAX RATE. The Certified Property Tax Rate for FY 1995-96 is hereby .002675 which represents a "no tax increase rate".

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect immediately.

PASSED AND ADOPTED this 3rd day of August, 1995.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, Deputy City Recorder

Approved as to form:

Mark D. Harrington, Asst. City Attorney



DATE: July 31, 1995
DEPARTMENT: Legal
AUTHOR: Anita Sheldon
TITLE: City Recorder
TYPE OF ITEM: Insurance Policies

SUMMARY RECOMMENDATIONS: Authorize staff to select insurance underwriting services in an amount not to exceed \$150,000.

DESCRIPTION:

A. Topic: Select insurance underwriters for 95-96.

B. Background: This item is before Council today as the City's property and casualty insurance policies expire at this time each year. The City has an excellent claims history and in this soft insurance market, we have learned that underwriters are anxious to write the City's policies. Johnson & Higgins placed the City's 1995-96 insurance for bid with several underwriters. It appears that they were able to negotiate a much lower premium for this year, and recommend policies with a total premium cost of \$139,498.48. Last year's policy premiums were \$180,943.48, over \$40,000 more. (See attached spreadsheet)

C. Analysis: Each year, the City must place its insurance coverage with various underwriters to cover risks associates with commercial general liability, automobile liability, automobile physical damage, public official errors and omissions, law enforcement professional liability, excess law enforcement, excess liability, property, inland marine, boiler and machinery, workers' compensation, public employee dishonesty and crime coverage and various bonds. Our broker has investigated whether the City can save premium dollars by raising our self-insured retention on many, if not all, of these policies. At this point in time, there would be no additional savings, although the soft insurance market has yielded significant savings this year. Most premiums have decreased substantially. Even our public employee dishonesty and crime coverage premium did not raise substantially (\$700.00 this year) in spite of the embezzlement which occurred last year.

In our contract with Johnson & Higgins, the City directed the broker to utilize only insurers that have a Best rating of not lower than "A", and a financial category rating of 7 or higher, unless authorized by the City in writing to use a lower rating. All of these underwriters should comply with that directive.

One of the companies bidding for the City's business for first time this year is Genesis Insurance Company. Genesis is an old established company and Johnson & Higgins feels they are very qualified to handle the City's insurance because their policies are designed for governmental entities. They also happened to be the lowest bidder this year in combination with Affiliated FM Insurance Company and Kemper Insurance Company. City Attorney Jodi Hoffman is reviewing a copy of Genesis' policy. Barring any irregularities in their policy, their bid (lowest of the best three bids) would be the one staff would suggest accepting.

D. Department Review: Legal Department, Administrative Department

ALTERNATIVES:

A. Approve the request: This is the recommended option

B. Deny the request: The City has chosen to be self-insured for a part of its risk, but has also chosen to have a major portion of the risk commercially insured. Denying the request would indicate that the Council has chosen to become entirely self-insured, with no excess coverage. The City would nevertheless have to purchase Workers' Compensation and certain rolling stock coverage to comply with state and federal mandates.

C. Continue the Item: The item could be continued, as Johnson & Higgins has arranged for the policies to be bound to ensure continuous coverage for a short while. The rates and coverages are not expected to improve with time.

D. Do nothing: Not applicable. (See Item B above)

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: The City would no longer be in compliance with some of our contracts with the state and federal government. Council would be choosing to become totally self-insured on all other aspects of liability.

RECOMMENDATION: Authorize staff to select insurance underwriting services for commercial general liability, automobile liability, automobile physical damage, public official errors and omissions, law enforcement professional liability, excess law enforcement, excess liability, property, inland marine, boiler and machinery, workers' compensation, public employee dishonesty and crime coverage and various bonds

PARK CITY MUNICIPAL CORPORATION - PROPERTY & CASUALTY PROPOSAL - 08/01/95 TO 08/01/96

COVERAGE	AFFILIATED FM INS CO 1994/1995	AFFILIATED FM INS CO 1995/1996	CNA INSURANCE CO 1995/1996
PROPERTY			
Building & Contents Limit Perils	\$26,803,025 Special Replacement Cost Yes	\$26,803,025 Special Replacement Cost Yes	\$26,803,025 Special Replacement Cost Yes
Valuation Agreed Amount Deductible	\$25,000	\$25,000	\$25,000
Net Premium	\$19,108	\$17,386	\$20,664
Gross Premium	\$22,322	\$20,322	\$24,310
OPTIONS			
Building Ordinance Coverage	\$500,000	\$500,000	\$500,000
Earthquake Cov - \$100,000 min ded	Not Covered	\$5,000,000	Not Covered
Premium	Incl.	Incl.	Incl.
INLAND MARINE			
Contractor's Equipment Deductible	\$1,331,700 \$1,000	\$1,331,700 \$1,000	\$1,331,700 \$1,000
Premium	Incl.	Incl.	Incl.
Golf Carts Deductible	\$199,800 \$1,000	\$202,500 \$1,000	\$202,500 \$1,000
Premium	Incl.	Incl.	Incl.
Fine Arts Deductible	\$145,000 \$1,000	\$145,000 \$1,000	\$145,000 \$1,000
Premium	Incl.	Incl.	Incl.
Radios Deductible	\$39,630 \$1,000	\$39,680 \$1,000	\$39,680 \$1,000
Premium	Incl.	Incl.	Incl.
Property of Others Deductible	\$18,000 \$1,000	\$18,000 \$1,000	\$18,000 \$1,000
Premium	Incl.	Incl.	Incl.
TOTAL NET PREMIUM	\$19,108	\$17,386	\$20,664
TOTAL GROSS PREMIUM	\$22,322	\$20,322	\$24,310

^ CITY MUNICIPAL CORPORATION - PROPERTY & CASUALTY PROPOSAL - 08/01/95 TO 08/01/96

COVERAGE	AIG/COREGIS/ST PAUL 1994/1995	AIG/CALVERT GEN STAR/ST PAUL 1995/1996	RELANCE INS CO ST PAUL 1995/1996	GENESIS INS CO ST PAUL 1995/1996
<u>COMMERCIAL GENERAL LIABILITY</u>				
Limits				
SIR	\$2,000,000 Occ \$2,000,000 Prod Agg \$3,000,000 Agg \$50,000	\$1,000,000 Occ \$1,000,000 Prod Agg \$2,000,000 Agg \$50,000	\$1,000,000 Occ \$1,000,000 Prod Agg \$2,000,000 Agg \$50,000	\$2,000,000 Occ \$2,000,000 Prod Agg \$3,000,000 Agg \$50,000
Net Premium				
Gross Premium	\$54,983 \$59,505	\$39,983 \$43,225	\$38,716 \$43,996	Incl.
<u>AUTOMOBILE LIABILITY</u>				
Limits				
SIR	\$2,000,000 \$50,000	\$1,000,000 \$50,000	\$1,000,000 \$50,000	\$2,000,000 \$50,000
Net Premium				
Gross Premium	\$29,170 \$31,535	\$23,860 \$25,578	\$31,757 \$36,087	Incl.
<u>AUTOMOBILE PHYSICAL DAMAGE</u>				
Other Than Collision				
Collision	Yes	Yes	Yes	Yes
Deductible	\$10,000	\$10,000	\$10,000	\$10,000
Net Premium	\$20,307.48	\$20,307.48	\$20,307.48	\$20,307.48
<u>PUBLIC OFFICIALS E & O</u>				
Limits				
SIR	\$2,000,000 Occ \$2,000,000 Agg \$50,000	\$2,000,000 Occ \$2,000,000 Agg \$50,000	\$1,000,000 Occ \$1,000,000 Agg \$50,000	\$2,000,000 Occ \$2,000,000 Agg \$50,000
Net Premium				
Gross Premium	\$21,477 \$22,970	\$15,441 \$16,514	\$5,280 \$6,000	Incl.
<u>LAW ENFORCEMENT</u>				
<u>PROFESSIONAL LIABILITY</u>				
Limits				
SIR	\$1,000,000 Occ \$1,000,000 Agg \$5,000	\$1,000,000 Occ \$1,000,000 Agg \$5,000	\$1,000,000 Occ Included \$5,000	Included Included
Net Premium	\$12,484	\$13,689.50	Incl.	Incl.
<u>EXCESS LAW ENFORCEMENT</u>				
Limits				
Net Premium	\$1,000,000	\$1,000,000	Not Applicable	Not Applicable
<u>EXCESS LIABILITY</u>				
Net Premium	\$4,807	\$5,120.50	Not Applicable	Not Applicable
Limit				
SIR	Not Applicable	\$1,000,000 \$10,000	\$1,000,000 None	Not Applicable
Net Premium				
Gross Premium	Not Applicable Not Applicable	\$12,950 \$14,000	\$14,090 \$15,483	Not Applicable
TOTAL CASUALTY NET PREMIUM	\$143,228.48	\$131,151.48	\$110,150.48	\$102,307.48
TOTAL CASUALTY GROSS PREMIUM	\$151,608.48	\$138,434.48	\$121,873.48	

PARK CITY MUNICIPAL CORPORATION - PROPERTY & CASUALTY PROPOSAL - 08/01/95 TO 08/01/96

COVERAGE	KEMPER/AIG 1994/1995	KEMPER/AIG 1995/1996
<u>PUBLIC EMPLOYEE DISHONESTY & CRIME COVERAGE</u>		
Limit incl Faithful Performance Theft, Disappearance, & Destruction Inside the Premises	\$525,000	\$525,000
Outside the Premises	\$25,000	\$25,000
Deductible	0	\$2,500
Net Premium	\$1,999	\$2,725
<u>TREASURERS BOND</u>		
Limit	\$996,000	\$996,000
Net Premium	\$845	\$845
Limit (Water Resources)	432,000	\$432,000
Net Premium	\$210	\$210
<u>BOILER & MACHINERY</u>		
Limit	\$1,000,000	\$10,000,000
Business Interruption Limit	\$1,000,000	Included
Deductible	\$1,000	\$1,000
Net Premium	\$2,053	\$2,000
<u>EXCESS WORKERS' COMPENSATION</u>		
Workers' Compensation Limit	\$5,000,000	Statutory
Employers Liability	\$1,000,000	\$1,000,000
Retention	\$250,000	\$250,000
Net Premium	\$13,500	\$14,025
Gross Premium	\$15,000	\$16,500
1994/1995 Grand Total Net Premium	\$180,943.48	
1995/1996 Recommended Net Premium	\$139,498.48	



COUNCIL AGENDA REPORT

DATE: August 3, 1995
DEPARTMENT: Public Works
AUTHOR: John Lind
TITLE: Electronic Sign Boards
TYPE OF ITEM: Award of Contract

SUMMARY RECOMMENDATIONS: Request Council to approve the purchase of two (2) electronic changeable message boards from Safety Supply & Sign.

DESCRIPTION:

A. Topic. Electronic Sign Boards

B. Background. The Police and Public Works Departments jointly requested a total of two (2) portable message boards through the CIP. The boards have the ability to display a 200-letter message, portable and easily secured.

The units we have tried in the past, on loan from the State, were diesel generator-powered. The units were noisy, and the computer message control panels failed numerous times.

The units we proposed are solar powered with battery backup. The boards have the ability to produce a pre-programmed message using 299 characters. Park City is "piggy backing" on a State purchase contract.

C. Analysis. The State contract amount for the solar-powered, battery-backup electronic changeable message board is \$26,700 each. The boards are fabricated in Denver, assuring parts availability.

Purchase of two units would total \$53,400, with an expected lead time of six to eight weeks from date of purchase order.

D. Department Review. Staff recommends purchase of these sign boards, which are to be included in the State contract price.

ALTERNATIVES:

- A. Purchase two (2) solar-powered electronic changeable message boards through the State contract.
- B. Public Works solicits private bids.
- C. Do nothing.

SIGNIFICANT IMPACTS: The approval of the requested purchase would have the boards here for winter activities such as World Cup and snow removal activities, additionally assisting with traffic control throughout the year.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: Continue to do business relying on temporary signs.

RECOMMENDATION: Take advantage of the State contract purchase price and authorize purchase of this equipment, yielding a significant savings for Park City.

COUNCIL AGENDA REPORT

DATE: August 3, 1995
DEPARTMENT: Public Works
AUTHOR: Jerry Gibbs
TITLE: Public Works Facility Design Contract
TYPE OF ITEM: Administrative

SUMMARY RECOMMENDATIONS: Authorize Staff to enter into contract with The Richardson Design Partnership, Inc., of Salt Lake City, to prepare contract documents for a new public works facility. The amount of the architectural design contract is \$172,682, plus 6% of the estimated construction costs of all additions to the building program.

DESCRIPTION:

A. Topic. Public Works has selected a site and developed a program for a new maintenance and office facility. After examining departmental requirements, it has been determined that the original building, which was constructed in 1979, does not meet present and future requirements. The department's objective since 1993 has been to select an appropriate facility site, determine a program of design requirements, and select an architectural design team to successfully fulfill those design requirements. Since this project was identified as a Council priority, it is recommended that design and construction of the project commence as soon as possible.

B. Background. The Public Works Department examined several alternatives to locating the new facility on the existing site at Ironhorse Drive. A Request for Proposal to identify alternative sites was issued in July, 1993. The matter was then presented to the Planning Department and the City Council. The decision was made to locate the facility at the City-owned Ironhorse site. Public Works issued a Request for Proposal for a space needs analysis and three responses were received. The Richardson Design Partnership, Inc. was the successful proposer and the City then entered into contract with the firm. The Richardson group developed a two-phase plan of construction which allows for occupancy of the first new building while a portion of the existing facility is demolished and rebuilt in Phase II. The Phase I plan includes approximately 25,000 square feet of bus bay maintenance area, temporary employee administrative offices, a vehicle washing facility, and parts and miscellaneous storage. Phase II includes approximately 19,200 square feet of permanent office space, employee support areas, bus storage, and maintenance facilities. Additional space for the Recycling Center and salt storage will also be incorporated into the site plan. According to the firm, the total estimated public works building facility cost is \$2,878,038. There currently is no estimate available for the Recycling Center.

C. Analysis. The decision to use the Richardson Design Partnership is based on their familiarity with staff needs and project background, which has resulted in successful completion of the space needs analysis. The firm's proximity to Park City, their willingness to perform the work according to budget and within a designated time frame of eight months, and their experience with municipal and industrial facility design further qualify them to perform the work. The not-to-exceed fee of \$172,682 proposed by the firm, which includes design and construction management services, is considered reasonable by Utah standards. The approved FY-94 and 95 City budgets include up to \$3.3 million for design and construction of the entire facility, which will cover a majority of the cost of the project.

D. Department Review. Community Development and Public Works have reviewed the Space Needs Study and concur with the siting and building program. The Richardson Design Partnership proposal to perform all remaining design services has been reviewed by the Public Works Department and the City Manager. A design team consisting of employees from the Building, Planning, Public Works Departments, and the Park City Recycling Center will review all plans and specifications for the project.

ALTERNATIVES:

A. Award contract to The Richardson Design Partnership, Inc.

B. Solicit another request for proposal to hire another architectural firm

C. Do Nothing

SIGNIFICANT IMPACTS: The Richardson Design Partnership has the necessary experience, ability, and familiarity with the project to complete the design of the new facility. The firm has agreed to perform these services in a timely fashion and to complete the design phase by March, 1996. This schedule allows for construction to begin in the Summer of 1996. The firm is ready to begin immediately upon contract execution. It is preferable to proceed expediently on this project to ensure that the City does not incur higher costs as a result of time delay.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

A. This alternative would allow the consultant to develop an already approved design program which has been reviewed and approved by staff. The firm has proposed development of contract documents within eight months so that construction can occur during the summer of 1996. Additionally, the fee of 6% proposed by Richardson compares favorably with the 6.25% recommended by the State of Utah.

B. This alternative would cause a possible four month delay in the design process and would require additional staff time for solicitation and evaluation of a new architectural firm.

C. Continued use of the existing facility does not allow for the department to efficiently meet the increasing needs of Park City in terms of effective maintenance of the transit fleet, storage needs, and personnel office space.

RECOMMENDATION: Council should authorize staff to negotiate a scope of services and execute a contract with The Richardson Design Partnership, Inc. to complete design drawings and oversee construction of the new public works facility. The scope should include all activities necessary for planning, design, and bidding of the 48,000 square foot facility which includes office space, maintenance garage, salt storage, and the relocation of the Recycling Center.



COUNCIL AGENDA REPORT

DATE: July 28, 1995
DEPARTMENT: Public Affairs
AUTHOR: Myles C. Rademan, Director
TITLE: Olympic Parkway Entry Corridor Master Plan
ACTION: Resolution to Adopt with Suggested Modifications

SUMMARY RECOMMENDATION: Adopt the Olympic Parkway Entry Corridor Master Plan with modifications by council resolution.

DESCRIPTION:

A. Topic: Adoption of Olympic Parkway Entry Corridor Master Plan.

B. Background: A draft master plan was completed in late 1994 and distributed to the City Council and the Parks, Recreation and Beautification Advisory Board. The Parks, Recreation and Beautification Advisory Board held public meetings on the plan and forwarded a set of recommendations to the City Council on April 20, 1995. The Council then held public hearings on the plan and suggested certain modifications to the recommendations after hearing from the staff and the public. A further public hearing was held on June 29 and certain additional modifications were suggested. These have been incorporated in the present language.

C. Analysis: The suggested modifications to the master plan, based on the recommendations of the Parks, Recreation and Beautification Advisory Board, the staff and the public input are as follows:

1. **Future changes in the 'open space' character of the city-owned portion of the entry corridor shall be governed by the following procedure:**

No sale or substantial change in the 'open space' character of the city-owned properties included in this master plan, or changes in the intent of this master plan to protect open space, shall be undertaken without an affirmative vote of 4 out of 5 City Council members. This vote must further be affirmed by 60% of the

voters voting in a locally scheduled special election within 180 days of the Council's decision. Nothing in this provision shall affect bonds currently secured by the property or preclude or hinder the City using this property as security or collateral for future bonding as long as the basic intent of maintaining open space is upheld.

2. Trails:

(a) the trail section (pages 16 - 24) will be removed and added to a separate appendix for greater clarity.

(b) to avoid unnecessary expense, trail location and usage will be determined after further consultation with the Army Corp of Engineers, the City's environmental consultants, the Parks, Recreation and Beautification Advisory Board, and the public.

3. Winter Use: in order to provide for the long-term provision of winter sports activities and amenities on the property, the city will prepare for open and competitive proposals a 'request for provision of services' beginning with the 1996-1997 season. The term of the contract will be for no more than five (5) years, with a three (3) year renewal option at the city's discretion. Nothing shall preclude the Council from determining that the City should directly provide the desired services if acceptable private bids are either not received or cannot be negotiated..

4. Capital Expenditures: capital expenditures will be partially geared toward grant criteria and opportunities. The Parks, Recreation and Beautification Advisory Board recommended trails, security in the barn area, access road improvements, restrooms and parking as priorities. Every effort will be made to implement these priorities in a timely fashion.

5. Pond: a pond near the barn will only be constructed if it substantially meets the following criteria: a) it aids in fire control; b) it serves a valid recreational need without negatively affecting the area in which it is located; and c) it does not negatively affect the fishery in the stream.

6. Agricultural: agricultural practices shall maintain the pastoral and visual appearance of the area and shall be conducted in an environmentally sound manner.

7. Special Events: special events will be limited so as not to interfere with the 'open space' character of the farm. The Parks, Recreation and Beautification Advisory Board's recommendation of only permitting summer events sponsored or co-sponsored by the City of not more than 50-100 people in the vicinity of the barn will be the guideline. Winter spectator activities in conjunction with cross-country ski racing and biathlon races are acceptable uses.

ALTERNATIVES:

A. Approve the Request: Approve the master plan with the above noted modifications suggested by the Parks, Recreation and Beautification Advisory Board, staff and public. If

approved the text of the draft master plan will be amended to reflect these changes and will then become the adopted master plan.

B. Alter the Request: Make further modifications or alterations prior to adoption which will then be reflected in the final version of the master plan.

SIGNIFICANT IMPACTS: The Olympic Parkway Entryway Master Plan will provide a policy and management tool to guide the community in using and improving its entry corridor.

RECOMMENDATION. Approve the Master Plan as presented or with minor modifications. With Council approval staff will modify the draft report and publish a final report for use by advisory bodies, staff and the general public.

**RESOLUTION ADOPTING AN OLYMPIC PARKWAY (SR224)
ENTRY CORRIDOR MASTER PLAN
WITH MODIFICATIONS FOR
PARK CITY, UTAH**

WHEREAS, the Olympic Parkway (SR224) Entry Corridor is a critical feature of our community, as it provides visual open space, recreational opportunities and expresses a statement about the character of Park City, Utah to visitors and residents alike; and

WHEREAS, because of its importance, the City Council authorized that a Master Plan be developed, and a draft was completed in late 1994; and

WHEREAS, public hearings were conducted by the Parks, Recreation, and Beautification Advisory Board on February 8, 1995 and March 8, 1995; and the City Council held a public hearing on May 18, 1995 on the draft Master Plan; and

WHEREAS, the City Council finds it in the best interest of the community to modify the draft Olympic Parkway Entry Corridor Master Plan to incorporate the recommendations of the Parks, Recreation, and Beautification Advisory Board and public input;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the City Council as follows:

SECTION 1. OLYMPIC PARKWAY ENTRY CORRIDOR MASTER PLAN ADOPTED. Staff is hereby directed to modify the draft Olympic Parkway Entry Corridor Master Plan, as follows. The amended document is hereby adopted as the Olympic Parkway Entry Corridor Master Plan.

1. **Open Space.** Future changes in the "open space" character of the city-owned portion of the entry corridor shall be governed by the following procedure:

No sale of substantial change in the "open space" character of the City-owned properties included in this Master Plan, or changes in the intent of this Master Plan to protect open space, shall be undertaken without an affirmative vote of four out of five City Council members. This vote must further be affirmed by 60% of the voters in a locally scheduled special election within 180 days of the Council's decision. Nothing in this provision shall

affect bonds currently secured by the property or preclude or hinder the City using this property as security or collateral for future bonding, as long as the basic intent of maintaining open space is upheld.

2. **Trails.** The trail section (Pages 16-24) will be removed and added to an separate appendix for greater clarity. To avoid unnecessary expense, trail location and usage will be determined after further consultation with the Army Corp of Engineers, the City's environmental consultants, the Parks, Recreation, and Beautification Advisory Board, and the public.
3. **Winter Use.** In order to provide for the long-term provision of winter sports activities and amenities on the property, the City will prepare for open and competitive proposals a "request for provision of services" beginning with the 1996-97 season. The term of the contract will be for no more than five years, with a three year renewal option at the City's discretion. Nothing shall preclude the Council from determining that the City should directly provide the desired services, if acceptable private bids are either not received or cannot be negotiated.
4. **Capital Expenditures.** Capital expenditures will be partially geared toward grant criteria and opportunities. The Parks, Recreation, and Beautification Advisory Board recommended trails, security in the barn area, access road improvements, restrooms and parking as priorities. Every effort will be made to implement these priorities in a timely fashion.
5. **Pond.** A pond near the barn will only be constructed if it substantially meets the following criteria (a) it aids in fire control; (b) it serves a valid recreational need without negatively affecting the area in which it is located; and (c) it does not negatively affect the fishery in the stream.
6. **Agriculture.** Agricultural practices shall maintain the pastoral and visual appearance of the area and shall be conducted in an environmentally sound manner.
7. **Special Events.** Special events will be limited as not to interfere with the "open space" character of the farm. The Parks, Recreation, and Beautification Advisory Board's recommendation of only permitting summer events sponsored or co-sponsored by the City of not more than 50 to 100 people in the vicinity of the barn will be the guideline. Winter spectator activities in conjunction with cross-country ski racing and biathlon races are acceptable uses.

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this 3rd day of August, 1995.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, Deputy City Recorder

Approved as to form:

Mark D. Harrington, Asst. City Attorney