PARK CITY
1884

COUNCIL REPORT

DATE: June 20, 1995
DEPARTMENT: Planning Department
AUTHOR: Janice Lew
TITLE: Amendment to Park City Survey and Millsite Reservation Plats - 340 Main Street
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Adopt the ordinance approving the plat amendment for 340 Main Street.

DESCRIPTION:

A. Topic.
PROJECT STATISTICS

Project Name:	340 Main Street
Applicant:	Jonathan Olch
Location:	Main Street
Proposal:	Plat Amendment
Zoning:	HCB
Adjacent Land Uses:	Commercial
Date of Application:	May 11, 1995
Project Planner:	Janice Lew
Recommendation:	Approve with conditions

B. Background.

This request is to remove the common lot lines between Lots 9 and 10 of Block 22, Park City Survey and Lots 10 and 11 of Block 69, Millsite Reservation. The property is located between the Black Pearl and Egyptian Theater. A new structure is currently under construction on the property which will house two levels of leasable area and a lower level garage. The Historic District Commission reviewed and approved the design of the building. Additionally, the applicant has made considerable efforts to facilitate the preservation of the Egyptian Theater by proposing a design which addressing the snow shedding problems of the Egyptian Theater.

C. Analysis.

This request is to formally combine, by a legal subdivision plat, four existing lots owned by the applicant. The size of the structure currently under development was determined by the height and floor area ratio requirements of the Code. No setbacks are required.

D. Department Review.

The Community Development Department and City Attorney's Office have reviewed this application.

ALTERNATIVES:

A. Approve the proposed amendment thereby allowing the reconfiguration of the property.

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 proposal effectively combines four lots, creating one lot for the development of a single structure.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:
A non-conforming building would be created which is located across lot lines.

PUBLIC INPUT: The property was posted and legal notice sent to all property owners within the affected subdivision plats. As of June 20, 1995, the staff received the following comment from a concerned property owner.

Russell Wong, Mall President: Mr. Wong expressed his concern for maintaining access to the parking garage and from Main Street to Swede Alley.

RECOMMENDATION:

The staff recommends approval of the proposed plat amendment for 340 Main Street 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 HCB district allows commercial structures.

2. The proposed plat amendment corrects the legal description of the applicant's property and creates one parcel for the single building. The new structure is compatible in scale and design with Historic Main Street. Therefore, there are no significant impacts to the City and surrounding area.

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. The plat must be recorded prior to any occupancy permit being issued for the structure on the newly created lot.

Exhibits:

Exhibit A - Location Map
Exhibit B - Ordinance and Amended Plat

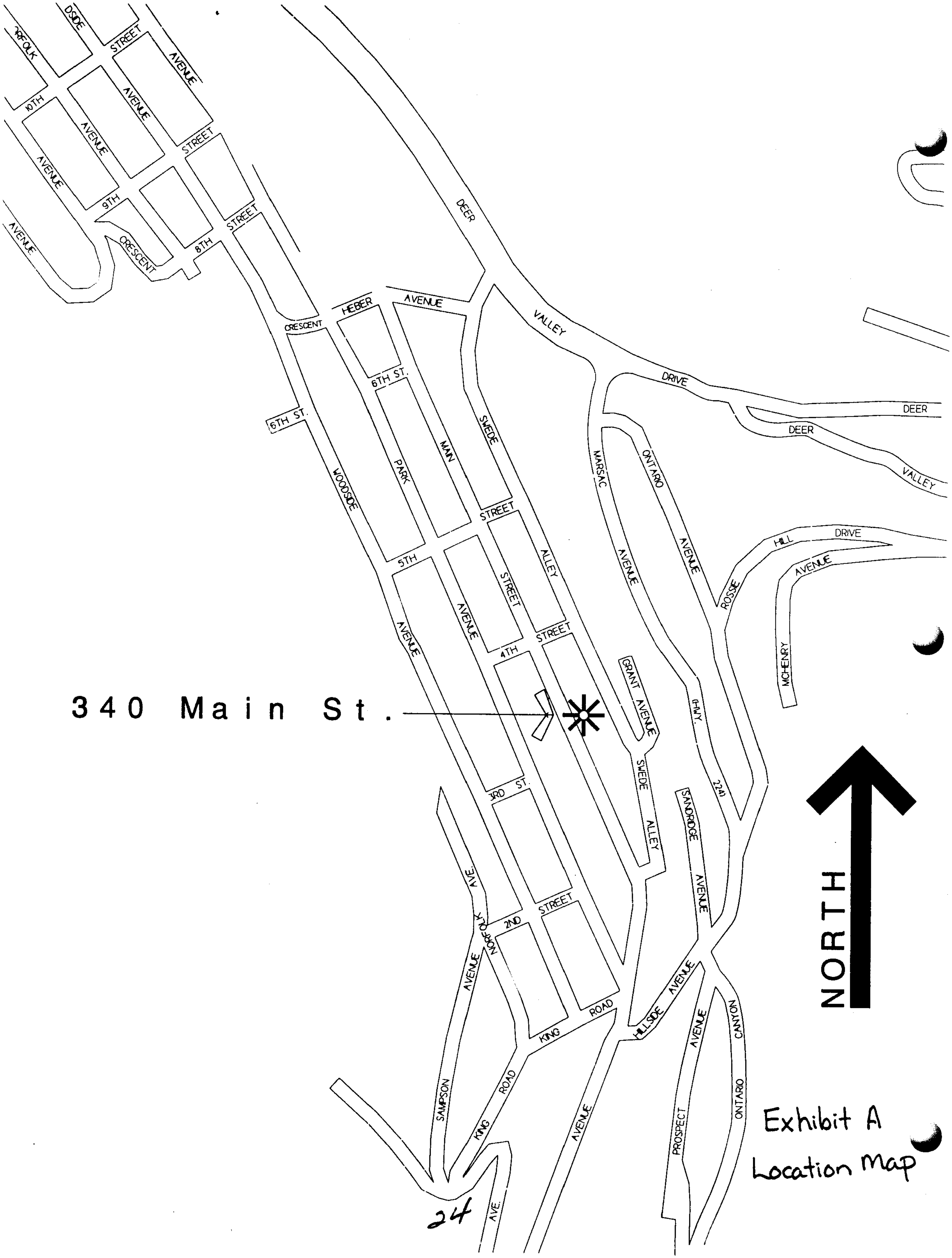

Exhibit A
Location Map

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Ordinance No. 95-

AN ORDINANCE APPROVING THE AMENDMENT TO LOTS 9 AND 10 BLOCK 22, PARK CITY SURVEY AND LOTS 10 AND 11, BLOCK 69, MILLSITE RESERVATION REGARDING 340 MAIN STREET PARK CITY, UTAH

WHEREAS, the owner of the property indicated above, Jonathan Olch, petitioned the City Council for approval of an amendment to the Park City Survey and Millsite Reservation Plats; and

WHEREAS, proper notice was sent and the City Council conducted a public hearing on June 29, 1995 to receive testimony on the proposed plat amendment; and

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

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 Park City Survey and Millsite Reservation Plat of 340 Main Street 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.

PASSED AND ADOPTED this 29th day of June, 1995.

Exhibit B
Ordinance and Amended Plat

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

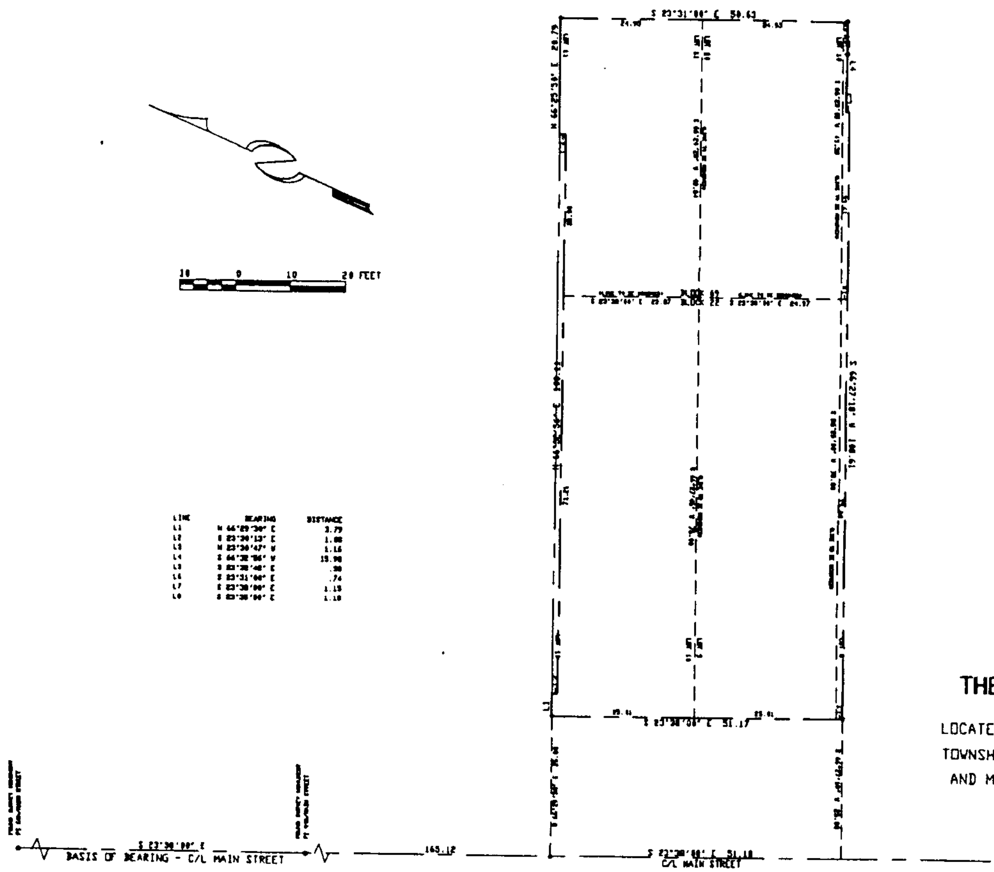
Attest:

Janet M. Scott, Deputy City Recorder

Approved as to form:

Mark D. Harrington, Assistant City Attorney

RECEIVED
MAY 11 1995
PLANNING DEPT



LINE	BEARING	DISTANCE
L1	N 66°29'30" E	3.79
L2	[illegible]	1.[illegible]
L3	[illegible]	1.16
L4	[illegible]	[illegible]
L5	[illegible]	.[illegible]
L6	[illegible]	.74
L7	[illegible]	1.15
L8	[illegible]	1.10

NOTES

1. [illegible]
2. Parcel contains [illegible] square feet.
3. The street address of this property is [illegible] Main Street.

RECORD OF SURVEY MAP

THE 330 MAIN STREET PARCEL

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

SURVEYORS CERTIFICATE

[illegible]

LEGAL DESCRIPTION

[illegible]

OWNERS DEDICATION AND CONSENT TO RECORD

[illegible]

ACKNOWLEDGEMENT

State of ________)
County of ________)

[illegible]

Notary Public

Commission expires: ________

Attachment A

PAGE 1 OF 1

ALLIANCE ENGINEERING INC.	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
P.O. BOX 2664 323 MAIN STREET PARK CITY, UTAH 84060 (801) 649-9467	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF ________, 1995 A.D. BY ________ PARK CITY ENGINEER	APPROVED AS TO FORM THIS ____ DAY OF ________, 1995 A.D. BY ________ PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF ________, 1995 A.D. BY ________ PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF ________, 1995 A.D. BY ________ MAYOR	STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF ________ DATE ____ TIME ____ BOOK ____ PAGE ____ FEE ____ RECORDER

03-11-94 Y:\PLAT\PCS\031194

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PARK CITY

1884

COUNCIL AGENDA REPORT

DATE: **June 29, 1995**
DEPARTMENT: **Public Works**
AUTHOR: **Jerry Gibbs**
TITLE: **Water User Rates**
TYPE OF ITEM: **Legislative**

SUMMARY RECOMMENDATIONS: Direct staff to prepare a rate structure that increases water user rates by 15% and the residential base rates according to meter size ($3.00 per month for most customers) to provide adequate revenues to conform to bond covenants and replace aging water facilities.

DESCRIPTION:

A. **Topic**. Water user fees have two components, a base rate and water usage in excess of 5,000 gallons. Revenues from water user fees cover the cost of water operations, billing, debt service, debt coverage, indirect city costs and capital projects that do not relate to growth. Current revenues are not sufficient to meet all requirements.

B. **Background**. Prior to 1982, water was charged at a uniform flat rate for both meter size and use. In 1982, a base charge and use fee were introduced. These fees were modified again in 1983 to adjust the base rate for a single family connection to $10 and a use fee for all users to $1.15 per 1,000 gallons. In 1989 the fees were revised. The base rate is $12 for residential and the use fee is $1.37 per 1,000 gallons. In 1991, a water conservation component was added to single family and irrigation meters. Over the last six years the rates have generated sufficient revenues to offset the operational cost. Changes in the use of impact fees and recent financing of new projects not related to growth require a change in the current rate structure. The base rate has not been increased since 1989. A special rate for low-income elderly customers instituted in 1982, would not be changed.

C. **Analysis**. User fees have generated approximately $1.75 million annually over the last two years. Annual expenditures for water operations and billing are anticipate to exceed $1.6

million; debt service is $400,000; debt coverage $150,000; and capital is $250,000 to $400,000.

The shortfall is needed to replace our existing system. This appears to be a large number at first glance. Park City's water system is valued in excess of $22 million. The expected life of the infrastructure is forty to fifty years. This implies that 2 to 2.5% of system value should be collected each year to replace portions of the system due to age or obsolescence. Previously connection fees were used to fund water replacement projects.

Our current bond covenants require the revenues generated by user fees shall be a minimum of 115% of the operational expense excluding debt. A large percentage of our debt is paid by impact fees, however, the user fees guarantee payment. Because of this guarantee, the debt coverage varies depending on the year from $150,000 to $212,000. This amount must be generated annually. The carry-over is added to capital the following year and capital is reduced the equivalent amount.

Alternatives

A revenue short fall of about $500,000 is projected for this fiscal year. The alternatives for raising necessary revenue will combine changes to base rate and user rates. Residential uses create the largest impact. A customer frequency user chart was developed to determine where the water use is occurring. From the chart (attachment 2), 50% of the single family customers using more than 25,000/gal/month represent 90% of the total water used by all single family customers. Each alternative shows a higher increase in the last tier of the rates. The base rate is adjusted only in the residential meter sizes and the 3/4 in. commercial meter size. A $0.10 per 1,000 gallon increase will generate approximately $100,000 in revenues. The median water use is 25,000 gallons; the average use is 35,000 gallons based on single family customers. Single family users represent approximately 63% of all accounts city-wide.

Alternative 1 - 12% user rate adjustment & residential base rate change.

	Base Rate Adjustment	Current	Proposed
Residential	3/4 in meter	$12	$15
	1in meter	12	18
	1-1/2 in meter	12	21
Commercial	3/4 in meter	15	21

An additional $130,000 is anticipated.

A 12% rate increase in each of the first three tiers. A 24% increase is proposed in the fourth tier.

	Water use	Current	Proposed
S.F.	5,000 to 10,000 gallons	$1.25	$1.40
	10,000 to 20,000 gallons	1.50	1.68
	20,000 to 40,000 gallons	1.90	2.13
	over 40,000 gallons	2.00	2.48
Irr	5,000 to 10,000 gallons	1.25	1.40
	10,000 to 20,000 gallons	1.50	1.68
	20,000 to 100,000 gallons	1.70	1.90
	over 100,000 gallons*	1.70	2.11
Others	over 5,000 gallons	1.37	1.53

*This is a new tier.

The additional revenue anticipated from a 12% user rate increase is $213,500. The total revenue projection is $343,500. This is about $156,000 less than the projected requirement; the difference would come from reserves.

Alternative 2 - 15% user rate adjustment & residential base rate change.

The base rate adjustment is the same as Alternative 1. Estimated revenue is approximately $130,000.

A 15% rate increase in each of the first three tiers and a 30% increase in the fourth tier is proposed.

	Water use	Current	Proposed
S.F.	5000 to 10,000 gallons	$1.25	$1.44
	10,000 to 20,000 gallons	1.50	1.73
	20,000 to 40,000 gallons	1.90	2.19
	over 40,000 gallons	2.00	2.60
Irr	5000 to 10,000 gallons	1.25	1.44
	10,000 to 20,000 gallons	1.50	1.73
	20,000 to 100,000 gallons	1.70	1.96
	over 100,000 gallons	1.70	2.21
Others	Over 5000 gallons	1.37	1.58

The additional revenue anticipated from a 15% user rate increase is $273,700. The total revenue projection is $403,700; still about $96,000 less than the requirement.

Alternative 3 - 18% user rate adjustment & residential base rate change.

The base rate adjustment is the same as Alternative 1. Estimated revenue is approximately $130,000.

An 18% rate increase in the first three tiers and a 36% increase in the fourth is shown.

	Water use	Current	Proposed
S.F.	5,000 to 10,000 gallons	$1.25	$1.48
	10,000 to 20,000 gallons	1.50	1.77
	20,000 to 40,000 gallons	1.90	2.24
	over 40,000 gallons	2.00	2.72
Irr	5,000 to 10,000 gallons	1.25	1.48
	10,000 to 20,000 gallons	1.50	1.77
	20,000 to 100,000 gallons	1.70	2.00
	over 100,000 gallons	1.70	2.31
Others	over 5,000 gallons	1.37	1.62

The additional revenue anticipated from a 18% user rate increase is $325,700. The total revenue projection is $455,700, which is about $44,000 less than the requirement but within the annual fluctuation of revenue due to weather.

Alternative 4 - Uniform 25% user rate adjustment & residential base rate change.

The base rate adjustment is the same as Alternative 1. Estimated revenue is approximately $130,000.

A 25% increase is proposed in each tier level.

	Water use	Current	Proposed
S.F.	5,000 to 10,000 gallons	$1.25	$1.56
	10,000 to 20,000 gallons	1.50	1.88
	20,000 to 40,000 gallons	1.90	2.38
	over 40,000 gallons	2.00	2.50
Irr	5,000 to 10,000 gallons	1.25	1.56
	10,000 to 20,000 gallons	1.50	1.88
	20,000 to 100,000 gallons	1.70	2.19
	over 100,000 gallons	1.70	2.19
Others	over 5,000 gallons	1.37	1.71

The additional revenue anticipated from a 25% user rate increase is $368,600. The total revenue projection is $498,600.

None of the alternatives proposed generate the required revenues. Two conditions may exist to create additional shortfalls. A wet, cool summer and or reduced use from a rate increase. Reserves will be necessary to make up any deficits. The rates should be reviewed at the end of FY 96 to determine the effect of the rate increase.

The Council should determine which approach to rates it wishes to pursue. Several options are available.

Department Review. Finance, general administration and public works are currently reviewing the rate proposals. The existing water billing software has only four rate tiers per category.

ALTERNATIVES:

A. Staff recommends approval of Alternate 2. A 15% modified user rate increase coupled with the base increase is projected to produce $405,000.

B. Approve Alternatives 1 or 3 , a 12 or 18% modified user rate and base increase.

C. Approve Alternative 4, 25% overall user rate and a modified base increase.

D. Approve another modified rate increase. Our computer model of rates can test many combinations.

E. Approve smaller rate increases of 10 to 12% in each of the next two to three years.

F. Postpone a rate increase.

SIGNIFICANT IMPACTS: A rate increase is necessary to protect our water bond rating and generate a capital fund to replace water facilities not eligible for funding with impact fees. The general public has been supportive of our water improvement and conservation efforts. There may be some reluctance to accept a large increase even though the last change occurred six years ago. The largest impact of most alternatives will be in residential use in excess of 40,000 gallons per month during the summer. In the future, smaller increase annually may be more palatable

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: Either Alternatives 1, 3 or 4 (options B and C) or phased increase (option E) could e adopted with little immediate consequence, although Alternative 1 would likely trigger another increase in one to three years. Postponing a rate increase could cause our water bonds to be re-rated, increasing our interest exposure and requiring a larger rate increase later. Needed capital replacement projects would be delayed until funding could be generated or a new source of revenue could be found.

RECOMMENDATION: Approve a base rate change to residential meters and 3/4 inch commercial meters as follows:

Base Rate Adjustment		Current	Proposed
Residential	3/4 in meter	$12	$15
	1 in meter	12	18
	1-1/2 in meter	12	21
Commercial	3/4 in meter	15	21

Approve a user rate increase of approximately 15% and adjust the rates as follows:

	Water use	Current	Proposed
S.F.	5,000 to 10,000 gallons	$1.25	$1.44
	10,000 to 20,000 gallons	1.50	1.73
	20,000 to 40,000 gallons	1.90	2.19
	over 40,000 gallons	2.00	2.60
Irr	5,000 to 10,000 gallons	1.25	1.44
	10,000 to 20,000 gallons	1.50	1.73
	20,000 to 100,000 gallons	1.70	1.96
	over 100,000 gallons	1.70	2.21
Others	over 5,000 gallons	1.37	1.58

The rates should be reviewed annually for adequacy.

WATER RATES COMPARISONS										
USAGE	EXISTING	12%	%	15%	%	18%	%	25%	%	
5,000	$ 12.00	$ 15.00	25%	$ 15.00	25%	$ 15.00	25%	$ 15.00	25%	
10,000	$ 18.25	$ 22.00	21%	$ 22.20	22%	$ 22.40	23%	$ 22.80	25%	
15,000	$ 25.75	$ 30.40	18%	$ 30.85	20%	$ 31.25	21%	$ 32.70	27%	
20,000	$ 33.25	$ 38.80	17%	$ 39.50	19%	$ 40.10	21%	$ 42.60	28%	
25,000	**$ 42.75**	**$ 49.45**	16%	**$ 50.45**	18%	**$ 51.30**	20%	**$ 54.50**	**27%**	MEDIAN
30,000	$ 52.25	$ 60.10	15%	$ 61.40	18%	$ 62.50	20%	$ 66.40	27%	
35,000	*$ 61.75*	*$ 70.75*	15%	*$ 72.35*	17%	*$ 73.70*	19%	*$ 78.30*	*27%*	MEAN
40,000	$ 71.25	$ 81.40	14%	$ 83.30	17%	$ 84.90	19%	$ 90.20	27%	
45,000	$ 81.25	$ 93.80	15%	$ 96.30	19%	$ 98.50	21%	$ 102.70	26%	
50,000	$ 91.25	$ 106.20	16%	$ 109.30	20%	$ 112.10	23%	$ 115.20	26%	
100,000	$ 191.25	$ 230.20	20%	$ 239.30	25%	$ 248.10	30%	$ 240.20	26%	
150,000	$ 291.25	$ 354.20	22%	$ 369.30	27%	$ 384.10	32%	$ 365.20	25%	
200,000	$ 391.25	$ 478.20	22%	$ 499.30	28%	$ 520.10	33%	$ 490.20	25%	

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WATER RATES ANALYSIS				
EXPENDITURES				
	FY 94	FY 95	FY 96	FY 97
Water Operations, Billing & Insurance	$1,291,607	$1,487,371	$1,659,992	$1,659,992
Capital & Debt	$553,571	$307,312	$577,173	$705,680
Bond Coverage	$152,450	$152,450	$212,000	$162,600
Total Requirements	$1,997,628	$1,947,133	$2,449,165	$2,528,272
REVENUES				
User Fees	$1,783,544	$1,835,588	$1,850,000	$1,875,000
Interest Earnings	$45,000	$45,000	$45,000	$45,000
Capital Projects Repayment to User Fees	$28,620	$37,029	$0	$0
Total Resources	$1,857,164	$1,917,617	$1,895,000	$1,920,000
NET RESOURCES AVAILABLE	**($140,464)**	**($29,516)**	**($554,165)**	**($608,272)**
		Existing	Proposed	Proposed
Reserve Fund-Operations (min 40% of User Fees)		$797,311	$740,000	$750,000
Reserve Fund-Capital (min 15% of Debt)		$152,500	$212,000	$162,600

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PARK CITY
1884

COUNCIL AGENDA REPORT

DATE: June 29, 1995
DEPARTMENT: Community Development
AUTHOR: Eric DeHaan EWDH
TITLE: Construction Services Contract for King Road Storm Drain
TYPE OF ITEM: Administrative

SUMMARY RECOMMENDATIONS: Approval of construction contract with Counterpoint Construction Company for the 1995 King Road Storm Drain project in the amount of $772,462.00, and approval to negotiate with the Snyderville Basin Sewer Improvement District for reimbursement to PCMC of SBSID's share of this cost.

DESCRIPTION:

A. Topic: The existing storm drain in King Road consists of sandstone blocks stacked together in the 1930s. Gaps exist between some of the slabs forming the top of the rectangular channel; presenting a hazardous condition. The channel is largely plugged due to debris, and most of the blocks are cracked or broken. Its life is over and it needs to be replaced with a 36-inch culvert. Moreover, like many streets in our Historic District, the 6-inch sewer line in both King Road and in Upper Norfolk is undersized, as is the six-inch water line which exists in a portion of King Road. This project will implement the construction plans to reconstruct all of the obsolete utilities at the same time, after which the road will be replaced. The storm drain will empty out into the creek at the corner of Hillside and Main; while the pipes are installed that area will be regraded to create a few off-street parking spaces which will be used as a construction staging area temporarily and for permanent parking and/or snow storage.

B. Background: The construction management and inspection needed to coordinate traffic access on King Road and to minimize inconvenience to the neighborhood will be substantial. The Council approved the engineering and construction management for this project (by Eckhoff, Watson, and Preator) on March 30, 1995. This contract includes all construction costs; Snyderville Sewer Improvement District will reimburse Park City for their share of the construction. (Our purchasing policy requires Council approval of agreements over $10,000.) The project itself has been reviewed by the City's Staff Review Team as well as Community

Development and Public Works. We also held a neighborhood meeting to explain the project and answer questions which was attended by about twenty people. Proper maintenance and replacement of our crumbling infrastructure relates to the Council objectives of Quality of Services and Customer Service.

C. **Analysis:** The approved Capital Improvements Budget from FY1994-95 (last year) specifies $679,000 to undertake this project. No new appropriations will be necessary for either the engineering or the construction. Although the construction will be disruptive, it is the best way to alleviate the periodic street flooding which occurs on King Road as well as upgrading the utility network to handle the existing homes and the new construction which is occurring in the neighborhood. Please note that even with the new storm drain culvert the homes on King Road will be regarded as being in a flood zone because the Federal Emergency Management Agency doesn't give credit for culverts, only for open channels.

Bids were opened for the project on Thursday, June 22, 1995. A total of five bids were received from Counterpoint Construction, Brown and Cris, 4-Way Construction, Golden State Enterprises, and Geneva Rock Products. The bids were analyzed by our consulting engineer, Eckhoff, Watson, and Preator (EWP). A copy of a letter from EWP is attached which addresses technical addition and multiplication issues. The bid from Counterpoint Construction Company, a responsible construction company which recently installed the Chatham Crossing pump station and water line for PCMC, remains the low bid.

The EWP letter includes attachments as follows: a bid abstract spreadsheeting the five bids and our engineer's estimate; a summary sheet; PCMC costs; and SBSID costs.

The Counterpoint Construction base bid of $722,462.00 includes the SBSID work for which PCMC will be reimbursed. It does not include certain additive alternates which the City Engineer strongly recommends be added to the base bid. Those alternates include a water pressure reducing valve station (PRV) at $20,000.00, which will help PCMC better circulate water in upper Old Town, and $30,000.00 for accelerated repavement of King Road, which will minimize dust levels in the neighborhood later this summer. SBSID has elected not to pay for the additive item of ductile iron sewer pipe, in part because ductile iron pipe may be slightly affected by the mineralized soils under King Road.

Please note that the contract includes the replacement of 794 feet of 8-inch sewer main in Upper Norfolk, the dead-end, one-lane crumbling "road" which turns sharply northward from King Road and which intercepts Sampson Avenue, another one-lane crumbling road in our historic area. We have agreed to pay 50% of SBSID's asphalt costs (PCMC's 50% would be $14,500.00, or half of items 1, 2, and 8 of Bid Schedule C) because the asphalt patch over SBSID's sewer trench will be such an improvement over the existing cracked, rutted, ravelling, crumbling asphalt in Upper Norfolk.

The net costs to PCMC resulting from this contract with Counterpoint Construction are as follows:

ITEM	DESCRIPTION	AMOUNT	TOTAL
1	Base Bid	$ 722,462.00	
2	Add PRV	20,000.00	
3	Add accelerated asphalt	30,000.00	
	CONTRACT TOTAL		$ 772,462.00
4	SBSID total costs	291,616.40	
5	Subtract PCMC asphalt share of SBSID total	14,500.00	
	NET SBSID reimbursement to PCMC		$ 277,116.40
	TOTAL NET PCMC COST		$ 495,345.60

Our capital improvements budget from 1994-95 (account #31-44016) contains $679,520. This figure adequately covers the net PCMC cost of $495,345.60 for construction plus our $60,000 cost for EWP's engineering, inspection, and project management. It may be necessary to retain the account balance for possible cost overruns such as imported trench foundation material (in the event we run into very poor existing underground conditions, a likelihood in the King Road area, which was a brushy gully prior to our mining era). The staff would also like to grant a $200 gift certificate from Park City Nursery to each of the affected neighbors to enable them to repair and enhance adjacent landscaping. We also would like to landscape the City property at the corner of Hillside and Main after this project is complete. Those costs are <u>not</u> included in Counterpoint Construction Company's contract.

The staff would like to thank Mr. Don Simon, who has agreed to let us use his vacant lot at the intersection of Ridge Avenue and King Road for staging and parking, and Mr. Pat Sweeney and his family, who have agreed to let us temporarily widen a 50-foot section of Ridge Avenue on their property so that two cars could actually pass one another. This is desirable since Ridge Avenue (a.k.a. Anchor) will be used as a detour during the King Road project.

D. <u>Department Review</u>: The project has been reviewed through Community Development and Public Works. Numerous conversations have occurred over the years with various interested parties such as homeowners who sustained damage during the previous flooding events. Further, the Council will see a subdivision plat in 1995 for the Sweeney/Simon area, which includes the houses upstream in Woodside Gulch from King Road and contains the inlet headwall structure for the King Road storm drain.

<u>ALTERNATIVES</u>:

A. **<u>Deny the request</u>.** If the Council feels it would prefer to spend the money elsewhere, this request could be denied.

B. <u>**Postpone the request**</u>. If the Council feels that there will be too much construction activity in the Historic District this summer, the request could be postponed. However, there is a good likelihood that the neighborhood will be heavily affected by the sewer construction for Flagstaff Mountain in 1996, which will probably need to run down Daly Avenue, and it is doubtful that the existing King Road storm drain will remain serviceable that long.

C. <u>**Approve the request**</u>. For all the reasons mentioned above this is the alternative strongly recommended by Staff.

<u>**SIGNIFICANT IMPACTS**</u>**:** We anticipate road closures during construction so that the necessary utility work can be done as quickly as possible. We anticipate allowing adjacent neighbors to use the salvaged sandstone slabs in their landscaping in an effort to preserve an important historic link with the past. Main Street traffic at the bottom of King Road will be inconvenienced. Residents of King Road and Upper Norfolk will be forced to park their cars elsewhere for periods when their access is blocked. The project will be dusty. It will be noisy. It will be very inconvenient. It will be extremely disruptive, but less disruptive than would be the flood or the broken sewer line which could happen at an even <u>worse</u> time for the neighborhood in the event we don't fix our utilities.

<u>**CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION**</u>**:** Kind Road and Woodside Gulch is our single biggest flash-flood threat to Old Town as a result of topography, the Silver King Mine Dump, and the new construction occurring on the steep slopes of upper Old Town. Further, the sewer and water improvements are important and difficult to postpone without incurring major repairs. Painful though this project may be, it is time we did it.

<u>**RECOMMENDATION**</u>**:** Approval of a construction contract with Counterpoint Construction Company for the 1995 King Road Storm Drain Utility and Road Project in the amount of $772,462.00, and approval to negotiate with the Snyderville Basin Sewer Improvement District for reimbursement to PCMC of SBSID's share of this cost as outlined in the staff report.

ECKHOFF, WATSON and PREATOR ENGINEERING

Engineering • Environmental Science • Surveying • Construction Administration

June 23, 1995

Principals

David W. Eckhoff, PhD, PE
Kenneth W. Watson, PE, LS
E. Gregory Thorpe, PE
Robert L. Siegel, PhD
James V. Olson, PE

Associates

Frederick C. Duberow, PE
Thomas W. Johnson, CPA
Douglas L. Gilmore, PE
Karen K. Nichols, PE
Robert Q. Elder, PE

Mr. Eric DeHaan, City Engineer
Park City Municipal Corporation
P.O. Box 1480
Park City, Utah 84060

Re: **King Road Storm Drain, Utility and Road Project**
Bid Evaluation

Dear Eric:

We have evaluated the bids submitted on June 22, 1995 for the King Road Storm Drain, Utility and Road Project. Enclosed is an abstract of the bids. The lowest responsible bidder is Counterpoint Construction Company, Inc. of Layton, Utah.

During our evaluation of the bids we found the following items:

1. Brown and Cris, Inc. Bid Submittal, Bid Schedule Item 33: The quantity was not multiplied by the unit price, therefore, the line item amount was incorrect. The Bid Abstract reflects the corrected bid amount.

2. 4-Way Construction Company, Inc. Bid Submittal, Bid Schedule Item 38: The line item amount did not reflect the unit price bid. The Bid Abstract reflects a corrected bid amount using the line item bid amount. Additionally, Bid Schedule Item 57: The line item amount did not reflect the unit price multiplied by the quantity. The Bid Abstract reflects the corrected bid amount utilizing the unit price bid.

3. Golden State Enterprises, Inc. Bid Submittal, Bid Schedule A Total Bid: The total included the Alternate Bid Line Item 33A amount. The Bid Abstract reflects the adjusted bid amount deleting line item 33A from the total.

4. Geneva Rock Products, Inc. Bid Submittal, Bid Schedule A Total Bid: An error was made in the Total Bid Price - Schedule A. The Bid Abstract reflects the corrected bid amount.

These items do not change the lowest responsible bidder. We recommend that the project be awarded to Counterpoint Construction Company, Inc.

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ENG. DEPT

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Before award of the project, the inclusion of *Additive Items* needs to be resolved. Please note the following:

1. Additive Item D1, the proposed PRV Station at King Road and Woodside Avenue would enhance circulation of water in the main deterring freezing conditions in the area of King Road immediately west of Woodside Avenue. We recommend inclusion of the PRV station in the contract in the amount of $20,000.00.

2. Additive Items D3 and D4, the proposed Schedule Acceleration, to accelerate pavement installation, for the blocks from Park Avenue to Woodside Avenue and from Woodside Avenue to Norfolk Avenue has been bid at $30,000.00, $15,000.00 per block. This acceleration plan has several merits. We recommend inclusion of the Schedule Acceleration for both areas in the contract in the total amount of $30,000.00.

3. Additive Item D5, the proposed ductile iron, mechanical joint piping for sewer main has been bid at $37.00 per linear foot. The SBSID should evaluate whether the sewer main in King Road or Norfolk Avenue is to be upgraded from PVC to ductile iron. The approximate contract increase to Schedule A - King Road would be $8,685.00 and the approximate increase to Schedule B - Norfolk Avenue would be $5,558.00.

Additionally, I have enclosed a summary of proposed project cost allocations for PCMC and SBSID. If you desire to see the affect of percentages other than those shown in the summary, please contact me and I will forward the variations.

Please let me know your determination on the additive items and I will prepare the Notice of Award. I am forwarding a copy of the Bid Abstract to each Bidder. If you have any questions, please call me.

Respectfully,

ECKHOFF, WATSON AND PREATOR ENGINEERING

Roger W. McClain
Project Manager

enclosures

cc: SBSID, w/enclosures

PCMC\KINGRD95\BIDEVAL.LTR

KING ROAD STORM DRAIN, UTILITY AND ROAD PROJECT
ABSTRACT OF BIDS
BID OPENING - JUNE 22, 1995

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ITEM NO.	DESCRIPTION	QUANTITY	UNIT	COUNTERPOINT CONSTRUCTION CO UNIT PRICE	COUNTERPOINT CONSTRUCTION CO AMOUNT	BROWN AND CRIS, UNIT PRICE	BROWN AND CRIS, AMOUNT	4-WAY CONSTRUCTION UNIT PRICE	4-WAY CONSTRUCTION AMOUNT	GOLDEN STATE ENTERPRISES UNIT PRICE	GOLDEN STATE ENTERPRISES AMOUNT	GENEVA ROCK PRODUCTS UNIT PRICE	GENEVA ROCK PRODUCTS AMOUNT	ENGINEER'S ESTIMATE UNIT PRICE	ENGINEER'S ESTIMATE AMOUNT
SCHEDULE A															
KING ROAD STORM DRAIN, UTILITY AND ROAD PROJECT															
1	MOBILIZATION (2% OF CONSTRUCTION COSTS)	JOB	LUMP	$11,000.00	$11,000.00	$15,400.00	$15,400.00	$15,000.00	$15,000.00	$10,000.00	$10,000.00	$16,000.00	$16,000.00		$16,536.00
2	TRAFFIC CONTROL & SIGNAGE	JOB	LUMP	$5,449.00	$5,449.00	$27,500.00	$27,500.00	$10,000.00	$10,000.00	$8,000.00	$8,000.00	$5,800.00	$5,800.00		$5,000.00
3	TEMPORARY BARRICADES	JOB	LUMP	$5,531.00	$5,531.00	$7,600.00	$7,600.00	$8,000.00	$8,000.00	$4,000.00	$4,000.00	$3,600.00	$3,600.00		$7,500.00
EARTHWORK															
4	IMPORT & PLACE SUITABLE FILL	1,000	TON	$13.00	$13,000.00	$10.00	$10,000.00	$10.50	$10,500.00	$12.00	$12,000.00	$10.20	$10,200.00	$15.00	$15,000.00
5	IMPORT & PLACE STRUCTURAL FILL	4,000	TON	$11.00	$44,000.00	$10.00	$40,000.00	$13.00	$52,000.00	$13.00	$52,000.00	$10.20	$40,800.00	$17.50	$70,000.00
6	IMPORT & PLACE 3/4" BASE COURSE, NON-UTILITY	100	TON	$16.00	$1,600.00	$12.00	$1,200.00	$13.00	$1,300.00	$13.00	$1,300.00	$26.03	$2,603.00	$14.50	$1,450.00
7	IMPORT & PLACE 3/4" GRAVEL, NON-UTILITY	100	TON	$16.00	$1,600.00	$12.00	$1,200.00	$13.50	$1,350.00	$15.00	$1,500.00	$29.49	$2,949.00	$15.50	$1,550.00
8	REMOVE AND SALVAGE FLAGSTONE DRAIN	1,000	LF	$7.00	$7,000.00	$40.00	$40,000.00	$8.00	$8,000.00	$10.00	$10,000.00	$20.94	$20,940.00	$17.50	$17,500.00
9	TRENCH ROCK EXCAVATION AND DISPOSAL	250	CY	$37.00	$9,250.00	$20.00	$5,000.00	$65.00	$16,250.00	$40.00	$10,000.00	$250.00	$62,500.00	$37.00	$9,250.00
10	SITE GRADING & COMPACTION (STORM DRAIN OUTLET AND STAGING AREA)	JOB	LUMP	$8,980.00	$8,980.00	$15,000.00	$15,000.00	$13,800.00	$13,800.00	$30,000.00	$30,000.00	$7,698.00	$7,698.00		$7,500.00
ROADWAY IMPROVEMENTS															
11	REMOVE AND DISPOSE OF ASPHALT PAVEMENT	2,850	SY	$5.00	$14,250.00	$6.00	$17,100.00	$10.50	$29,925.00	$4.00	$11,400.00	$3.66	$10,431.00	$5.50	$15,675.00
12	ROAD PREPARATION, SUBBASE & GRADING	JOB	LUMP	$16,631.00	$16,631.00	$40,000.00	$40,000.00	$13,600.00	$13,600.00	$40,000.00	$40,000.00	$10,831.18	$10,831.18		$7,500.00
13	CONSTRUCT ASPHALT PAVEMENT SECTION - KING ROAD	2,850	SY	$20.00	$57,000.00	$25.00	$71,250.00	$25.00	$71,250.00	$20.00	$57,000.00	$17.49	$49,846.50	$22.50	$64,125.00
14	TRENCH PAVEMENT REPAIR - MAIN STREET	110	SY	$33.00	$3,630.00	$30.00	$3,300.00	$32.00	$3,520.00	$30.00	$3,300.00	$38.05	$4,185.50	$33.75	$3,712.50
15	SAWCUT EXISTING CONCRETE	50	LF	$4.00	$200.00	$5.00	$250.00	$3.00	$150.00	$2.00	$100.00	$5.00	$250.00	$3.00	$150.00
16	SAWCUT EXISTING ASPHALT	375	LF	$1.00	$375.00	$5.00	$1,875.00	$3.00	$1,125.00	$1.00	$375.00	$1.50	$562.50	$2.50	$937.50
17	INSTALL ROLL GUTTER	2,200	LF	$9.00	$19,800.00	$12.00	$26,400.00	$25.00	$55,000.00	$10.00	$22,000.00	$11.79	$25,938.00	$17.50	$38,500.00
18	INSTALL CONCRETE DRIVEWAY	250	SF	$2.00	$500.00	$5.00	$1,250.00	$7.00	$1,750.00	$4.00	$1,000.00	$4.76	$1,190.00	$5.50	$1,375.00
19	INSTALL ASPHALT DRIVEWAY	1,200	SF	$4.00	$4,800.00	$6.00	$7,200.00	$4.50	$5,400.00	$5.00	$6,000.00	$4.22	$5,064.00	$3.50	$4,200.00
20	PROVIDE GRADING & COMPACTION BEHIND GUTTERS AND IN DRIVEWAYS	JOB	LUMP	$13,237.00	$13,237.00	$6,000.00	$6,000.00	$9,500.00	$9,500.00	$20,000.00	$20,000.00	$2,200.00	$2,200.00		$10,000.00
21	CONSTRUCT CONCRETE RETAINING WALL - A	JOB	LUMP	$5,477.00	$5,477.00	$8,000.00	$8,000.00	$12,000.00	$12,000.00	$10,000.00	$10,000.00	$7,415.00	$7,415.00		$4,500.00
22	CONSTRUCT CONCRETE RETAINING WALL - B	JOB	LUMP	$6,533.00	$6,533.00	$10,000.00	$10,000.00	$15,500.00	$15,500.00	$17,000.00	$17,000.00	$9,335.00	$9,335.00		$6,500.00
23	FURNISH AND PLACE PRECAST CONCRETE BARRIER	JOB	LUMP	$1,823.00	$1,823.00	$2,500.00	$2,500.00	$15,000.00	$15,000.00	$2,000.00	$2,000.00	$1,670.00	$1,670.00		$1,000.00
24	F & I PCMC STD. STREET SIGN, COMPLETE	2	EA	$630.00	$1,260.00	$400.00	$800.00	$500.00	$1,000.00	$500.00	$1,000.00	$500.00	$1,000.00	$2,100.00	$4,400.00
25	F & I PCMC STD. STREET LIGHT, w/ SIGN, COMPLETE	3	EA	$1,474.00	$4,422.00	$3,500.00	$10,500.00	$2,000.00	$6,000.00	$1,000.00	$3,000.00	$3,000.00	$9,000.00	$3,400.00	$10,200.00
26	F & I UDOT STD. TRAFFIC SIGN, COMPLETE	8	EA	$515.00	$4,120.00	$400.00	$3,200.00	$500.00	$4,000.00	$500.00	$4,000.00	$400.00	$3,200.00	$600.00	$4,800.00

STORM DRAINAGE													
27	F & I 36-INCH STORM DRAIN PIPE	1,120	LF	$64.00	$71,680.00	$70.00	$78,400.00	$60.00	$67,200.00	$40.00	$44,800.00	$98.80	$110,656.00	$57.00	$63,840.00
28	F & I 15-INCH STORM DRAIN PIPE	175	LF	$27.00	$4,725.00	$35.00	$6,125.00	$43.00	$7,525.00	$25.00	$4,375.00	$90.00	$15,750.00	$28.00	$4,900.00
29	F & I 6-INCH STORM DRAIN PIPE	40	LF	$30.00	$1,200.00	$35.00	$1,400.00	$38.00	$1,520.00	$20.00	$800.00	$87.00	$3,480.00	$16.00	$640.00
30	F & I SUBDRAINAGE SYSTEM	50	LF	$45.00	$2,250.00	$25.00	$1,250.00	$45.00	$2,250.00	$20.00	$1,000.00	$100.00	$5,000.00	$32.00	$1,600.00
31	CONSTRUCT S/D BAFFLED OUTLET STRUCTURE	JOB	LUMP	$5,925.00	$5,925.00	$5,000.00	$5,000.00	$14,500.00	$14,500.00	$15,000.00	$15,000.00	$3,180.00	$3,180.00		$27,000.00
32	CONSTRUCT S/D HEADWALL STRUCTURE	JOB	LUMP	$3,945.00	$3,945.00	$5,000.00	$5,000.00	$12,000.00	$12,000.00	$10,000.00	$10,000.00	$3,370.00	$3,370.00		$14,500.00
33	FURNISH & INSTALL STORM DRAIN BOX	5	EA	$3,418.00	$17,090.00	$4,000.00	$20,000.00	$4,000.00	$20,000.00	$2,000.00	$10,000.00	$3,430.00	$17,150.00	$5,500.00	$27,500.00
34	CONSTRUCT TRENCH DIKE	1	EA	$1,293.00	$1,293.00	$1,500.00	$1,500.00	$1,000.00	$1,000.00	$500.00	$500.00	$1,350.09	$1,350.09	$2,000.00	$2,000.00
35	FURNISH & INSTALL SINGLE GUTTER INLET BOX	8	EA	$1,772.00	$14,176.00	$2,000.00	$16,000.00	$3,500.00	$28,000.00	$1,500.00	$12,000.00	$1,630.00	$13,040.00	$1,400.00	$11,200.00
36	FURNISH & INSTALL DOUBLE GUTTER INLET BOX	2	EA	$2,428.00	$4,856.00	$3,000.00	$6,000.00	$4,500.00	$9,000.00	$2,500.00	$5,000.00	$2,435.00	$4,870.00	$2,750.00	$5,500.00
37	REMOVE AND DISPOSE STORM BOX AND 24" RCP	JOB	LUMP	$1,492.00	$1,492.00	$2,000.00	$2,000.00	$2,500.00	$2,500.00	$15,000.00	$15,000.00	$4,334.19	$4,334.19		$1,500.00
38	REMOVE AND DISPOSE 36" CMP	150	LF	$18.00	$2,700.00	$15.00	$2,250.00	$33.33	$5,000.00	$20.00	$3,000.00	$49.70	$7,455.00	$17.00	$2,550.00
39	CONSTRUCT ENERGY DISSIPATION CHANNEL	JOB	LUMP	$4,699.00	$4,699.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$5,000.00	$5,000.00	$6,403.20	$6,403.20		$17,500.00
WATER SYSTEM													
40	F & I 10-INCH DUCTILE IRON WATER PIPE	172	LF	$34.00	$5,848.00	$85.00	$14,620.00	$35.00	$6,020.00	$35.00	$6,020.00	$87.24	$15,005.28	$65.00	$11,180.00
41	F & I 8-INCH DUCTILE IRON WATER PIPE	366	LF	$27.00	$9,882.00	$75.00	$27,450.00	$26.75	$9,790.50	$20.00	$7,320.00	$78.80	$28,840.80	$45.00	$16,470.00
42	F & I 12-INCH GATE VALVE, ON EXISTING W/L	1	EA	$1,622.00	$1,622.00	$1,800.00	$1,800.00	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$2,200.00	$2,200.00	$3,200.00	$3,200.00
43	F & I 12-INCH GATE VALVE	5	EA	$1,066.00	$5,330.00	$1,400.00	$7,000.00	$1,120.00	$5,600.00	$1,200.00	$6,000.00	$1,000.00	$5,000.00	$2,250.00	$11,250.00
44	F & I 8-INCH GATE VALVE	1	EA	$666.00	$666.00	$900.00	$900.00	$600.00	$600.00	$1,000.00	$1,000.00	$550.00	$550.00	$1,950.00	$1,950.00
45	F & I SINGLE METER BOX, COMPLETE w/o METER	7	EA	$642.00	$4,494.00	$350.00	$2,450.00	$650.00	$4,550.00	$800.00	$5,600.00	$1,000.00	$7,000.00	$2,750.00	$19,250.00
46	F & I 3/4-INCH COPPER WATER SERVICE	264	LF	$11.00	$2,904.00	$20.00	$5,280.00	$35.00	$9,240.00	$8.00	$2,112.00	$63.66	$16,806.24	$35.00	$9,240.00
47	F & I 1-INCH COPPER WATER SERVICE	200	LF	$22.00	$4,400.00	$25.00	$5,000.00	$35.00	$7,000.00	$10.00	$2,000.00	$68.32	$13,664.00	$45.00	$9,000.00
48	CONNECT TO EXISTING METER BOX	11	EA	$258.00	$2,838.00	$150.00	$1,650.00	$250.00	$2,750.00	$300.00	$3,300.00	$100.00	$1,100.00	$2,000.00	$22,000.00
49	INSTALL CURB STOP AND BOX	12	EA	$490.00	$5,880.00	$250.00	$3,000.00	$375.00	$4,500.00	$300.00	$3,600.00	$310.00	$3,720.00	$750.00	$9,000.00
50	PROVIDE TEMP. WATER SERVICE (MAIN-WOODSIDE)	JOB	LUMP	$3,750.00	$3,750.00	$2,500.00	$2,500.00	$7,500.00	$7,500.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00		$5,000.00
51	PROVIDE TEMP. WATER SERVICE (WOODSIDE-NORFOLK)	JOB	LUMP	$3,750.00	$3,750.00	$2,500.00	$2,500.00	$7,500.00	$7,500.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00		$5,000.00
52	PROVIDE TEMP. WATER SERVICE (NORFOLK-END)	JOB	LUMP	$3,750.00	$3,750.00	$2,500.00	$2,500.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00		$5,000.00
53	REMOVE EXISTING FIRE HYDRANT	3	EA	$325.00	$975.00	$150.00	$450.00	$1,500.00	$4,500.00	$500.00	$1,500.00	$1,000.00	$3,000.00	$2,000.00	$6,000.00
54	F & I FIRE HYDRANT, COMPLETE	4	EA	$2,429.00	$9,716.00	$3,000.00	$12,000.00	$2,200.00	$8,800.00	$2,000.00	$8,000.00	$2,270.00	$9,080.00	$3,500.00	$14,000.00
SANITARY SEWER SYSTEM													
55	F & I 8-INCH DI SEWER PIPE	965	LF	$28.00	$27,020.00	$65.00	$62,725.00	$37.50	$36,187.50	$17.00	$16,405.00	$68.79	$66,382.35	$55.00	$53,075.00
56	F & I 6-INCH PVC SEWER PIPE (ASTM D 3034)	400	LF	$29.00	$11,600.00	$60.00	$24,000.00	$37.50	$15,000.00	$15.00	$6,000.00	$68.10	$27,240.00	$40.00	$16,000.00
57	F & I 4-INCH PVC SEWER PIPE (ASTM D 3034)	621	LF	$28.00	$17,388.00	$40.00	$24,840.00	$15.00	$9,315.00	$9.00	$5,589.00	$68.10	$42,290.10	$30.00	$18,630.00
58	F & I 4-FT. DIA. SEWER MANHOLE	10	EA	$1,236.00	$12,360.00	$2,100.00	$21,000.00	$2,500.00	$25,000.00	$1,500.00	$15,000.00	$2,200.00	$22,000.00	$3,500.00	$35,000.00
59	LOCATE AND CONNECT TO EXISTING BUILDING SEWER	32	EA	$1,096.00	$35,072.00	$350.00	$11,200.00	$400.00	$12,800.00	$200.00	$6,400.00	$100.00	$3,200.00	$1,000.00	$32,000.00
GAS SERVICE													
60	TRENCHING FOR GAS LINE	2,000	LF	$3.00	$6,000.00	$5.00	$10,000.00	$4.50	$9,000.00	$4.00	$8,000.00	$11.50	$23,000.00	$16.00	$32,000.00
GENERAL													
61	CLEANUP (2% OF CONSTRUCTION COSTS)	JOB	LUMP	$12,000.00	$12,000.00	$11,000.00	$11,000.00	$17,394.00	$17,394.00	$20,000.00	$20,000.00	$4,600.00	$4,600.00		$16,536.00
SUBTOTAL BID PRICE; SCHEDULE A					$584,744.00		$786,315.00		$782,462.00		$620,296.00		$835,925.93		$859,872.00

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SCHEDULE B

HILLSIDE AVENUE SEWER REPLACEMENT

1	MOBILIZATION (2% OF CONSTRUCTION COSTS)	JOB	LUMP	$400.00	$400.00	$320.00	$320.00	$1,250.00	$1,250.00	$350.00	$350.00	$350.00	$350.00		$337.56
2	TRAFFIC CONTROL & SIGNAGE	JOB	LUMP	$8,551.00	$8,551.00	$4,000.00	$4,000.00	$1,000.00	$1,000.00	$3,000.00	$3,000.00	$500.00	$500.00		$1,300.00
3	REMOVE EXISTING SEWER LINE FURNISH & INSTALL 8-INCH DIA. DIP, MJ	104	LF	$37.00	$3,848.00	$75.00	$7,800.00	$35.00	$3,640.00	$50.00	$5,200.00	$81.21	$8,446.84	$57.00	$5,928.00
4	CONNECT TO EXISTING MANHOLE	2	EA	$530.00	$1,060.00	$1,000.00	$2,000.00	$1,500.00	$3,000.00	$500.00	$1,000.00	$1,000.00	$2,000.00	$1,200.00	$2,400.00
5	REMOVE AND REPLACE ASPHALT PAVEMENT	125	SY	$39.00	$4,875.00	$40.00	$5,000.00	$31.50	$3,937.50	$60.00	$7,500.00	$38.05	$4,756.25	$27.00	$3,375.00
6	IMPORT TRENCH FILL MATERIAL	250	TON	$11.00	$2,750.00	$11.00	$2,750.00	$12.00	$3,000.00	$20.00	$5,000.00	$10.20	$2,550.00	$15.50	$3,875.00
	SUBTOTAL BID PRICE; SCHEDULE B				$21,484.00		$21,870.00		$15,827.50		$22,050.00		$18,602.09		$17,215.56

SCHEDULE C

NORFOLK AVENUE SANITARY SEWER IMPROVEMENT

1	MOBILIZATION (2% OF CONSTRUCTION COSTS)	JOB	LUMP	$2,000.00	$2,000.00	$3,700.00	$3,700.00	$1,000.00	$1,000.00	$2,400.00	$2,400.00	$3,060.00	$3,060.00		$3,502.01
2	TRAFFIC CONTROL & SIGNAGE	JOB	LUMP	$2,000.00	$2,000.00	$2,500.00	$2,500.00	$1,000.00	$1,000.00	$5,000.00	$5,000.00	$3,420.00	$3,420.00		$9,987.50
3	FURNISH & INSTALL 8-INCH PVC SEWER LINE	794	LF	$30.00	$23,820.00	$100.00	$79,400.00	$35.00	$27,790.00	$17.00	$13,498.00	$68.79	$54,619.26	$52.00	$41,288.00
4	FURNISH & INSTALL 4-INCH PVC SEWER LINE	250	LF	$35.00	$8,750.00	$30.00	$7,500.00	$35.00	$8,750.00	$14.00	$3,500.00	$68.10	$17,025.00	$45.00	$11,250.00
5	FURNISH & INSTALL 4-FOOT DIA. MANHOLE	5	EA	$1,259.00	$6,295.00	$3,500.00	$17,500.00	$3,000.00	$15,000.00	$1,500.00	$7,500.00	$2,240.00	$11,200.00	$3,200.00	$16,000.00
6	FURNISH & INSTALL 5-FOOT DIA. DROP MANHOLE	1	EA	$1,527.00	$1,527.00	$4,000.00	$4,000.00	$4,500.00	$4,500.00	$3,000.00	$3,000.00	$2,460.00	$2,460.00	$4,500.00	$4,500.00
7	CONNECT TO EXISTING LATERAL	12	EA	$1,237.00	$14,844.00	$315.00	$3,780.00	$350.00	$4,200.00	$300.00	$3,600.00	$100.00	$1,200.00	$1,500.00	$18,000.00
8	REMOVE AND REPLACE ASPHALT PAVEMENT	1,250	SY	$20.00	$25,000.00	$26.00	$32,500.00	$32.50	$40,625.00	$35.00	$43,750.00	$21.19	$26,487.50	$24.50	$30,625.00
9	REMOVE AND DISPOSE EXISTING MANHOLE	2	EA	$745.00	$1,490.00	$2,000.00	$4,000.00	$1,500.00	$3,000.00	$1,000.00	$2,000.00	$300.00	$600.00	$1,250.00	$2,500.00
10	IMPORT TRENCH FILL MATERIAL	2,500	TON	$11.00	$27,500.00	$12.00	$30,000.00	$13.00	$32,500.00	$20.00	$50,000.00	$10.20	$25,500.00	$15.50	$38,750.00
11	ADJUST EXIST. WATER METER BOX TO GRADE	1	EA	$579.00	$579.00	$300.00	$300.00	$500.00	$500.00	$200.00	$200.00	$300.00	$300.00	$250.00	$250.00
12	ADJUST EXIST. WATER VALVE BOX TO GRADE	1	EA	$579.00	$579.00	$300.00	$300.00	$500.00	$500.00	$200.00	$200.00	$200.00	$200.00	$250.00	$250.00
13	TRENCH ROCK EXCAVATION AND DISPOSAL	50	CY	$37.00	$1,850.00	$20.00	$1,000.00	$65.00	$3,250.00	$40.00	$2,000.00	$250.00	$12,500.00	$34.00	$[illegible]700.00
	SUBTOTAL BID PRICE; SCHEDULE C				$116,234.00		$186,480.00		$142,615.00		$136,648.00		$158,571.76		$178,602.51

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SUMMARY

TOTAL BID PRICE - SCHEDULE A	$584,744.00	$786,315.00	$782,462.00	$620,296.00	$835,925.93	$859,872.00
TOTAL BID PRICE - SCHEDULE B	$21,484.00	$21,870.00	$15,827.50	$22,050.00	$18,602.09	$17,215.56
TOTAL BID PRICE - SCHEDULE C	$116,234.00	$186,480.00	$142,615.00	$136,648.00	$158,571.76	$178,602.51
TOTAL BID PRICE ALL SCHEDULES	$\boxed{\$722,462.00}$	$994,665.00	$940,904.50	$778,994.00	$1,013,099.78	$1,055,690.07

PREPARED BY EWP ENGINEERING
file: c:\pcmc\kingrd95\bidabstr.xls

KING ROAD STORM DRAIN, UTILITY AND ROAD PROJECT - SUMMARY

SUBTOTAL GENERAL COSTS	$33,980	$61,500	$50,394	$42,000	$30,000	$45,572
SUBTOTAL EARTHWORK COSTS	$85,430	$112,400	$103,200	$116,800	$147,690	$122,250
SUBTOTAL STORM DRAINAGE COSTS	$136,031	$159,925	$185,495	$126,475	$196,038	$180,230
SUBTOTAL WATER SYSTEM COSTS	$65,805	$89,100	$91,351	$79,452	$135,966	$147,540
SUBTOTAL SANITARY SEWER COSTS	$103,440	$143,765	$98,303	$49,394	$161,112	$154,705
SUBTOTAL GAS SERVICE COSTS	$6,000	$10,000	$9,000	$8,000	$23,000	$32,000
SUBTOTAL ROADWAY IMPROVEMENTS COSTS	$154,058	$209,625	$244,720	$198,175	$142,119	$177,575
TOTAL	$584,744	$786,315	$782,462	$620,296	$835,928	$859,872

ADDITIVE ITEMS

D1	CONSTRUCT PRV	1	EA	$20,000.00	$30,000.00	$15,000.00	$35,000.00	$14,000.00	$14,000.00
D2	IMPORT TRENCH FOUNDATION MATERIAL	0-1000	TON	$16.00	$12.00	$25.00	$15.00	$10.20	
D3	SCHEDULE ACCELERATION 0+30 TO 2+33	JOB	LUMP	$16,000.00	$7,000.00	$10,000.00	$25,000.00	$5,100.00	
D4	SCHEDULE ACCELERATION 2+33 TO 5+00	JOB	LUMP	$15,000.00	$7,000.00	$10,000.00	$25,000.00	$5,100.00	
D5	FURNISH & INSTALL 8-INCH DUCTILE IRON MJ SEWER LINE	0-500	LF	$37.00	$100.00	$45.00	$35.00	$82.00	

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PCMC COSTS

BIDDER		COUNTERPOINT CONSTRUCTION CO	BROWN AND CRIS,	4-WAY CONSTRUCTION	GOLDEN STATE ENTERPRISES	GENEVA ROCK PRODUCTS	ENGINEER'S ESTIMATE
PRICE SCHEDULE ITEM	ASSIGNED PERCENTAGE	RESPONSIBLE COSTS	RESPONSIBLE COSTS	RESPONSIBLE COSTS	RESPONSIBLE COSTS	RESPONSIBLE COSTS	RESPONSIBLE COSTS
SCHEDULE A							
KING ROAD STORM DRAIN, UTILITY AND ROAD PROJECT							
SUBTOTAL GENERAL COSTS	67%	$7,356.60	$23,517.00	$12,060.00	$8,040.00	$6,298.00	$8,375.00
SUBTOTAL EARTHWORK COSTS (ALL ITEMS EXCEPT 5 AND 9)	100%	$32,180.00	$67,400.00	$34,950.00	$54,800.00	$44,390.00	$43,000.00
SUBTOTAL EARTHWORK COSTS (ITEMS 4 AND 8)	67%	$35,677.50	$30,150.00	$45,727.50	$41,540.00	$69,211.00	$53,097.50
SUBTOTAL STORM DRAINAGE COSTS	100%	$136,031.00	$159,925.00	$185,495.00	$126,475.00	$196,038.48	$180,230.00
SUBTOTAL WATER SYSTEM COSTS	100%	$65,805.00	$89,100.00	$91,350.50	$79,452.00	$135,966.32	$147,540.00
SUBTOTAL GAS SERVICE COSTS	100%	$6,000.00	$10,000.00	$9,000.00	$8,000.00	$23,000.00	$32,000.00
SUBTOTAL ROADWAY IMPROVEMENTS COSTS (ALL ITEMS EXCEPT 10 AND 12)	100%	$82,808.00	$121,275.00	$143,545.00	$129,775.00	$81,841.18	$97,775.00
SUBTOTAL ROADWAY IMPROVEMENTS COSTS (ITEMS 11 AND 13)	67%	$47,737.50	$59,194.50	$67,787.25	$45,828.00	$40,385.93	$53,466.00
MOBILIZATION (2% OF CONSTRUCTION COSTS)	75%	$8,250.00	$11,550.00	$11,250.00	$7,500.00	$12,000.00	$12,402.00
CLEANUP (2% OF CONSTRUCTION COSTS)	75%	$9,000.00	$8,250.00	$13,045.50	$15,000.00	$3,450.00	$12,402.00
TOTAL SCHEDULE A		$430,845.60	$580,361.50	$614,210.75	$516,410.00	$612,580.91	$640,287.50

TOTAL PCMC COSTS $430,845.60

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SBSID COSTS

BIDDER		COUNTERPOINT CONSTRUCTION CO	BROWN AND CRIS,	4-WAY CONSTRUCTION	GOLDEN STATE ENTERPRISES	GENEVA ROCK PRODUCTS	ENGINEER'S ESTIMATE
PRICE SCHEDULE ITEM	ASSIGNED PERCENTAGE	RESPONSIBLE COSTS	RESPONSIBLE COSTS	RESPONSIBLE COSTS	RESPONSIBLE COSTS	RESPONSIBLE COSTS	RESPONSIBLE COSTS
SCHEDULE A							
KING ROAD STORM DRAIN, UTILITY AND ROAD PROJECT							
SUBTOTAL GENERAL COSTS	33%	$3,623.40	$11,583.00	$5,940.00	$3,960.00	$3,102.00	$4,125.00
SUBTOTAL EARTHWORK COSTS (ITEMS 5 AND 9)	33%	$17,572.50	$14,850.00	$22,522.50	$20,460.00	$34,089.00	$26,152.50
SUBTOTAL SANITARY SEWER COSTS	100%	$103,440.00	$143,765.00	$98,302.50	$49,394.00	$161,112.45	$154,705.00
SUBTOTAL ROADWAY IMPROVEMENTS COSTS (ITEMS 11 AND 13)	33%	$23,512.50	$29,155.50	$33,387.75	$22,572.00	$19,891.58	$26,334.00
MOBILIZATION (2% OF CONSTRUCTION COSTS)	25%	$2,750.00	$3,850.00	$3,750.00	$2,500.00	$4,000.00	$4,134.00
CLEANUP (2% OF CONSTRUCTION COSTS)	25%	$3,000.00	$2,750.00	$4,348.50	$5,000.00	$1,150.00	$4,134.00
SUBTOTAL SCHEDULE A		$153,898.40	$205,953.50	$168,251.25	$103,886.00	$223,345.03	$219,584.50
SCHEDULE B							
HILLSIDE AVENUE SEWER REPLACEMENT							
SUBTOTAL SCHEDULE B		$21,484.00	$21,870.00	$15,827.50	$22,050.00	$18,602.09	$17,215.56
SCHEDULE C							
NORFOLK AVENUE SANITARY SEWER IMPROVEMENT							
SUBTOTAL SCHEDULE C		$116,234.00	$186,480.00	$142,615.00	$136,648.00	$158,571.76	$178,602.51
TOTAL SBSID COSTS		$\boxed{\$291,616.40}$	$414,303.50	$326,693.75	$262,584.00	$400,518.88	$415,402.57

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PARK CITY
1884

COUNCIL AGENDA REPORT

DATE: June 23, 1995
DEPARTMENT: Community Development Department
AUTHOR: Megan B. Ryan
TITLE: Final Subdivision Plat - Park City Seminary - 1800 Kearns Boulevard
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS:
Community Development Staff recommend that the Council take public input and approve the Final Plat for the Park City Seminary. The Planning Commission will hear this matter at their meeting of June 28, 1995 and their recommendations will be forwarded to you the night of your meeting.

DESCRIPTION:

A. Topic.

Applicant:	PSC Development and the Church of Latter Day Saints
Location:	1899 Kearns Blvd., across from the Park City High School
Zoning:	Residential Medium Density (RDM) w/ Frontage Protection Zone Overlay (FPZ)
Adjacent Land Uses:	Residential , school, general commercial
Date of Application:	June 2, 1995
Project Planner:	Megan B. Ryan
Staff Recommendation:	Approve the final subdivision plat

B. Background.

The Planning Department has received an application for the subdivision of a .71 acre parcel out of a larger five-acre parcel known as the Blonquist parcel. The Planning Commission approved a prior request for a subdivision on this site in June of 1993. The plat was never recorded and the Planning Commission approval has expired. Therefore the applicant is again requesting consideration of a final subdivision plat for the property.

The Planning Commission will review the new application at their meeting of June 28, 1995. The Commissioners recommendation will be forwarded to the Council the night of your meeting. It is the exception for staff to schedule "back to back" Planning Commission and City Council review of projects but the financing parameters of the recently approved Aspen Villas MPD requires separate parcel ownership before that project can proceed. Due to the neccesity for the closing to occurr as soon as possible for the project to proceed the subdivision plat needs to be heard as quickly as possible by both review bodies.

Please see Attachment B - Location map and Attachment C - Proposed Final Plat.

The Blonquist parcel was sold separately to the LDS Church in 1991. In 1993 the LDS Church was granted a Conditional Use Permit (CUP) to construct a seminary on .71 acre of the parcel. The seminary is currently under construction. A Final Condition of the Seminary CUP called for the remaining 4.81 acre site to be processed as a Master Planned Development. The Planning Commission approved the Aspen Villas MPD for the remaining 4.81 parcel in May of this year.

C. Analysis

Shared Driveway Access / Crosswalk
A major discussion point in the previous subdivision application was that of access to both developments on the site. The staff has consistently conveyed the intent of the FPZ to applicants by requesting a limit on the number of access points within the entry corridor. The applicant has agreed to share the northern driveway and a shared driveway agreement has been supplied to staff. The southern most access drive will serve the Aspen Villas project as a secondary access point as required by the Fire Marshall.

Discussion was also held on the possible future need for a crosswalk/overpass from the Seminary to the High School. A note will be added to the plat which indicates that if a crosswalk/overpass is deemed necessary by UDOT, both owners of Lot 1 and Lot 2 shall be financially responsible in the participation of construction costs.

Bike and Pedestrian Access. The plat will show a 20 foot public easement for the City's bike path and public utilities along Kearns Blvd. for both new parcels being created. The bike path along both Lots 1 and 2 will be required to be installed at the time of initial infrastructure improvements.

Other staff issues which have been addressed with Conditions of Approval, include the need for a financial security to assure finishing of capping of soils (this area is part of the

Prospector tailings area), and an easement for the City's legal access to the Pacific Bridge Well site (a well located on the back portion of the smaller parcel).

D. **Public Notice**

The project was noticed on June 13, 1995 and at the time of this staff report no public input or comments have been received.

E. **Department Review**

The Community Development Department, City wide staff review team and City Attorney's Office have reviewed this proposal. The Planning Commission will also review this proposal and it is anticipated that they will forward a positive recommendation to the City Council.

ALTERNATIVES

A. **Deny the final subdivision plat.**
B. **Approve the final subdivision plat.**
C. **Continue the item for further discussion and/or additional input from Staff or the applicant.**

SIGNIFICANT IMPACTS:

The subdivision will create two parcels under separate legal ownership.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

If the City Council chooses to deny the subdivision the developer of Aspen Villas, PSC, will not be able to obtain financing for the Master Planned Development on Lot 2.

RECOMMENDATION:

The staff recommends that the City Council approve the Final subdivision plat at the Park City Seminary and adopt the Ordinance attached as Exhibit C, with the following conditions based on the following Findings and Conclusions of Law:

Findings:

1. The proposal is consistent with both the Park City Land Management Code and the Comprehensive plan as both uses are allowed for and have followed the necessary review and approval process for the RDM and FPZ Districts.
2. The applicants have proposed to dedicate a 20' utility and multi-use pedestrian access strip along Highway 248.
3. The applicants have proposed to construct a 12' multi-use pathway along the 20' utility and pedestrian easement on Highway 248.

4. The applicants have proposed to share the driveway access at the northern most entrance to the project and to be financially responsible for any future construction of a crosswalk/overpass that connects the High School to the newly created parcels.

Conclusions of Law:

1. There is good cause for the amendment as the project will create a pedestrian pathway with related improvements and a shared drive;
2. Neither the public nor any person will be materially injured by the proposed plat amendment.

Final Conditions:

1. The applicant shall comply with all Standard City Conditions of Approval.

2. A 20 foot dedicated multi-use public access easement shall be provided along Kearns Boulevard. Prior to certificate of occupancy of the Seminary, the developer shall install the trail improvements. The bike path along Kearns Blvd. shall be a total of 8 feet wide, four feet of which is paved with asphalt with two foot of wood chips on the shoulders. A thirty foot minimum separation between the pathway and the existing UDOT easement line should be honored in the design process to the best extent possible.

3. Prior to plat recordation, a security will be required to be posted to ensure that capping of the soils in compliance with the Prospector Landscaping and Maintain Ordinance is completed. The security shall be a form that is satisfactory to both the City Attorney and City Engineer.

4. A dedicated public access easement to the Pacific Bridge Well site shall be shown on the plat.

5. Prior to issuance of Certificate of Occupancy for construction on Lot 1 a letter shall be submitted to the city by the LDS Church that specifically addresses the status of the current and future need for a pedestrian crosswalk/overpass from the Seminary to the High School. A note will be added to the plat which indicates that if a crosswalk/overpass is deemed necessary by UDOT, both owners of Lot 1 and Lot 2 shall be financially responsible in the participation of construction costs.

<u>**EXHIBITS**</u>

Exhibit B - Location Map
Exhibit C - Proposed Subdivision Plat
Exhibit A - Ordinance

ORDINANCE NO. 95-___

AN ORDINANCE APPROVING THE FINAL PLAT OF THE PARK CITY SEMINARY SUBDIVISION LOCATED AT 1800 KEARNS BOULEVARD, PARK CITY, UTAH

WHEREAS, the owners of the property known as the Park City Seminary petitioned the Planning Commission for approval of a revision to the final plat; and

WHEREAS, proper notice was sent and the Planning Commission held a public hearing to receive input on the proposed conversion on June 28, 1995; and

WHEREAS, on June 28, 1995, the Planning Commission approved the final plat attached hereto as Exhibit C; and

WHEREAS, it is in the best interest of Park City to approve the final plat, and

WHEREAS, there is good cause for the City to approve the plat; and

WHEREAS, neither the public nor any person will be materially injured by the proposed plat;

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

SECTION 1. The Park City Seminary final plat is approved as shown on the attached Exhibit C with the following Findings, Conclusions and Conditions:

Findings:

1. The proposal is consistent with both the Park City Land Management Code and the Comprehensive plan as both uses are allowed for and have followed the necessary review and approval process for the RDM and FPZ Districts.
2. The applicants have proposed to dedicate a 20' utility and multi-use pedestrian access strip along Highway 248.
3. The applicants have proposed to construct a 12' multi-use pathway along the 20' utility and pedestrian easement on Highway 248.
4. The applicants have proposed to share the driveway access at the northern most entrance to the project and to be financially responsible for any future construction of a crosswalk/overpass that connects the High School to the newly created parcels.

Conclusions of Law:

1. There is good cause for the amendment as the project will create a pedestrian pathway with related improvements and a shared drive;
2. Neither the public nor any person will be materially injured by the proposed plat amendment.

Final Conditions:

1. The applicant shall comply with all Standard City Conditions of Approval.

2. A 20 foot dedicated multi-use public access easement shall be provided along Kearns Boulevard. Prior to certificate of occupancy of the Seminary, the developer shall install the trail improvements. The bike path along Kearns Blvd. shall be a total of 8 feet wide, four feet of which is paved with asphalt with two foot of wood chips on the shoulders. A thirty foot minimum separation between the pathway and the existing UDOT easement line should be honored in the design process to the best extent possible.

3. Prior to plat recordation, a security will be required to be posted to ensure that capping of the soils in compliance with the Prospector Landscaping and Maintain Ordinance is completed. The security shall be a form that is satisfactory to both the City Attorney and City Engineer.

4. A dedicated public access easement to the Pacific Bridge Well site shall be shown on the plat.

5. Prior to issuance of Certificate of Occupancy for construction on Lot 1 a letter shall be submitted to the city by the LDS Church that specifically addresses the status of the current and future need for a pedestrian crosswalk/overpass from the Seminary to the High School. A note will be added to the plat which indicates that if a crosswalk/overpass is deemed necessary by UDOT, both owners of Lot 1 and Lot 2 shall be financially responsible in the participation of construction costs.

SECTION 2. This ordinance shall take effect immediately.

DATED this 29th day of June, 1995.

PARK CITY MUNICIPAL CORPORATION

____

BRADLEY A. OLCH, MAYOR

ATTEST:

____

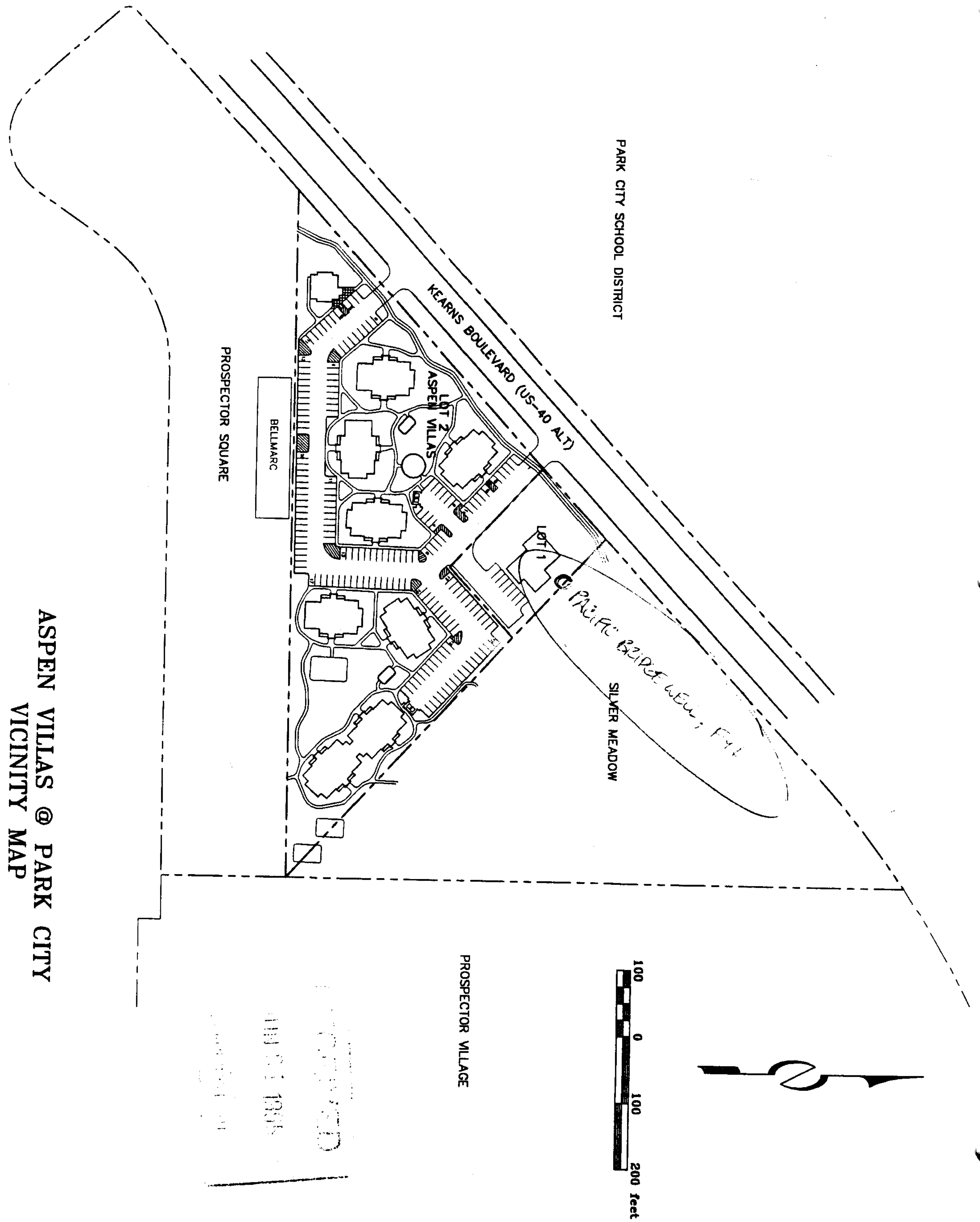
Anita Sheldon, City Recorder

APPROVED AS TO FORM:

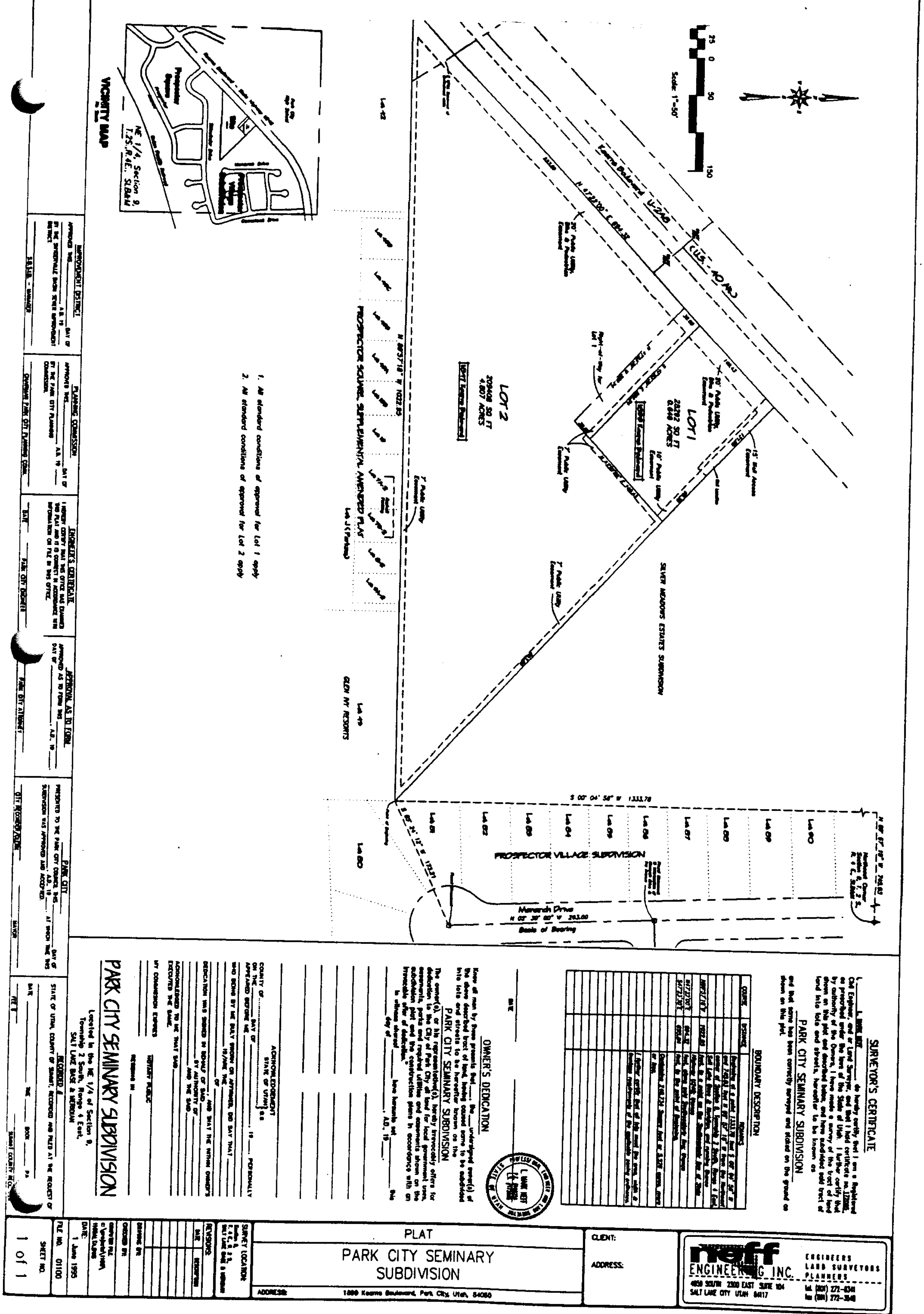
____

Mark Harrington, Deputy City Attorney

FINAL PLAT
Exhibit B - Location Map



FINAL PLAT
Exhibit C - Subdivision Plat



PARK CITY
1884

COUNCIL AGENDA REPORT

DATE:	June 26, 1995
DEPARTMENT:	Public Works
AUTHOR:	Jerry Gibbs
TITLE:	Main Street Parking and Transportation Study
TYPE OF ITEM:	Award of Contract

SUMMARY RECOMMENDATIONS: Authorize staff to work with Wilbur Smith Associates develop a scope of services and contract for an amount not to exceed $50,000.

DESCRIPTION:

A. Topic. The availability of parking in the Main Street core area continues to be scarce during periods of peak demand. Approximately 1,100 existing spaces are available in the area with a potential peak demand of 1,800-2,000 spaces. The study area for parking will focus primarily Swede Alley, Main Street and Marsac Avenue between the northern boundary the Town Lift Project and King Road. The examination of traffic, circulation and alternatives will consider a wider area.

B. Background. The City Council has identified the Main Street core transportation and parking analysis as one of their objectives in 1995 Action Agenda. Council and members of the Main Street business community are concerned with the lack of parking spaces for tourists, residents and employees and the impacts of the current situation on surrounding uses.

Staff developed a Request for Proposal (RFP) for top transportation planners to review both current and long term solutions. The RFP (attached) was sent to sixteen transportation/planning companies. Five responses were received.

A review team composed of Toby Ross, Myles Rademan, Frank Bell, Rick Lewis and Jerry Gibbs reviewed each of the proposals. Three transportation consultants were chosen for an interview. They were Wilbur Smith Associates, Oakland, CA; Leigh, Scott and Cleary, Inc. from Tahoe, CA; and N.G. Jacobson & Associates, Inc., Seattle, WA. Interviews were conducted on Friday, June 23, 1995.

C. **Analysis**. The interview committee included Hope Bleecker, Eric DeHaan, Frank Bell, Rick Lewis and Jerry Gibbs. Each consultant was asked to make a thirty minute presentation leaving fifteen minutes for questions. The order for the interviews was Wilbur Smith Associates, Leigh, Scott, Cleary and N.G. Jacobson.

Wilbur Smith Associates

Wilbur Smith's presentation was very professional. They had been in town approximately two days prior to the interview, gathering information and reviewing the area. They presented an initial assessment indicating that approximately 100 additional parking spaces could be developed quickly and easily prior to the next ski season at a minimal cost. They proposed to conduct two phases simultaneously. The first phase would include the parking analysis and the second phase a review of potential parking structure sites and conceptual analysis of the number of spaces that could be available. Their emphasis was on both short and long term solutions and priorities.

Wilbur Smith would utilize Sear-Brown Group for local perspective and International Parking Design (IPD) for parking structure analysis design.

Wilbur Smith is an international transportation planning firm with offices throughout the United States. The company has been in business since 1956 and indicated we would receive high priority status on our project.

Leigh, Scott and Cleary, Inc.

Leigh, Scott and Cleary (LSC) was the smallest transportation firm in the interview. They have three offices, two in Denver, CO and one Tahoe, CA with a total of 35 employees. They were the transportation consultants for Aspen, CO which designed and help implement their new parking and transportation plan.

They offered a very flexible program that could be changed as the study progressed. Their work has included basic parking analyses and conceptual drawings for parking structures. Leigh, Scott and Cleary teamed with the Walker Parking Consulting/Engineers, Inc. as an associate for this project. Walker provides parking planning, design and restoration services for parking structures.

Their presentation was very professional, less formal and appeared to have a good sense of public involvement. The selection committee felt that in the unlikely event we were unable to reach an acceptable agreement with Wilbur Smith, LSC would be very capable of performing the work.

N.G. Jacobson and Associates, Inc.

N.G. Jacobson did not assess our needs adequately. Their presentation focused primarily on parking structure designs and structure studies. Their experience seemed to be with large parking structures and the associated transportation needs.

The task force quickly eliminated N.G. Jacobson from consideration. Both Wilbur Smith and Leigh, Scott and Cleary received high marks from the group. The final analysis showed Wilbur Smith with more of the traditional parking study approach but some flexibility on phasing. Leigh, Scott and Cleary possessed the ability to change directions as the study would change direction. The group decided that in the best interest of the City, a more technical approach should be taken with much of the public process handled by City staff. Both proposals were for approximately the same cost.

D. Department Review. The task force included Administration, Public Works, Transportation, Police and Community Development. The staff will need to negotiate the final scope of services, phasing and cost prior to entering into a contract.

ALTERNATIVES:

A. **Award contract to Wilbur Smith Associates.**
B. **Award contract to Leigh, Scott and Cleary, Inc.**
C. **Award contract to N.G. Jacobson.**
D. **Do nothing.**

SIGNIFICANT IMPACTS: Wilbur Smith Associates has the track record, the ability and the involvement of Sear-Brown Group and IPD to complete the historic Main Street transportation and parking analysis. They have agreed to complete the study for $50,000. They are prepared to begin immediately upon approval of a contract.

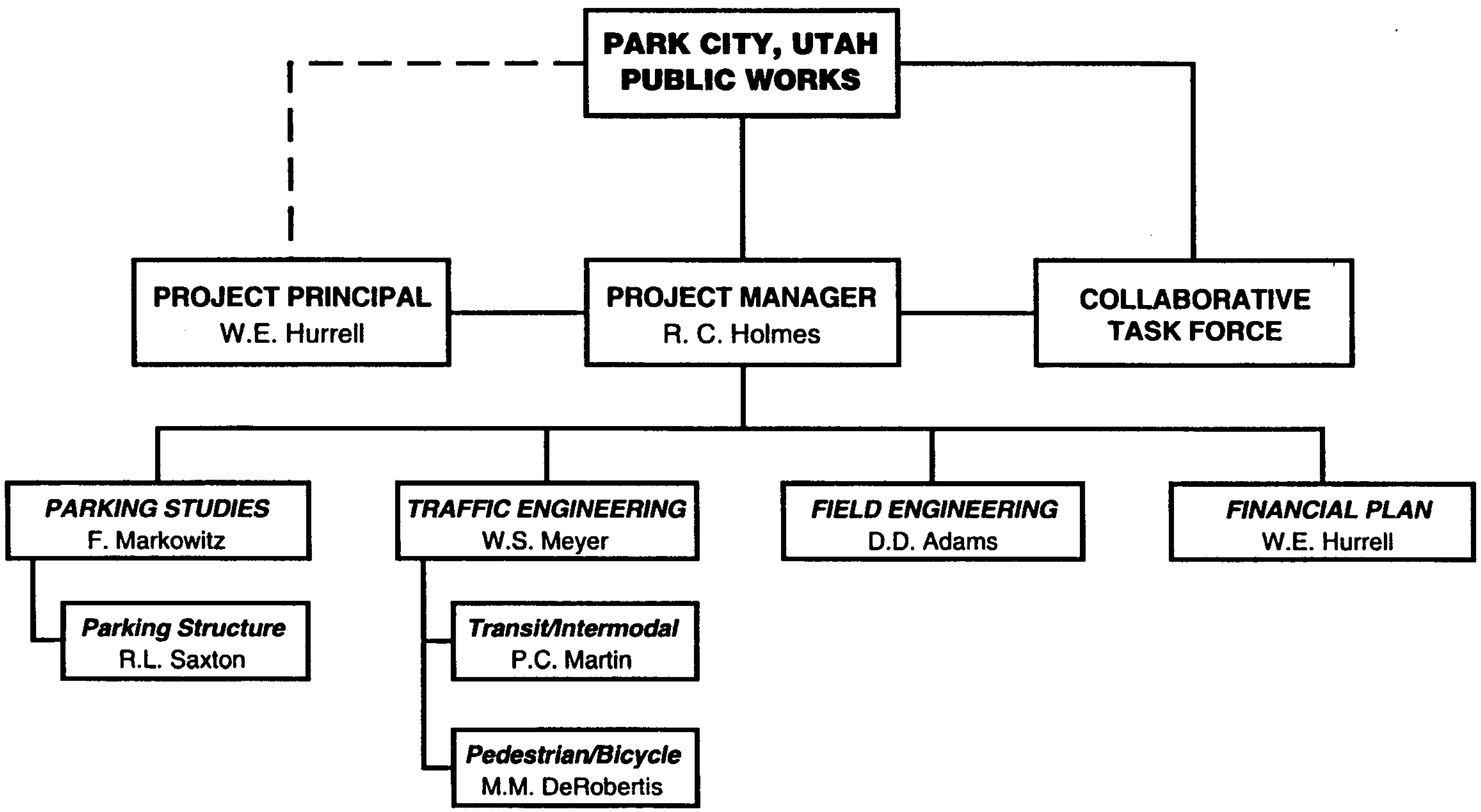
CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

A. Leigh, Scott and Cleary have the ability to complete the project on time and on budget. They have a successful track record in other resort areas. There were only minor concerns with their proposal.
B. If the contract were awarded to N.G. Jacobson, a significant amount of staff time would be necessary to keep the project online. They would be able to complete the parking structure design but would require significant oversight on the remainder of the transportation study.
D. A do nothing approach or requesting additional proposals would delay the project until next summer or later.

RECOMMENDATION: The Council should authorized staff to negotiate a scope of services and execute a contract with Wilbur Smith to complete the historic Main Street core transportation analysis study in the amount not to exceed $50,000. The scope should include multiple phasing of project tasks where applicable. If staff were unable to reach an acceptable agreement with Wilbur Smith, the Council should authorized staff to negotiate a scope of services and execute a contract with LSC to complete the historic Main Street core transportation analysis study in the amount not to exceed $50,000.

Attachment

PROJECT ORGANIZATION



Park City, Utah

HISTORIC MAIN STREET CORE TRANSPORTATION AND PARKING ANALYSIS

WSA APPROACH

- Use existing data
- Close contact with local staff & officials
- Focus on problems/solutions
- Schedule flexibility
  - interim solutions
  - long range solutions
- Financial feasibility

Park City, Utah

HISTORIC MAIN STREET CORE TRANSPORTATION AND PARKING ANALYSIS

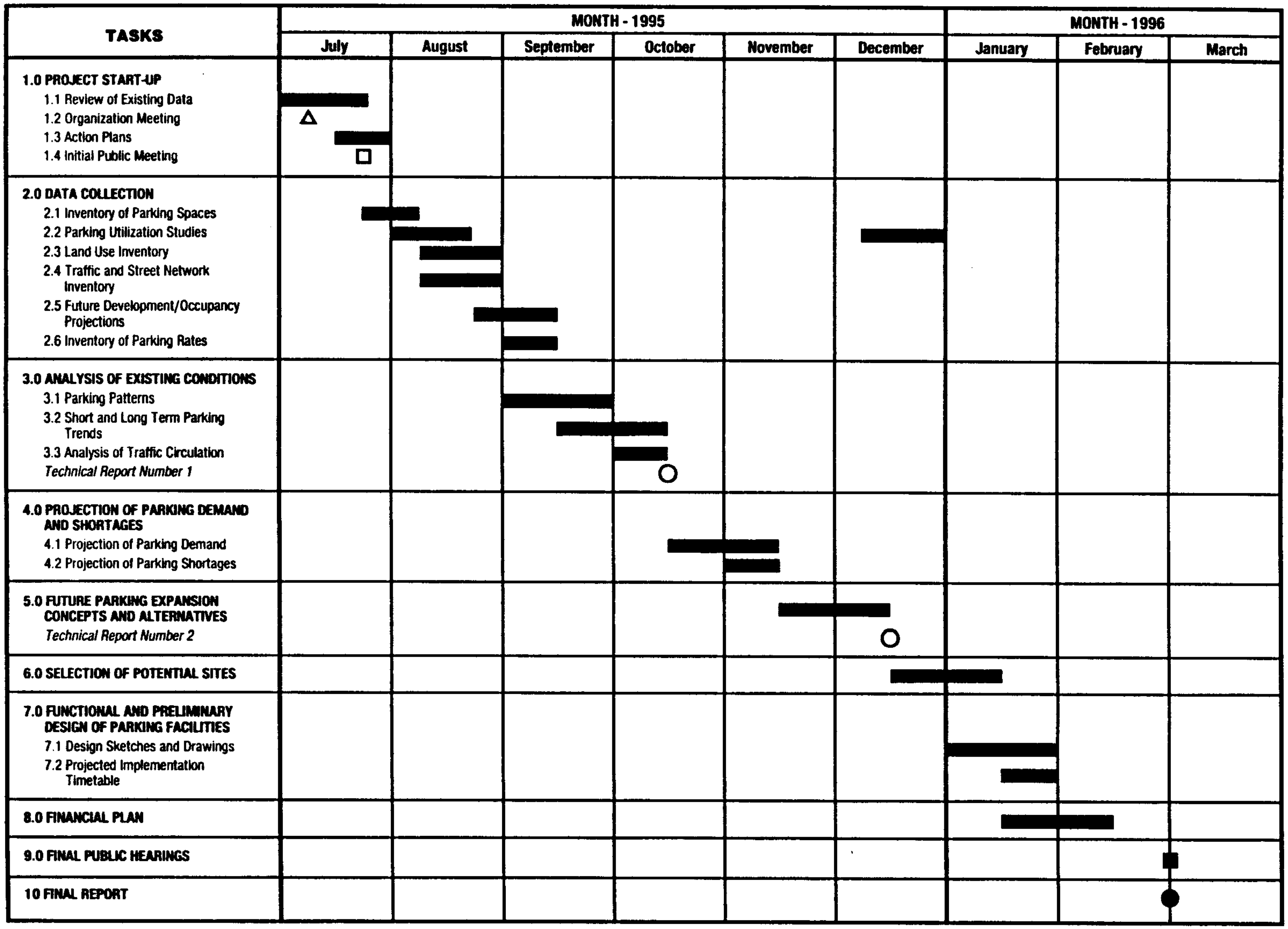
RESORT AREA PARKING & TRANSPORTATION EXPERIENCE

	PKG STRUCTURE	SHUTTLE BUS	PKG MANAGEMENT
Atlantic City, NJ	✓	✓	✓
Catalina Island, CA		✓	✓
Hilton Head, SC	✓	✓	✓
Lake Arrowhead, CA		✓	✓
Las Vegas, NV	✓	✓	✓
Mendocino, CA		✓	✓
Nevada County, CA		✓	✓
Palm Desert, CA	✓	✓	✓
San Diego, CA	✓	✓	✓
Santa Monica, CA	✓	✓	✓
Steamboat Springs, CO		✓	✓
Walt Disney World, FL	✓	✓	

RESORT AREA PARKING ISSUES

- Aesthetics/historical character
- Ease of use
- Range of vehicle types
- Snow removal/disposal
- Safety/security
- Traffic circulation
- Abuse of on-street parking

PROJECT SCHEDULE



DATA REQUIREMENTS

- Inventory of on/off-street parking
- Pkg accumulation, duration & turnover
- Land use inventory
- Traffic and street network inventory
  - Physical data
  - Statistical operational data
- Future development & occupancy projections
- Inventory of parking rates

SKI RESORT PARKING

LOCATION	PARKING CONTROL SYSTEMS	MUNICIPAL PARKING STRUCTURE IN USE
Aspen, CO	Down valley buses; Downtown buses; Time limits; Multi-space parking meters; Parking req'd by zoning, no exemptions.	Yes - 384 spaces paid
Breckenridge, CO	Ski Corp. buses; 2-hour time limits; Historic District restrictions; Parking req'd by zoning, no exemptions.	No, several planned with ski area
Jackson, WY	1 & 2 hour time limits; Park-and-Ride; Parking req'd by zoning, no exemptions.	No, one 400-car structure planned for 1996 const.
Telluride, CO	2-hour time limits Bus system Parking req'd by zoning, no exemptions.	No, working on intercept lot & 400-500 car structure
Vail, CO	Down valley buses; Downtown buses; Pay pkg in structure for winter, free in summer; Parking req'd by zoning, Vail Village can pay for space in lieu, $15,000/space.	Yes, 2400 cars in 2 structures (Old Vail & Lionshead). Some spaces leased for employees & rental car agencies.

ALTERNATIVE SOLUTIONS

- New parking facilities
- Increased transit service
- Incentives for carpooling
- Time restrictions on parking
- Modification to ordinances & regulations
- Parking pricing

PARKING DESIGN ISSUES

- Ingress & egress
- Traffic flow
  - External - Internal
- Parking layout
  - Aisle dimensions
  - Stall configuration
- Architectural compatibility with area
- Pedestrian & driver communications
- Ease of maintenance
- Special events
- ADA requirements
- Security

PAY PARKING DESIGN ISSUES

- Honor systems
  - Meters
  - Coin boxes
- Attendant control
  - Entrance cashiering
  - Exit cashiering
- Gated systems
  - Computerized vs. non-computerized
- Security

Park City, Utah

PARKING FEES

- Contract / permit parking
- Hourly rates
- Daily rates
- Merchant validation programs
- Tiered pricing with preference for local residents

Park City, Utah

FINANCING METHODS

- Assessment districts
- Tax increment districts
- Joint development
- Private development
- Air rights
- Parking revenue bonds
- Mixed-use development
- Redevelopment agency bonds
- General obligation bonds

Park City, Utah

PARK CITY
1884

COUNCIL AGENDA REPORT

DATE: June 27, 1995
DEPARTMENT: City Manager
AUTHOR: Toby Ross
TITLE: Development Impact Fees
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: The Council should adopt an ordinance which approves the Capital Facilities Plans, fee analyses, administrative procedures and proposed amendments to Park City's development impact fees.

DESCRIPTION:

A. Topic. Capital Facilities Plans, fee analysis, administrative procedures and proposed amendments to Park City's development impact fees.

B. Background. In the early 1980's, Park City instituted impact fees to help offset some of the impacts of new development. Following Governor Leavitt's veto of Senate Bill 95, the 1995 State Legislature approved revised legislation (SB 4) to define the use of fees to mitigate the impact of new development. Park City's fees should be adjusted to conform with restrictions on their use. The proposed changes will not significantly change the amount or structure of the basic development impact but will significantly alter the water impact fees (see companion report). All impact fees should be comprehensively revised by 1997 to fully conform with the new legislation.

Impact fees are collected to pay for capital facilities owned and operated by the city to address impacts of new development on the following service areas: water, drainage, public safety, parks (including open space, recreation facilities, and trails) and streets. Park City divides its fees into two major categories: water impact fees and basic impact fees. Both are scheduled for amendment before July 1, 1995.

The fees are not used for general operation or maintenance. The fees are established following a systematic assessment of the capital facilities required to serve new development. The city will account for these fees to assure that they are spent within six years, and only on eligible facilities. In general, the fees first collected will be the first spent.

C. **Analysis**. The fee amendments are based on the *1995 Capital Facilities Plan and Fee Analysis* (distributed previously) and the *Water Capital Facilities Plan and Impact Fee Analysis, June 1995* (attached to companion report). These reports are designed to systematically identify the planned capital expense undertaken to meet demand generated by new development; define fee calculation methodology that equitably apportions facility development cost among those benefitting from the facilities and update planned capital spending and impact fees.

The proposed ordinance adapts the existing school impact fee ordinance to include basic and water impact fees and replaces redundant sections. It includes definitions and administrative processes to address appeals of the adoption of the ordinance and fee calculations.

D. **Department Review**. The City Manager, Community Development Director, Public Works Director and City Attorney reviewed the analyses and concur with the recommendations.

ALTERNATIVES

A. **Approve the proposed ordinance with recommended fees.**

B. **Approve the proposed ordinance with modified fees.**

C. **Decline to authorize the amendments.**

SIGNIFICANT IMPACTS: By approving the recommended ordinance, the City will be able to continue to charge development impact fees. Alternative A is projected to yield about $1 million for basic impact fees and about $600,000 in water impact fees annually for the next two years. Alternative B would yield proportionally more or less depending on the level established by the Council.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: Current impact fees do not fully comply with SB 4 and the City would be precluded from charging the complete fee that it has charged in the past. Some administrative changes would have to be made by July 1 to charge any development impact fee after July 1,

RECOMMENDATION: The Council should adopt the proposed ordinance which approves the Capital Facilities Plans, fee analyses, administrative procedures and proposed amendments to Park City's development impact fees. The basic impact fees recommended are a percentage of construction value: 1.35% for parks, recreation trails and open space, 0.60% for streets and drainage and 0.05% for public safety facilities or a total of 2% of construction value. Water connection and water development fees, which assess potential indoor and outdoor water use, are as described in the companion report. The fees would apply to building permit applications received after June 30, 1995. The Council should also delete impact fees from the fee resolution.

Resolution No.___-95

A RESOLUTION UPDATING THE PARK CITY FEE SCHEDULE

WHEREAS, it is necessary to update the fee schedule to reflect the changing costs of performing services and providing public benefits; and

WHEREAS, pursuant to authority under State statute, Park City is authorized and desires to enact and amend its fees; and

WHEREAS, the City Council has found the fees herein to be reasonable and/or directly proportional to the actual costs of providing such services;

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

SECTION 1. Section 1.1.14 "Parks and Recreation Fees" is hereby deleted in its entirety and the following sections renumbered accordingly.

SECTION 2. Section 1.2.1 shall be amended to delete the impact fee schedules, move them to the Park City Municipal Code and replace them with the following language

1.2.1 Impact Fee Schedule Impact fees are now located in the Park City Municipal Code, Section 11-13-2(A)(1), (2), (4).

SECTION 3. Section 1.2.10 shall be amended to delete the impact fee schedules, move them to the Park City Municipal Code and replace them with the following language

1.2.10 School Facilities Impact Fee Schedule School Facilities Impact Fees are now located in the Park City Municipal Code, Section 11-13-2(A)(3).

SECTION 4. Section 2.1 shall be amended to delete the impact fee schedules, move them to the Park City Municipal Code and replace them with the following language

2.1 Water Development Fees Water Development Fees are now located in the Park City Municipal Code, Section 11-13-2(A)(6).

SECTION 5. Section 2.2 shall be amended to delete the impact fee schedules, move them to the Park City Municipal Code and replace them with the following language

2.2 Water Connection Fees/Fire Standby Fees Water Connection and Fire Standby Fees are now located in the Park City Municipal Code, Section 11-13-2(A)(5).

DATED this 29th day of June, 1995

PASSED, ADOPTED, AND APPROVED the 29th day of June, 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

PARK CITY FEE SCHEDULE
(revised 6/95)

SECTION 1. CONSTRUCTION AND DEVELOPMENT RELATED FEES

1.1 PLANNING FEES

1.1.1 Preapplication Fee $500

One formal staff review and one Planning Commission Work Session. If an applicant files a formal application the $500 will be applied toward the application fee.

1.1.2 Subdivision

Sketch Plat Review	$ 50 per unit equivalent, $200 minimum
Preliminary Plat Review	150 per unit equivalent, $300 minimum
Final Plat Review	50 per unit equivalent, $200 minimum
Condominium or timeshare conversion	50 per unit equivalent, $200 minimum
Revision to Final Plat	50 per unit equivalent, $200 minimum
Lot line adjustment	50 per unit equivalent, $200 minimum
Revision of conditions of final plat	200

1.1.3 Master Planned Development Process

Large Scale MPD	$50 per unit equivalent for initial review and $150 per unit equivalent at the time of final project plan approval for each phase.
Small Scale MPD	$200 per unit equivalent
Modification to an MPD	$50 per affected unit equivalent

1.1.4 Conditional Use Permit $200

1.1.5 Zone Changes

Application for a change
to another zone which

currently exists	$500
Modification of existing zoning language	$1,000

1.1.6 Modification of Plans

$50 for habitable dwelling unit or per 1.000 square feet of commercial space for each unit or commercial area affected by the modification.

1.1.7 Regulated Use Permit $50

1.1.8 Board of Adjustment

All applications for consideration of any project by the Board of Adjustment shall be accompanied by a fee of $200 for technical review, posting of notice and other administrative costs.

1.1.9 Historic District Review

New residentil construction involving up to 1.000 sf	$100
New residential construction or additions in excess of 1,000 sf	$200

No fee for residential renovation of remodels which do not increase square footage

Commercial Review	$200 per unit equiv. (1000 sq. ft)
Demolition requests	$200

1.1.10 Extensions of Approvals

Board of Adjustment	$50
Planning Commission	50
Conditional Use	50

1.1.11 Sign Review

Individual signs or sign plans	$50
Individual signs when a sign plan has been approved	25
Banners over public property	35

Banners on city light standards	100
Temporary construction signs	20

1.1.12 Satellite Receiving Stations $50

1.1.13 Annexation

10 acres or less	$1,000
Over 10 acres, but less than 100 acres	2,000
Over 100 acres, but less than 300 acres	3,000
Over 300 acres, but less than 500 acres	4,000
Over 500 acres	5,000

FISCAL IMPACT ANALYSIS

Applicant must pay city for performing Fiscal Impact Analysis: $1,000

~~1.1.14 Parks & Recreation Fees~~

~~$1035 per new single family lot or new commercial~~
~~$ 690 per new multi-family unit~~

~~Or other fair-market costs for land acquisition and development as determined by an appraiser and landscape architect approved by the Community Development Director~~

~~A parks dedication would not be required of subdivisions in Master Planned Developments which have provided adequate open-space and recreation amenities such as Park Meadows and Deer Valley.~~

1.1.1~~5~~4 Appeals Fee The following administrative fees, which will include processing costs for mailingl notice and postage, shall apply:

Appeals of Planning Commission and/or Historic District Commission conditions $100

Appeals of staff interpretation of Land Management Code regulations or Historic District Guidelines/Design Guidelines 50

1.1.1~~6~~5 Refund of Withdrawn Planning Applications - In the case of a withdrawal of an application, the associated fee shall be refunded, less the actual cost for professional services rendered by city staff.

1.2 **Building Fees**

1.2.1 Impact Fee Schedule Impact fees are now located in the Park City Municipal Code, Title ___, Section ___.

~~Total Valuation~~	~~Free~~
~~$1 and up~~	~~Impact fees include: (1) public lands at .8%; (2) cultural facilities at .5%; (3) transportation at .4%; and (4) general government at .3% for a total assessment of 2% of the total valuation of new construction~~.

1.2.2 Building Permit

Total Valuation	Free
$1 and up	3/4 of 1% (.75%) of the total valuation of construction as hereinabove described with a minimum fee of $15. Any additional fees will be as otherwise outlined in Section 304 and Table 3A of the Uniform Building Code.

1.2.3 Plan Check Fees

On buildings requiring plan checks at the time of building permit application, the applicant shall pay a deposit of two hundred dollars ($200.00) for up to three (3) units or 3,000 square feet of commercial area; five hundred dollars ($500.00) on buildings up to sic (6) units or 6,000 square feet of commercial area; and buildings over this, one thousand dollars ($1,000.00). The deposit shall be credited against the plan check fee when the permit is issued. This deposit is non-refundable in the event permits are not issued.

Fee	65% of the building permit fee

1.2.4 Security to Secure Code Required Landscaping $1,000

1.2.5 Mechanical Permit ISSUANCE FEE $10.00

In Addition:

Furnace	$10.00
Suspended Heater & Vent	10.00
Wall Heater & Vent	10.00
Floor-Mounted Heater & Vent	10.00
Cooling, Absorption	8.00
Boiler or Compressor 3 HP/up 36,000 BTU	10.00
3 to 15 HP/36,000 BTU to 180,000 BTU	15.00
15 to 30 HP/180 BTU to 360,000 BTU	20.00
30 to 50 HP/360,000 BTU to 600,000 BTU	30.00
50 HP and up/600,000 BTU & up	50.00
Air Handling Unit	5.00
Evaporative Cooler	7.50
Vent Fan	3.00
Vent System	4.50
Hood Exhaust	4.50
Incinerator	10.00
Comm. Incinerator	30.00
Others not listed	5.00

PLUS 1% STATE SURCHARGE

1.2.6 <u>Electrical Permit</u> ISSUANCE FEEE 10.00

In Addition:

RESIDENTIAL

New and Addition	3¢ per square ft
Remodel or Service Change	$20.00
Temporary Power: on pole or underground	20.00

COMMERCIAL

Total Service	$20 for first 100 Amps 3 for each adl. 100 Amps
Sub or Branch Circuits	
0-30	$1.00
31-60 Amps	2.00
61-100 Amps	3.00
over	2 + 1.00 ea. adl. 100 Amps

PLUS 1% STATE SURCHARGE1.2.7 Plumbing Permit ISSUANCE FEE $10.00

In Addition:

For each plumbing fixture or trap on set of fixtures on one trap (including water, drainage piping and backflow protection therefore)	$ 4.00
For each building and trailer park sewer	15.00
For each water heater and/or vent	7.00
for each industrial water pretreatment interceptor, including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps	7.00
For installation, alternation, or repair of water piping and/or water treating equipment	7.00
For repair or alteration of drainage or vent piping	7.00
For each lawn sprinkler system on any one meter, including backflow protection devices therefore	7.00
For vacuum breakers or backflow protective devices vats, etc. or for installation on unprotected plumbing fixtures	5.00
For each gas piping system	5.00

PLUS 1% STATE SURCHARGE

1.2.7 Uniform Fire Code Fees ISSUANCE FEE $10.00

In Addition:

Aircraft Refueling Vehicles	$30.00
Bonfires or Rubbish Fires	10.00
Burning in Public Places	10.00
Candles and Open Flames in Assembly Area	15.00
Excavations Near Flammable or Combustible Liquid Pipelines	15.00
Explosives or Blasting Agents	45.00
Fireworks	30.00
Flammable Liquids	15.00
Flammable or Combustible Liquid Tanks	15.00
Garages	15.00
Liquified Petroleum Gases	15.00
Places of Assembly	15.00
Tents and Air-supported Structures	20.00
Others not listed	15.00

1.2.8 Grading Plan Review and Permit Fees

See attached appendix of fees as adopted by the Uniform Building Code Table No. 70-A and 70-B, adopted by Park City and incorporated herein by this reference.

1.2.9 Soil Sample Fee $100

1.2.10 School Facilities Impact Fee Schedule School Facilities Impact Fees are now located in the Park City Municipal Code, Title ___, Section ___.

~~School facilities impact fee: $3,393 per dwelling unit~~
~~Qualified secondary residence: 25% of school facilities impact fee~~
~~Independent fee calculation: $100 per calculation~~

1.3 **Engineering Fees**

1.3.1 Construction Inspection Fees

Prior to receiving a building permit, a notice to proceed or plat approval, developers shall pay a fee equal to six percent (6%) of the estimated construction cost as determined by the CityEngineer. In projects with private street systems that limit city inspection requirements to water, drainage, and other improvements, but not to streets, the inspection fee shall be four percent (4%) of the estimated construction cost of the improvements to be inspected as determined the the City Engineer. The city, upon notice to the developer, may charge the developer a fee of $25.00 per man-hour to recoup costs to the city above the fee charged. The city may also charge $25.00 per man-hour for re-inspections of work previously rejected.

1.3.2 Permit to Work in Public Right-of-Way

$100 fee plus $1,000 letter of credit or cashier's check plus proof of insurance

SECTION 2. WATER FEES

2.1 Water Development Fees Water Development Fees are now located in the Park City Municipal Code, Title ___, Section ___.

~~2.1.1 Outside irrigation $.20 (twenty cents) per square foot of disturbed area or unprotected area)*~~

~~*A rebate of up to 50% may be allowed where approved water conservative landscaping is utilized.~~

~~2.1.2 Single Family and Multi-Family Residential Development Development Fee~~

~~Units 1.500 square feet or less with four bedrooms or less~~ ~~$1,500~~

~~Units greater than 1,500 square feet with four bedrooms or less~~ ~~$2,000~~

~~Each additional bedroom~~ ~~$260~~

~~2.1.3 Non-Residential Development~~ ~~$77 per fixture unit~~

~~2.1.4 For uses not covered above, the fee will be determined by the Building Official upon approval by the City Manager. Non-habitable, non-water using space such as parking garages and storage rooms, etc., is not included in the calculation of the fee.~~

2.2 Water Connection Fees/Fire Standby Fees Water Connection and Fire Standby Fees are now located in the Park City Municipal Code, Title ___, Section ___.

~~2.2.1 Outside Irrigation~~ ~~$.10 (ten cents) per square foot of disturbed area or unprotected area*~~

~~*A rebate of up to 50% may be allowed where approved water conservative landscaping is utilized.~~

~~2.2.2 Single Family and Multi-Family Residential Development~~ ~~Connection Fee~~

~~Units 1,500 square feet or less with four bedrooms or less~~ ~~$400~~

~~Units greater than 1,500 square feet with four bedrooms or less~~ ~~$600~~

~~Each additional bedroom~~ ~~$140~~

~~2.2.3 Non-Residential Development~~

~~The Connection Fee will be the larger of: 1) the Fire Standby Fee calculated at $.60 (sixty cents) per square foot sprinkled or $1.80 per square foot unsprinkled, or)2 the Water Use Fee calculated at $42 per fixture unit.~~

~~For uses not covered above, the Connection Fee will be determined by the Building Official upon approval of the City Manager.~~

2.3 Water Meter Fees

	SIZE	FEE
Meters:	3/4"	$ 110
	1"	168
	1 1/2"	356
	2"	496
	3"	779
	4"	1389
	6"	2995
	8"	4624

2.4 Monthly Water Metered Service

2.4.1 Base Rates

Residential

Meter size	Monthly Base/Demand Charge
~~5/8 &~~ 3/4"	$12
1"	$15

Other than Single Family Dwellings

Meter Size	Monthly Base/Demand Charge
3/4"	$ 15
1"	30
1 1/2"	54
2"	102
3"	252
4"	450
6"	840
8"	1440
Construction Meter	$30

Construction water will be charged at the rate of $2/1000 gal.

2.4.2 Water Consumption Rates

All water delivered through each meter serving commercial customers all year and all other customers between October 1 and May 31 of each year in excess of 5,000 gallons per meter per month shall be charged at the rate of $1.37 per thousand gallons.

2.4.3 Water Conservation Rates

All water delivered through each meter serving single family residential customers in excess of 5,000 gallons per meter month between June 1 and September 30 of each year shall be billed the following rates:

5,001 to 10,000 gallons	$1.25 per 1,000 gallons
10,001 to 20,000 gallons	1.50 per 1,000 gallons
20,001 to 40,000 gallons	1.90 per 1,000 gallons
Over 40,001 gallons	2.00 per 1,000 gallons

All water delivered through each meter serving multi-family residential and landscape irrigation customers in excess of 5,000 per meter per month between June 1 and September 30 of each year shall be billed at the following rates:

5,001 to 10,000 gallons	$1.25 per 1,000 gallons
10,001 to 20,000 gallons	1.50 per 1,000 gallons
20,001 gallons	1.70 per 1,000 gallons

2.5 Water Violation Penalties

$ 50.00	first violation
100.00	second violation
200.00	third violation
400.00	fourth violation
500.00	for the fifth violation and for each subsequent violation within that calendar year.

2.6 Water Service Reinstatement Fee

$100 fee for meter shut off because of non-payment of account.

2.7 Water Service Call Fee $50 fee per service call

2.8 Water Meter Testing Fee $50

SECTION 3. BUSINESS LICENSE, BEER AND LIQUOR LICENSE

See attached Park City License System - Listing of License Types - Pages 1-8 adopted and incorporated herein by this reference.

SECTION 4. PEDDLERS AND SOLICITORS LICENSING

4.1 Solicitors Licensing Fee: $75.00 annually for each person licensed as a solicitor, except that any business which has already paid its solicitation fee of $75.00 shall pay $10.00 annually for every additional solicitor.

4.2 Street Musicians: $5.00 per day for no more than 10 days

4.3 Convention Sales: $50.00 plus 5% of the regula4r Park City business license fee for a business of that type, with the square footage based on the square footage of the meeting or convention facility (or portion thereof) rented or used by the licensee for his sales location site at the convention site.

4.4 Outdoor Sales

$ 5.00	In addition to the regularly issued business license for that business.
4.00	In addition to the regularly issued business license for that business if business is a member of merchant's association organizing the outdoor sale.
50.00	Seasonal plants, Christmas trees or landscaping materials for a maximum period of 8 weeks per year.

SECTION 5. MISCELLANEOUS LAW ENFORCEMENT FEES.

5.1 Alarm Monitoring Fees

$100.00	Cash deposit to be posted at time of installing each alarm system within the Park City limits.
- 0 -	First response within 6 months, no fee deducted from $100.00 bond.
25.00	Second response to premise within 6 months, and for each subsequent response to said premise.

[$25 deducted from bond].

5.2 Direct Access Alarms

$100.00	Per alarm connected through a direct access device, and not per alarm company, for the initial installation of the alarm.

$50.00 Per year, per alarm for subsequent years or parts thereof.

5.3 Dispatching Fee

$100.00 Per month for each private agency being dispatched from the City Communication Center.

5.4 Vehicle Impound Fee

$20.00 Per vehicle, per impound.

SECTION 6. GRAMMA (Government Records Access and Management Act) FEES.

6.1 Copies

Copies made at a city facility:
.10 per page. Double-sided copies shall be charged as two pages.

6.2 Copies in Excess of 50 Pages

Outside copy facilities:
For requests for copies in excess of 50 pages, the city reserves the right to send the documents out to be copied and the requestor shall pay the actual cost to copy the documents, including any fee charged for pick-up and delivery of the documents.

6.3 Compiling Documents [In a form other than that maintained by the city]

$50.00 per request or $20.00 per employee hour required to compile the record, whichever is greater.

SECTION 7. PARKING VIOLATIONS, TOWING AND IMPOUND FEES

7.1 Bail for all parking violations is as follows:

$10.00 from the date of violation until ten (10) days following the violation

20.00 from the 11th day following the violation to the 30th day following the violation.

An additional $10.00 for every 30 days thereafter, up to a maximum of $100.00 for any one violation.

SECTION 8. MISCELLANEOUS FEES

8.1 Public Parking Facility: $10,000 per stall

8.2 Returned Check Charge: $15.00

ORDINANCE 95-35

AN ORDINANCE DELETING SECTIONS 11-12-3, 11-12-13 AND 11-12-14 AND AMENDING CHAPTER 11-13 SCHOOL FACILITIES IMPACT FEES OF THE MUNICIPAL CODE OF PARK CITY UTAH; ADOPTING THE 1995 CAPITAL FACILITIES PLAN AND IMPACT FEE ANALYSIS AND THE 1995 WATER CAPITAL FACILITIES PLAN AND IMPACT FEE ANALYSIS

WHEREAS, the provision of excellent public facilities, including public streets and storm water systems, public open space, trails and recreation amenities, public safety facilities and an award-winning water system, is a hallmark of the Park City community and a source of pride for all residents; and

WHEREAS, for the last several years, the City has been under constant pressure to provide new and expanded public facilities to address the impact of new development; and

WHEREAS, pursuant to common law, the City has levied impact fees on new growth and development in an attempt to encourage growth to pay its share of the cost of public facilities needed to serve growth; and

WHEREAS, in the past, the City had adopted impact fees for various public facilities, in separate sections of the Municipal Code, and had imposed those fees by fee resolution; and

WHEREAS, in special session, the 1995 state legislature adopted SB 4, an impact fee enabling statute, which limited the universe of public facilities for which impact fees could be imposed, which required certain administrative processes for independent fee calculations and appeals, and which required impact fees to be set by ordinance, rather than resolution; and

WHEREAS, in response to a threat to the health, safety, and welfare of the community at large the City has measured, planned for, and addressed the impacts of new development on the need for additional public facilities for over the next six to ten years and shall provide an independent fee calculation and appeal process pursuant to state law; and

NOW THEREFORE, be it ordained by the City Council of the Park City Municipal Corporation as follows:

SECTION 1: **FINDINGS.** The Council hereby finds and determines that:

1. New growth and development in the City creates additional demand for public facilities that cannot be mitigated without raising property taxes or imposing moderate impact fees; and

2. In the past, the City has encouraged growth and development to shoulder a proportionate share of the cost of public facilities needed to serve new growth and development; and

3. There remains significant pressure for additional public facilities to accommodate new growth and development; and

4. It is proper for developers or users of new residential development to pay a proportionate share of the cost of public facilities needed to serve such development; and

5. In anticipation of the impact of a sustained high rate of growth over the next six to ten years, the City has prepared a Capital Facilities Plan and Impact Fee Analysis and a Water Capital Facilities Plan and Impact Fee Analysis to estimate the proportionate cost of development on the demand for the construction of public facilities; and

6. In anticipation of SB 4, which takes effect in relevant part on July 1, 1997, Park City hereby adopts a procedural ordinance for all impact fees.

SECTION 2: LONG-RANGE CAPITAL FACILITIES IMPROVEMENTS PROGRAM. Park City has conducted extensive studies documenting the projected need for and cost of public facilities required by new growth and development over the next six to ten years. The results of that study are reflected in the 1995 Capital Facilities Plan and Impact Fee Analysis prepared by Rosenthal and Associates in June, 1995 and the 1995 Water Capital Facilities Plan and Impact Fee Analysis prepared by and for the Park City Public Works Department in June, 1995, attached hereto and incorporated and adopted into this Chapter by this reference.

SECTION 3: Municipal Code Section **11-12-3** IMPACT FEES is hereby deleted.

SECTION 4: Municipal Code Section **11-12-13** WATER DEVELOPMENT FEES is hereby deleted.

SECTION 5: Municipal Code Section **11-12-14** WATER CONNECTION FEES is hereby deleted.

SECTION 6: Municipal Code Chapter 11-13 SCHOOL FACILITIES IMPACT FEES is hereby amended as follows:

CHAPTER 13 - ~~SCHOOL FACILITIES~~ IMPACT FEES.

11-13-1 DEFINITIONS. The following words and terms shall have the following meanings for the purposes of this chapter, unless the context clearly requires otherwise:

(A) "Building Permit" - the permit required for any Development Activity ~~Dwelling Unit~~, as defined herein, and pursuant to Chapter 11-3 et seq. of the Municipal Code of Park City, Utah.

(B) "Construction Value" - the value of construction per square foot used by the Park City Building Department to determine plan check and Building Permit fees, multiplied by the area of Development Activity~~.~~

(C~~B~~) "Department" - the Community Development Department.

(D~~C~~) "Development Activity" - any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, which is accompanied by a request for a Building Permit.~~that is regulated by the City~~.

(E~~D~~) "Director" - the Director of Community Development or his/her designee.

(F~~E~~) "Dwelling Unit"~~s~~ - any~~ll~~ Primary or~~and~~ Secondary Residential Unit~~s~~, including, but not limited to single-family detached, duplex, condominium units~~s~~, town-house~~s~~, apartment units~~s~~, multifamily unit ~~and~~ or mobile home~~s~~, but excluding hotels, motels, and time-shares, or other similar forms of periodic ownership.

(G~~F~~) "Encumber - to reserve, set aside or otherwise earmark, the Impact Fees in order to pay for commitments, contractual obligations or other liabilities incurred for Public~~School~~ Facilities.

(H~~G~~) " Impact Fee" - any~~the~~ fee levied pursuant to this chapter as a condition of issuance of a Building Permit. "Impact Fee" does not include fees imposed under Title 11, Chapter 12 of the Municipal Code.

~~(H) "Impact Fee Schedule" - the fee schedules set forth in Resolution 10-94, or as that resolution is amended.~~

(I~~I~~) "Independent Fee Calculation - an~~a School Facilities~~ impact fee calculation prepared by a fee payer to support assessment of an~~ School Facilities~~ Impact Fee different from any~~the~~ fee set forth herein~~by resolution~~.

(J~~J~~) "Owner" - the owner of record of real property, or a person with an unrestricted written option to purchase property; provided that, if the real property is being purchased under a recorded real estate contract, the purchaser shall be considered the Owner of the real property.

(K) "Parks, Trails and Open Space Impact Fee" - the impact fee imposed as a condition precedent to a Building Permit that is used to offset the proportionate impact of the Development Activity on the need for the planning, design, engineering, acquisition, financing and construction of City-owned parks, trails and open space.

(L~~K~~) "Primary Dwelling Unit" - any Dwelling Unit used as a full-time residence and taxed as such pursuant to U.C.A. Chapter 59-2 et. seq.

(M) "Project Improvement" - site improvements and facilities that are planned and designed to provide service for the Development Activity and are necessary for the use and convenience of the users of the development resulting from the Development Activity.

(N~~L~~) "Public Facility" - any structure built by or for, or maintained by, a governmental entity.

(O) "Public Safety Facilities Impact Fee" - the impact fee imposed as a condition precedent to a Building Permit that is used to offset the proportionate impact of the Development Activity on the need for the planning, design, acquisition, engineering, financing and construction of public safety facilities.

(P~~M~~) "Qualified Secondary Dwelling Unit" - a Dwelling Unit that the Director determines is intended for use as a Secondary Dwelling Unit for a period of no less than one (1) year from certificate of occupancy. The Director shall determine whether a Dwelling Unit is a Qualified Secondary Dwelling Unit based on all of the facts and circumstances, including but not limited to the design and location of the Dwelling Unit and an Owner declaration, sworn under oath and penalty of perjury, that the Dwelling Unit is intended to be occupied as a Secondary Dwelling Unit for a period of no less than one (1) year.

(Q~~N~~) "School Facilities Impact Fee" - the impact fee imposed as a condition precedent to a Dwelling Unit Building Permit that is used to offset the proportionate impact of the Development Activity on the need for the planning, design, engineering and construction of improvements of Park City School District schools, associated park, recreation, and sports facilities, parking, lighting, landscaping, access roads, internal streets and all other improvements on the school site; legal, appraisal and all other costs associated with the acquisition of land; financing and development costs; site preparation costs; and costs associated with preparation and updating of the District Capital Improvements Plan; and costs associated with implementing a School Facilities Impact Fee program. School Facilities Impact Fees include charges to mitigate the cost of constructing elementary, middle and high schools, but do not include the cost of creating School District administrative space or storage facilities.

(~~R~~Θ) "School Facilities Capital Improvement Program" - the Long Range Capital Facilities Improvement Program prepared for the Park City School District and adopted by the Board of Education of the Park City School District, Park City, which is incorporated herein by reference, and is on file with the City Recorder, with any subsequent amendments. For the purpose of this ordinance, the School Facilities Capital Improvement Program and attendant School Facilities Impact Fees, apply only to those properties within Park City that lie within the Park City School District.

(S~~P~~) "Secondary Dwelling Unit" - any residential Dwelling Unit used for a purpose other than as a full-time residence and taxed as such pursuant to U.C.A. Chapter 59-2 et. seq., for a period of no less than one (1) year from the City's issuance of a certificate of occupancy.

(T) "Streets and Storm Water Impact Fee" - the impact fee imposed as a condition precedent to a Building Permit that is used to offset the proportionate impact of the Development Activity on the need for the planning, design, engineering, acquisition, financing and construction of additional street and storm water management facilities.

(U) "System Improvement" - Public Facilities identified in the 1995 Capital Facilities Plan and Impact Fee Analysis, the 1995 Water Capital Facilities Plan and Analysis, or the 1993 School Facilities Capital Improvement Program, that are not Project Improvements.

(V) "Water Connection Impact Fee" - the impact fee, calculated as an expression of new equivalent residential units (ERUs) (to assess the impact of indoor Development Activity) and increased area of irrigated landscape (to assess the impact of outdoor Development Activity), imposed as a condition precedent to a Building Permit that is used to offset the proportionate impact of the Development Activity on the need for the planning, design, engineering, acquisition, financing and construction of water delivery systems.

(W) "Water Development Impact Fee" - the impact fee, calculated as an expression of new equivalent residential units (ERUs) (to assess the impact of indoor Development Activity) and increased area of irrigated landscape (to assess the impact of outdoor Development Activity), imposed as a condition precedent to a Building Permit that is used to offset the proportionate impact of the Development Activity on the need for the acquisition and transfer of water rights and points of diversion and the planning, design, engineering, acquisition, financing and construction of physical sources to realize those water rights.

and points of diversion and the planning, design, engineering, acquisition, financing and construction of physical sources to realize those water rights.

11-13-2 ASSESSMENT AND CALCULATION OF IMPACT FEES.

(A) Assessment of Impact Fees. ~~Development Activity Included/Excluded From Impact Fees.~~ The City shall collect the following ~~School Facilities~~ Impact Fees~~, as set forth by fee resolution,~~ from any applicant seeking a Building Permit:~~ for a Dwelling Unit.~~

1. **Parks, Trails and Open Space Impact Fee:** 1.35% of Construction Value.

2. **Public Safety Facilities Impact Fee:** 0.05 % of Construction Value.

3. **School Facilities Impact Fee:** $ 3393 per Primary Dwelling Unit
$ 848 per Qualified Secondary Dwelling Unit

4. **Streets and Storm Water Facilities Impact Fee:** 0.60 % of Construction Value.

5. **Water Connection Impact Fee:** The sum of the applicable indoor and outdoor fees established as follows:~~charges~~

Indoor (Residential):

Size (sf)	up to 1000	1001-1500	1501-3000	3001-4500	4501-6000	6000+
Bedrooms	2	3	4	5	6	7+
ERU	.50	.75	1.00	1.25	1.50	1.75
Charge	$150	$225	$300	$375	$450	$525

Indoor (Commercial)[1]:

USE	ERU
Industrial or warehousing	0.05 per 1000 sf
Laundry	1.05 per machine
Theater or auditorium	0.08 per 10 seats

1 Uses not in the commercial table shall be computed by the Public Works Director as follows: the Public Works Director shall estimate the annual indoor use in gallons; shall divide that number by 100,000 gallons; and shall round that quotient down to the nearest 0.05 ERU.

Office	0.20 per 1000 sf
Restaurant	0.05 per seat
School	0.03 per occupant
Retail Shops	0.35 per 1000 sf
Service Commercial or large retail[2]	0.20 per 1000 sf
Hotel or motel	0.03 per room
Taverns or bars	0.03 per seat

Outdoor:

Irrigated Area (sf)	0-2000	2001-4000	4001-6000	6001-8000	8001-10000	10000+
Charge	$70	$210	$350	$490	$630	$630 + x[3]

6. **Water Development Impact Fee:** -The sum of the indoor and outdoor fees established as follows:

Indoor (Residential):

Size (sf)	0- 1000	1001-1500	1500-3000	3001-4500	4501-6000	6000+
Bedrooms	2	3	4	5	6	7+
ERU	.50	.75	1.00	1.25	1.50	1.75
Charge	$850	$1275	$1700	$2125	$2550	$3000

Indoor (Commercial)[4]:

USE	ERU
Industrial or warehousing	0.05 per 1000 sf
Laundry	1.05 per machine

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2 10,000 sf or greater

3 x = $70.00 for each 1000 square feet of irrigated area over 10,000 square feet

4 Uses not in the commercial table shall be computed by the Public Works Director as follows: the Public Works Director shall estimate the annual indoor use in gallons; shall divide that number by 100,000 gallons; and shall round that quotient down to the nearest 0.05 ERU.

Theater or auditorium	0.08 per 10 seats
Office	0.20 per 1000 sf
Restaurant	0.05 per seat
School	0.03 per occupant
Retail Shops	0.35 per 1000 sf
Service Commercial or large retail[5]	0.20 per 1000 sf
Hotel or motel	0.03 per room
Taverns or bars	0.03 per seat

Outdoor:

Irrigated Area (sf)	0-2000	2001-4000	4001-6000	6001-8000	8001-10000	10000+
Charge	$400	$1200	$2000	$2800	$3600	$3600-+ x[6]

(B) Collection. Impact Fees shall be collected from the fee applicant prior to issuing the Building Permit, using the Impact Fee~~ Schedule~~s in effect on the date of filing a complete application for the Building Permit.

(C) Calculation. Upon receipt of an application for Development Activity, the Director shall determine: i) whether the proposed Development Activity is residential or non-residential; ii) if residential, the number of Dwelling Units applied for; and iii) whether the Dwelling Units are Primary or Secondary.

(D) Secondary Dwelling Units. Qualified Secondary Dwelling Unit Owners shall pay a portion of the School Facilities Impact Fee imposed on a Primary Dwelling Unit, and shall execute a promissory note and lien on the property (or such other adequate security interest approved by the City Attorney) on behalf of the City for the remainder of the School Facilities Impact Fee, as a condition precedent to receipt of a Building Permit. The City shall forgive such note, and shall release such lien or security interest, if the Owner later demonstrates that the property has been taxed as a secondary residence for a period of one (1) year from the date of the certificate of occupancy.

11-13-3 EXEMPTIONS FROM ~~SCHOOL FACILITIES~~ IMPACT FEES.

5 10,000 sf or greater

6 x = $40.00 for each 1000 square feet of irrigated area over 10,000 square feet.

(A) The following Development Activities~~Dwelling Units~~ shall be exempt from the payment of ~~School Facilities~~ Impact Fees:

1. Replacement of a habitable structure with a new structure of the same use at the same site or lot when such replacement occurs within twelve (12) months of the demolition or destruction of the structure and does not result in the construction of an additional Dwelling Unit or a change in use.

2. Alterations to, or expansion, ~~or~~ enlargement , ~~or~~ remodeling , ~~or~~ rehabilitation, or conversion of an existing Dwelling Unit where no additional Dwelling Unit is created, or alterations to, or remodeling or rehabilitation of an existing Development Activity that does not result in expansion of the existing use.

3. For School Facilities Impact Fees only, the ~~C~~construction of an accessory apartment, pursuant to Section 8-19 of the Land Management Code.

~~4. Construction of a Public Facility.~~

(B) The Director shall ~~be authorized to~~ determine whether a particular Dwelling Unit falls within an exemption identified in this section or any other section. Determinations of the Director shall be reduced to a writing, which shall state the basis therefore, and shall be subject to the appeals procedures set forth in Section 11-13-6 below.

11-13-4 OFFSETS.

(A) A fee payer can request that an offset or offsets be awarded to him/her for the value of a required System Improvement ~~dedicated land or for construction of School Facilities~~ identified in the Capital Facilities Plan and Impact Fee Analysis, the Water Capital Facilities Plan and Analysis, or the School Facilities Capital Improvement Program.

(B) For each request for an offset or offsets, unless otherwise agreed, the fee payer shall retain an appraiser approved by the Department to determine the value of the ~~dedicated land, or~~ System Improvement~~School Facilities~~, provided by the fee payer.

(C) The fee payer shall pay the cost of the appraisal.

(D) After receiving the appraisal, the Director shall provide the applicant with a letter or certificate setting forth the dollar amount of the offset, the reason for the offset, where applicable, the legal description of the site donated, and the legal description or other adequate description of the project or development to which the offset may be applied. The applicant must sign and date a duplicate copy of such letter or certificate indicating his/her agreement to the terms of the letter or certificate, and return such signed document to the Director before the Impact Fee offset will be awarded. The failure of the applicant to sign, date, and return such document within sixty (60) days shall nullify the offset.

(E) Any claim for offset must be made not later than the time of application for Building Permit. Any claim not so made shall be deemed waived.

(F) Determinations made by the Director pursuant to this section shall be subject to the appeals procedure set forth in Section 11-13-6 below.

~~**11-13-5 ADJUSTMENTS.** The Impact Fee Schedules established by fee resolution have been reasonably adjusted for taxes and other revenue sources which are anticipated to be available to fund School Facilities.~~

11-13-5 WAIVER

The City Council may waive Impact Fees for:

(A) Construction of Affordable Housing (up to $5,000 per unit);

(B) Construction of a Public Facility.

11-13-6~~5~~6 APPEALS.

(A) A fee payer may appeal the Impact Fees imposed or other determinations which the Director is authorized to make pursuant to this Chapter. However, no appeal shall be permitted unless and until the Impact Fees at issue have been paid.

(B) Appeals shall be taken within ten (10) days of the Director's issuance of a written determination, by filing with the Department a notice of appeal specifying the grounds for the appeal, and depositing the necessary fee, which is set forth in the existing fee resolution for appeals of land use decisions.

(C) The Department shall fix a time for the hearing of the appeal and give notice to the parties in interest. At the hearing, any party may appear in person or by agent or attorney.

(D) The Hearing Officer is authorized to make findings of fact regarding the applicability of the Impact Fees to a given Development Activity~~Dwelling Unit~~, the availability or amount of the offset, or the accuracy or applicability of an Independent Fee Calculation. The decision of the Hearing Officer shall be final, and may be appealed to the Third Judicial District Court for Summit County.

(E) The Hearing Officer may, so long as such action is in conformance with the provisions of this Chapter, reverse or affirm, in whole or in part, or may modify the determinations of the Director with respect to the amount of the ~~School Facilities~~ Impact Fees imposed or the offset awarded upon a determination that it is proper to do so based on principles of fairness, and may make such order, requirements, decision or determination as ought to be made, and to that end shall have the powers which have been granted to the Director by this Chapter.

(F) Where the Hearing Officer determines that there is a flaw in the ~~School Facilities~~ Impact Fee program or that a specific exemption or offset should be awarded on a consistent basis or that the principles of fairness require amendments to this Chapter, the Hearing Officer shall advise the City Attorney as to any question or questions that the Hearing Officer believes should be reviewed and/or amended. ~~as part of the Council's review of the Impact Fee Schedule~~.

11-13-76~~7~~ ESTABLISHMENT OF IMPACT FEES ACCOUNTS. ~~FOR SCHOOL FACILITIES.~~

(A) ~~School Facilities~~ Impact Fees shall be earmarked specifically and deposited in special interest-bearing Accounts. The fees received shall be prudently invested in a manner consistent with the investment policies of the City.

(B) Funds withdrawn from these Accounts must be used in accordance with the provisions of Section 11-13-9 below. Interest earned on the Impact Fees shall be retained in each of the Accounts and expended for the purposes for which the ~~School Facilities~~ Impact Fees were collected. Money in these Accounts shall not be commingled with other funds.

(C) Impact Fees shall be disbursed, expended, or Encumbered within six (6) years of receipt, unless the Council identifies in written findings an extraordinary and compelling reason or reasons for the City to hold the fees beyond the six-year period. Under such circumstances, the Council shall establish the period of time within which Impact Fees shall be expended or Encumbered.

11-13-87~~8~~ REFUNDS

(A) If the City fails to disburse, expend, or Encumber the ~~School Facilities~~ Impact Fees within six (6) years of when the fees were paid, or where extraordinary or compelling reasons exist, such other time periods as established pursuant to Section 11-13-7(C) above, the current Owner of the property on which the Impact~~School Facilities Impact~~ Fees have been paid may request a refund of such fees. In determining whether ~~School Facilities~~ Impact Fees have been disbursed, expended, or Encumbered, such fees shall be considered disbursed, expended, or Encumbered on a first in, first out basis.

(B) Owners seeking a refund of ~~School Facilities~~ Impact Fees must submit a written request for a refund of the fees to the Director within 180 days of the date that the right to claim the refund arises.

(C) Any ~~School Facilities~~ Impact Fees for which no application for a refund has been made within this 180 day period shall be retained by the City and expended on the type of Public ~~School~~ Facilities for which they were collected.

(D) Refunds of ~~School Facilities~~ Impact Fees under this section shall include any interest earned on the ~~School Facilities~~ Impact Fees.

(E) When the City seeks to terminate any or all components of an~~the~~ ~~School Facilities~~ Impact Fee program, any funds not disbursed, expended, or Encumbered from any terminated component or components, including interest earned shall be refunded pursuant to this section. Upon the finding that any or all fee requirements are to be terminated, the City shall place notice of such termination, and the availability of refunds, in a newspaper of general circulation at least two (2) times. All funds available for refund shall be retained for a period of 180 days. At the end of the 180 day period, any remaining funds shall be retained by the City, but must be expended on the type of Public ~~School~~ Facilities for which they were collected.

(F) The City shall refund to the current Owner of property for which ~~School Facilities~~ Impact Fees have been paid all ~~School Facilities~~ Impact Fees paid, including interest earned on the ~~School Facilities~~ Impact Fees attributable to the particular Development Activity, within one (1) year of the date that right to claim the refund arises, if the Development Activity for which the ~~School Facilities~~ Impact Fees were imposed did not occur, no impact resulted, and the Owner makes written request for a refund within 180 days of the expiration or abandonment of the permit for Development Activity.

11-13-9~~8~~9 USE OF FUNDS

(A) Pursuant to this Chapter, Impact Fees:

1. Shall be used for Public~~School~~ Facilities that reasonably benefit the new development; and

2. Shall not be imposed to make up for deficiencies in Public~~School~~ Facilities serving existing developments; and

3. Shall not be used for maintenance or operation of Public~~School~~ Facilities.

(B) School Facilities Impact Fees may be spent for s~~S~~chool f~~F~~acilities within the Park City School District, including but not limited to, construction of facilities, and/or the expansion of existing facilities, and auxiliary facilities, such as cafeterias and principals' offices, including the cost of land, design, structures, equipment and furniture, site improvements, and legal and administrative costs associated with collection and disbursement of the fees and the construction of such facilities.

(C) ~~School Facilities~~ Impact Fees may be used to recoup costs of designing, constructing and/or acquiring Public~~School~~ Facilities ~~previously incurred in~~ anticipation of new growth and development to the extent that the Development Activity will be served by the previously-constructed~~previously constructed~~ improvements or the previously-incurred costs.

(D) In the event that bonds or similar debt instruments are or have been issued for the advanced provision of Public Facilities~~School Facilities~~ for which ~~School Facilities~~ Impact Fees may be expended, ~~School Facilities~~ Impact Fees may be used to pay debt service on such bonds, or similar debt instruments, to the extent that the facilities or improvements provided are consistent with the requirements of this section and are used to serve the Development Activity.

~~11-13-10 ESTABLISHING THE SCHOOL FACILITIES IMPACT FEE. Impact Fees shall be set forth by resolution and shall be reviewed by the Council as it may deem appropriate.~~

11-13-109~~11~~ INDEPENDENT FEE CALCULATIONS

(A) If a fee payer believes that a fee should be charged, other thant the ~~School Facilities~~ Impact Fees determined according to this Chapter~~the fee resolution~~, then the fee payer shall prepare and submit to the Director an Independent Fee Calculation for the Impact Fee(s) associated with the Development Activity for which a Building Permit is sought. The documentation submitted shall show the basis upon which the Independent Fee Calculation was made. The Director is not required to accept any documentation which the Director reasonably deems to be inaccurate, unsubstantiated, or unreliable and may require the fee payer to submit additional or different documentation prior to the Director's consideration of an Independent Fee Calculation.

(B) Any fee payer submitting an Independent Fee Calculation shall pay an administrative processing fee, per calculation, of $100. ~~, as set forth in the Impact Fee Resolution~~.

(C) Based on the information within the Director's possession, the Director may recommend, and the City Manager is authorized to adjust, the Impact Fee ~~Calculation~~ to the specific characteristics of the Development Activity, and/or according to principles of fairness. Such adjustment shall be preceded by written findings justifying the fee.

(D) Determinations made by the Director pursuant to this section may be appealed subject to the procedures set forth herein.

SECTION 7: **SEVERABILITY.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Code, since the same would have been enacted by the City Council without incorporation in this Code of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 8: **EFFECTIVE DATE**. This Ordinance shall take effect on June 30, 1995 and will apply to any project, the complete application for a building permit of which, has not been received by June 30, 1995.

PASSED AND ADOPTED THIS _____ DAY OF JUNE, 1995.

WATER CAPITAL FACILITY PLAN
AND
IMPACT FEE ANALYSIS
JUNE, 1995

Park City Municipal Corporation
Water Division, Public Works Department

INTRODUCTION

Background. In the early 1980's, Park City adopted a water connection fee and a year later a water development fee. The connection fee was used to pay for physical improvements to the water system required to serve new development such as lines, pumps and tanks. The development fee was used to pay for the water sources required to serve new development such as water rights and wells. These were flat fees without relation to actual or potential water use. Commercial impact fees subsidized the impacts of single-family residential development.

In 1990, Park City adjusted the fees to require new development to pay for facilities to serve it roughly in proportion to potential water use. Outside irrigation was separately factored into the fees, allowing a fairer assignment of fees based on impacts associated with potential use. Plumbing fixture units were used as a measure of the indoor water demanded and associated facilities required by commercial construction. A similar system was proposed for residential uses. However, architects, builders and other fee payers in the community requested a simpler fee approach for residential uses. In response, Park City adopted residential water impact fees based on house size, number of bedrooms and irrigated landscaped area.

Enabling legislation. In special session, the 1995 Utah Legislature adopted Senate Bill 4 to define the use of impact fees to mitigate the impact of new development. The law specifically authorizes local government to collect impact fees for water rights and water facilities. The law limits the use of impact fees and establishes procedures for adoption and administration of the fees. The basic features of the law include:

1. A list of capital facilities for which impact fees may be collected
2. Definitions of terms associated with impact fees
3. Requirements for a capital facilities plan (CFP)
4. Procedures for analyzing, enacting and administering impact fees
5. Accounting and expenditure standards
6. An appeals process

Water impact fees in effect before July 1, 1995 are exempt from some administrative processes and certain other requirements until July 1, 1997. The intent of the proposed changes outlined in this report is to make Park City's impact fee structure consistent with the spirit of the new legislation. The necessary administrative requirements will be added over the next two years.

CAPITAL FACILITIES PLAN AND IMPACT FEE ANALYSIS

Overview. This report updates previous impact fee analyses, and intends to:

- Substantiate the *need* for planned capital spending.
- Identify a *level of service standard* for water facilities - show that it is consistently applied and that demand presented by new development threatens to degrade the standard.
- Identify the *component* of planned capital expense undertaken to meet demand generated by new development.

- Define a fee *calculation methodology* that equitably apportions facility development cost among those benefited by the facilities.
- Define a methodology that recognizes differential impact, attendant to different property types and sizes.
- Update planned capital spending and impact fee rate.

Administrative objectives include the following:

- Methodology which is intuitive, rational, and *easy to explain.*
- *Simplified fee calculation guidelines* that reduce the need for detailed analysis with each application.
- *Cost-effective* methodology that utilizes existing administrative structure, personnel and equipment to assess the fee, collect the funds and disburse the proceeds.

Summary. The Park City water facility impact assessment is defined as an amount sufficient to offset a proportionate share of the cost of water facilities needed to serve demand generated by new development. Capital spending for new development is defined by the Water Capital Facilities Plan (WCFP) - a derivative of the standard Park City Capital Improvement Program. The WCFP is specified as part of a formalized analytical process - the annual Capital Facilities Programming Process - which verifies needs and prioritizes competing projects.

Impact fee proceeds (connection and development) are accounted for separately. Collection and use of the funds are accomplished so that benefit accrues to each subject property. Funds are generally expended in the order collected - first in, first out. Funds are generally expended within six years of collection.

The WCFP and fee rate are evaluated and updated biennially to ensure on-going proportionate, and equitable assessment. It includes costs of projects required that are required to accommodate projected development from 1990 to 2005. Projects constructed prior to 1995 to anticipate or accommodate new development, may have a portion of the cost financed over a period of years. The annual bond payments are identified until retirement of the debt. Other qualified WCFP project costs are shown in the year they are completed. The list of anticipated projects for the next ten years relate to growth, system replacement and developer contribution. Projects listed in the WCFP are included in the six-year Capital Improvement Plan.

Capital Programming Process. The City has a formalized process to identify capital facility demand and to define a plan - the *Capital Improvement Plan* (CIP) - to meet that need. The process is implemented as part of General Budget Policy,[1] and is informed by the following objectives:

- Identify residents' needs for facilities
- Prioritize facilities
- Evaluate the means for delivering facilities and organize programs to provide the facilities
- Identify available resources and appropriate funds to undertake the projects
- Establish appropriate service levels

[1]See Park City Municipal Corporation Annual Budget.

- Set standards to measure delivery of services
- Evaluate accomplishment of objectives and use of appropriations

These objectives define a planning environment which calls for realistic prioritization, consistent definition of performance standards, cost-effective implementation, and regular assessment of goal achievement. They serve to distill expectations and to prioritize competing projects - the effect is to implement a capital budgeting process which guarantees that needed projects defined by consistent service provision standards, are undertaken.

The capital budgeting process, by means of the CIP, serves to evaluate competing needs for facility replacement, facility enhancement, and capacity expansion to meet demand generated by new development. The process is lead by the City Council which defines annual capital improvement objectives, and includes a series of public meetings, staff review, review by the CIP committee, department heads, the City Manager, and finally, approval by the Council of recommended appropriations.

The process yields a list of *scheduled projects* for which funding is available and which will be undertaken in the near term; and prioritized but *unscheduled projects* which are necessary, but given limited resources are not immediately planned for funding.

Competition for funds and the need to balance capital spending for existing residents against demands presented by new development - facility maintenance or upgrade versus capacity expansion - guarantees that underlying service provision standards are applied uniformly; and that each project undergoes sufficient professional evaluation to ensure that it is properly specified and essential. All potential funding sources are considered for each project before the CIP is finalized.

A formal capital budgeting process has been implemented and refined in Park City for at least 15 years. The effect of that process is to enforce consistent standards for capital project selection and service provision, and because of that, new development from year to year is called upon only to support a level of spending needed to implement narrowly defined capital facility capacity expansion requirements.

Capital allocation and analysis. The capital budget allocation process is based on the CIP and defines a *Water Capital Facilities Plan* (WCFP) - that component of total capital spending undertaken to meet demand for water facilities generated by new development. The WCFP analytical process begins with a review of each "scheduled" capital expense, to identify and delete costs attributable either to routine maintenance, or the correction of a capacity or qualitative facility deficiency.

Projects are then evaluated, and the proportion of the project serving new development is determined. Formalized analytical guidelines mean that the process is consistent from year to year, and that the WCFP enforces the same standard on each generation of new entrants. Only those CIP projects that are necessary to serve new development are included in the WCFP.

Eckhoff, Watson, and Preator (EWP) analyzed of Park City' water system and published a report called the "1994 Water Supply vs Demand Study" (incorporated herein by reference). The study uses the concept of an equivalent residential unit (ERU) which represents the average water use by existing single-family residential units. Other uses are converted to ERU's based on expected water use. The water facilities proposed in the WCFP will serve approximately 3450 ERU's

Water Connection Fees. The WCFP shows that $2,824,729 worth of improvements are necessary to meet our growth demands. Dividing that figure by 3,450 ERU's yields $818 per ERU.

The size of houses and landscaped areas vary significantly and those differences affect the amount of water required to serve the new development. Applying the premise used for Park City water impact fees since 1990, the fee system should fairly account for the differential impacts on water facilities of indoor and outdoor water use. The EWP report identifies that 37.5% of total water use should be allocated indoors; outside use (primarily irrigation) represents 62.5% of total water use. These proportions are based on peak period usage because Park City's water facilities are and must be designed to meet peak demand. The proportions take into account the City's conservation requirements including alternate day irrigation. This equates to an average indoor fee of $307 and an average outdoor fee of $511.

To more fairly assess the impact of new development on water facilities, Park City's actual fees should have indoor and outdoor components and be based on the size of the house and the amount of irrigated landscaped area.

The maximum indoor charge for Water Connection is based on the following table:

Size (sf)	up to 1000	1001-1500	1501-3000	3001-4500	4501-6000	6000+
# of BR's	2	3	4	5	6	7+
ERU	.50	.75	1.00	1.25	1.50	1.75
Charge ($)	153	230	307	383	460	537

To calculate the indoor component of the Water Connection Fee, the house size is determined by the more restrictive of liveable area in square feet (size) or number of bedrooms. This size is converted to a proportional ERU, multiplied by the average indoor fee and rounded down to the nearest $10 dollars. For example, a 3000 square foot, four bedroom home would be one ERU and would have a maximum indoor charge of $307. A 4500 square foot, four bedroom home would be 1.25 ERU's and would have a maximum indoor charge of $383. A 950 square foot, three bedroom home would be .75 ERU's and would have a maximum indoor charge of $230.

Based on the average outdoor fee of $511 and the average irrigated area of 7000 square feet the outdoor charge is $0.073 per square foot of irrigated landscaped area. In recognition that not all outdoor use is for irrigation, to allow some flexibility for the homeowner installing landscaping and to reduce administrative costs of the fee system, the fees are grouped into seven categories. The maximum outdoor charge for Water Connection is based on the following table:

Irrigated Area (sf)	0-2000	2001-4000	4001-6000	6001-8000	8001-10000	10000+
Charge ($)	73	219	365	511	657	657+ (1)

(1) the last category would be the charge of the previous category plus $73.00 for each 1000 square feet of irrigated area over 10,000 square feet..

The irrigation portion of the Connection Fee is significantly higher than in previous fees. The new rate better reflects the proportional impact outdoor use in new development has on the need to expand the water system.

The largest portion of the outdoor water demand in most new homes is for irrigation of sod or turf. Lawns require much more water than many other types of landscaping. However, builders and home owners often use sod because of the lower initial cost, simpler sprinkler system design, and to achieve a quick, finished look to obtain early release of their landscape letter of credit. Staff originally considered a special charge on sod or turf in recognition of its higher water demand. Testimony at the public hearing held on May 11, 1995 opposed that approach. The system currently proposed does not include a special charge for lawns. The City has other programs to encourage low water consuming landscape solutions and may propose others in the future.

The maximum Water Connection Fee for new development would be the sum of the charge for indoor use and the charge for outdoor use.

Development Fees. The development fee pays for the water rights necessary to serve the new construction and the costs to develop those right into physical sources. Hence, the water development fee has two parts: water rights and source development.

Based on the EWP report, identified the water use of the average home (ERU) at 259,000 gallons or 0.795 acre foot per year. The cost to acquire a high priority water right for one acre foot and to convert it to municipal use (exclusive of any physical development) is $2495 based on an average of recent large purchases and conversions of water rights. This cost is conservative because it assumes full conversion and use of the water right. This is not always achievable and State Engineer approval of new water rights can take from two to five years with the longer intervals significantly increasing the conversion costs. This acquisition and conversion cost translates into $1,984 (rounded to $1980) per typical home (ERU).

The WCFP shows that $9,071,699 worth of improvements for source development are necessary to meet the demands of new development. Dividing that figure by 3,450 ERU's yields $2629 per ERU. Summing the two parts yields a total of $4613. The same distribution to indoor and outdoor use may be applied to development fees as used for connection fees.

The maximum indoor charge for Water Development is based on the following table:

Size (sf)	up to 1000	1001-1500	1501-3000	3001-4500	4501-6000	6000+
# of BR's	2	3	4	5	6	7+
ERU	.50	.75	1.00	1.25	1.50	1.75
Charge ($)	864	1296	1729	2161	2593	3025

The average outdoor fee is $2883. Adjusting for the size of the irrigated landscaped area the maximum outdoor charge for Water Development is based on the following table:

Irrigated Area (sf)	0-2000	2000-4000	4000-6000	6000-8000	8000-10000	10000+
Charge ($)	411	1235	2059	2883	3706	3706+ (1)

(1) the last category would be the charge of the previous category plus $41.00 for each 1000 square feet of irrigated area over 10,000 square feet.

The maximum Water Development Fee for new development would be the sum of the charge for indoor use and the charge for outdoor use.

<u>Commercial Water Impact Fees</u>. The WCFP shows the improvements necessary to meet growth demands for all types of development. To use the fee approach described above for commercial uses, these uses must be converted to ERU's for indoor use (outdoor uses would be calculated the same as for residential uses).

The State of Utah publishes the "State of Utah Public Drinking Water Regulations". Table 5.1 identifies estimated indoor water requirements for commercial applications; Section 5.1.2.2 "Hotels, Motels and Resorts, Indoor Use" identifies the use for those activities. These documents are incorporated herein by reference.

This information may be used to calculate the indoor water requirements of a commercial application and to convert the commercial use to an ERU. The average indoor water use of an ERU is 97,000 gallons per year . By dividing the total commercial indoor use by 97,000 gallons, a factor can be determined. For the ease of calculation, the indoor portion of the ERU has been rounded to 100,000 gallons (thereby lowering the maximum fee slightly). The commercial indoor use is converted to ERU's by computing the annual use, dividing by 100,000 and rounding down to the nearest 0.05 of an ERU as follows:

USE	**ERU**
Industrial or warehousing	0.05 per 1000 sf or employee
Laundry	1.05 per machine

Theater or auditorium	0.08 per 10 seats
Office	0.20 per 1000 sf or 0.03 per employee
Restaurant	0.05 per seat
School	0.03 per student (capacity)
Retail Shops	0.35 per thousand sf
Service Commercial or large retail	0.20 per thousand sf
Hotel or motel	0.03 per room
Taverns or bars	0.03 per seat

Uses not in the table will be computed by the Public Works Director as follows: the annual indoor use in gallons will be estimated; that number will be divided by 100,000 gallons; and the quotient will be rounded down to the nearest 0.05 of an ERU.

CONCLUSIONS AND RECOMMENDATIONS

Park City has revised and refined its water impact fees several times since originally implementing them in the early 1980's. The proposed changes to Park City's water impact fee system are expected to make it more reflective of the true impact of new development on water facilities, consistent with the plan for capital facilities required by new development and compatible with new legislation. The proposed impact fees would generally lower the charges for indoor usage. Residential construction with limited landscaping would likely see a net reduction in water impact fees. Landscaped areas will represent a larger portion of the total charge. Development with large irrigated areas would likely see a net increase in water impact fees.

The method of water impact assessment employs a combination of measures of indoor and outdoor uses. The equivalent residential unit (ERU) adjusts indoor water use by size and type of new development; irrigated area addresses potential outdoor water uses for residential and commercial land uses. This approach was selected from among competing alternatives - for example, impact calculated based on number of bedrooms, household size or unit equivalent alone - as most definitive in capturing the true cost of water facility demand generated by new development, based on past experience, and in light of the unique circumstances of a resort community where facility need is defined by peak demand, quantified as *peak impact potential*. Local experience during the period the water impact fee program has been in effect has shown that *impact potential* is the only equitable way to establish the true effect of new development, and to correlate that to actual water facility demand, while minimizing other potential inequities. The potential for peak demand is significantly above the average demand, and based on experience in Park City, represents actual capacity expansion requirements. The cost of *peak impact potential* is reflected in the impact assessment - a large home with more finished area is charged more than a smaller home; a use with a large landscaped area is charged more than one with little or no landscaping.

The WCFP should be updated every two years to assure accuracy and fairness. The fees should be revised accordingly.

Several features of the proposed system are designed to facilitate public understanding and ease of administration. For example, fee tables, rather than complex formulas, are used whenever possible. Additionally, the fee system is structured to promote fair assessment without risk of overcharging. Calculated maximum fees are conservatively computed by rounding down. Fees are recommended at less than the full (maximum) impact assessment. The fees are recommended to be capped below the maximum as a matter of policy, primarily to promote cross generational-equity and to avoid the administrative complications of rebate and appeals.

Recommended Fees

Water Connection Fee

The recommended indoor charge for Water Connection is:

Size (sf)	up to 1000	1001-1500	1501-3000	3001-4500	4501-6000	6000+
# of BR's	2	3	4	5	6	7+
ERU	.50	.75	1.00	1.25	1.50	1.75
Charge ($)	150	225	300	375	450	525

The recommended outdoor charge for Water Connection is:

Irrigated Area (sf)	0-2000	2000-4000	4000-6000	6000-8000	8000-10000	10000+
Charge ($)	70	210	350	490	630	630+ (1)

(1) the last category would be the charge of the previous category plus $70.00 for each 1000 square feet of irrigated area over 10,000 square feet.

Water Development Fee

The recommended indoor charge for Water Development is:

Size (sf)	up to 1000	1001-1500	1501-3000	3001-4500	4501-6000	6000+
# of BR's	2	3	4	5	6	7+
ERU	.50	.75	1.00	1.25	1.50	1.75
Charge($)	850	1275	1700	2125	2550	3000

The recommended outdoor charge for Water Development is:

Irrigated Area (sf)	0-2000	2000-4000	4000-6000	6000-8000	8000-10000	10000+
Charge ($)	400	1200	2000	2800	3600	3600+(1)

(1) the last category would be the charge of the previous category plus $40.00 for each 1000 square feet of irrigated area over 10,000 square feet.

PARK CITY

1884

COUNCIL AGENDA REPORT

DATE: June 29, 1995
DEPARTMENT: Public Works
AUTHOR: Jerry Gibbs
TITLE: Water Capital Facilities Plan and Water Connection/Development Fees
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: The recommendation is to adopt the Water Capital Facilities Plan (see attached) and the proposed Water Connection and Development Fees.

DESCRIPTION:

A. Topic. The State Legislature adopted an impact fee bill that limits the use of impact fees and establishes procedures for adopting and administration of the fees. The legislation requires:

1. A list of capital facilities for which impact fees may be collected.
2. Definitions of terms associated with impact fees.
3. Requirements for a capital facilities plan.
4. Procedures for analyzing, enacting and administrating fees.
5. Accounting and expenditures standards.
6. An appeal process.

The current fee structure does not fully comply with this legislation. Park City has until July 1, 1995 to make changes to its existing fee structure to be exempt form some of the administrative process. Park City will need to review its fees again by July 1, 1997.

B. Background. On May 11, 1995 a public hearing was held to discuss the Water Connection and Development Capital Facilities Plan and review a proposal to change the rates. Rick Brighton and Al Coelho commented on the surcharge, landscaping and the higher fees. The proposed changes respond to many of their concerns.

In 1990, Park City adjusted the fees to require new development to pay for facilities to serve at roughly proportional to its potential water use. Outside irrigation was separately factored into the fees allowing a fair assignment of fees based on impacts associated with potential use. Fixture units were considered as a means of measurement for both residential and commercial.

The development community requested a simpler approach for residential uses. In response, Park City adopted residential water impact fees based on house size, number of bedrooms and irrigated landscaped area. The proposed changes follow the philosophy of a simple fee approach.

C. Analysis

Water Capital Facilities Plan (WCFP)

The WCFP presented May 11 has been modified to reflect expenditures necessary for system operations (Water Connection Capital Facilities Plan) and those necessary for source development (Water Development Capital Facilites Plan). In the past, source development could be paid through both connection and development fees. Under this proposal only development fees would pay for source development.

The WCFP substantiates the need for planned capital spending, identifies a level of service standard for water facilities and identifies the component of planned capital expenses undertaken to meet the demand generated by new development. The WCFP includes projects built no more than five years ago and proposed over the next ten years. All values except for previous expenditures are estimated in 1995 dollars. Construction costs should be reviewed at least once every two years to correctly reflect current construction costs.

Connection Fees

Additional effort has been made with Eckhoff, Watson, and Preator (EWP) to update their *1994 Water Supply vs Demand Study* to compare peak outdoor and indoor water usage for a residential unit. The new number is based on indoor usage occurring during April and May as compared to December. This better reflects the relationship between outdoor and indoor watering. The new information identifies 37.5 percent of total water usage should be allocated to indoor use and outside use represents 62.5 percent of total water use.

The WCFP shows that $2,824,729 worth of improvements are necessary to meet our growth demands. Dividing that figure by 3,450 equivalent residential units (ERUs) yields $818 per ERU. Using the percentages allocated for indoor/outdoor usage this equates to indoor fees of $307 and an average outdoor fee of $511.

Based on a review of building permits in 1992 and 1994, the average house size is between 3,500-4,000 sq. ft. Ron Ivie has estimated the average landscaped area to be approximately 7,000 sq. ft. Two tables have been developed that incorporates an indoor fee and outdoor fee based on house and landscaped area size.

The indoor table is divided into six ranges based on house size. This differs from our current method of calculating fees based on bedrooms. This will provide a reduced fee for homes of less than 2,000 sq. ft. This following table shows the maximum justified indoor charge for water connection fees.

Size (S.F.)	≤ 1,000	1,001-2,000	2,001-4,000	4,001-5,000	5,001-6,000	6,000+
# of BR's	2	3	4	5	6	7+
ERU	.50	.75	1.00	1.25	1.50	1.75
Charge	$153	$230	$307	$383	$460	$537

The outdoor fee for an equivalent residential unit is $511 and the average irrigated area is 7,000 sq. ft. This equates to a $0.0731 charge per square foot of irrigated landscaped area. The outdoor charge is also divided into six categories. The maximum outdoor charge for a water connection fee is based on the following table.

Irrigated Area (S.F.)	0-2,000	2,001-4,000	4,001-6,000	6,001-8,000	8,001-10,000	10,000+
Charge	$73	$219	$365	$511	$657	$657+ (1)

(1) the last category would be the charge of the previous category plus $73 for each 1,000 square feet of irrigated areas over 10,000 square feet.

A landscape plan will need to be submitted by a registered landscape contractor or the current owner of record. The Water department will provide review of the landscape and certification of quantities prior to issuance of a Certificate of Occupancy.

A sod limitation is not being considered as part of this proposal. A limitation should be considered as part of an overall water conservation program.

Development Fees

The development fee pays for the water rights necessary to serve new construction and the cost to develop those rights into a physical source. The EWP report identified water usage of an ERU at 259,000 gallons or .7958 acre feet per year. The cost to acquire a high priority water right and convert it to municipal use exclusive of any physical development is $2,495 based on an average of recent large purchases and conversion water rights. A 100 percent conversion is not always achievable and may take as much as five years to receive State Engineer approval. The cost is conservative based on these limitations. The acquisition and conversion cost an ERU translates into $1,984.

The Water Development Capital Facilities Plan shows improvements for source development at a value of $9,071,699. By using the same methodology developed for connection fee, an ERU cost can be calculated. The cost is $2,629 per ERU.

Adding the water rights cost and the source development cost provides a total cost of $4,613 per ERU. The same percentage distribution to indoor and outdoor may be applied. The indoor portion is $1,729 and the outdoor portion is $2,883. A water development fee table can be generated similar to connection fees.

The indoor charge is based on the following table.

Size (S.F.)	≤ 1,000	1,001-2,000	2,001-4,000	4,001-5,000	5,001-6,000	6,000+
# of BR's	2	3	4	5	6	7+
ERU	.50	.75	1.00	1.25	1.50	1.75
Charge	$864	$1,296	$1,729	$2.161	$2,593	$3,025

The outdoor charge is based on the following table.

Irrigated Area (S.F.)	0-2,000	2,001-4,000	4,001-6,000	6,001-8,000	8,001-10,000	10,000+
Charge	$411	$1,235	$2,059	$2,883	$3,706	$3,706 (1)

(1) the last category would be the charge of the previous category plus $411 for each 1,000 square feet of irrigated areas over 10,000 square feet.

Commercial Water Impact Fees
The current commercial fees are based on fixture unit count and/or fire storage requirements. the new methodology will convert commercial water use int ERUs for indoor use.

The indoor ERU is calculated by using a chart published by *State of Utah Public Drinking Water Regulations.* The average daily usage number is used to compute their annual water consumption. The EWP report identified the average water usage for an ERU at 259,000 gallons. The indoor use is 37.5 percent of the total or 97,000 gallons per year. The total indoor demand as identified by the table is divided by the indoor use for any ERU. This will provide the equivalent number of ERUs per commercial application. For the purpose of easy division, 97,000 gallons will be rounded to 100,000 gallons (thereby lowering the maximum fees slightly). The indoor portion of the water connection fee and development fee per ERU is then multiplied by this factor. This provides the methodology for commercial to be charged at an equivalent rate to residential use.

The outside portion of their fee will be charged at the same rate and methodology used for residential application.

D. **Department Review.** Public Works, Legal, Community Development and the Administrative Department have each reviewed the proposed changes to the impact fees. The recommendation is a consensus from this group.

ALTERNATIVES:

A. **Approve the request.** This alternative would change the current method of calculating the fees to conform the impact fee bill adopted by the State Legislature.

B. **Approve a modified request.** The proposed fee schedule is based on nearly full recovery of cost. (The proposed fees are generally 2.5% below the maximum.)

SIGNIFICANT IMPACTS:

A. **Approve the request.** Overall fees will be less expensive for smaller homes and smaller landscaped areas. Increases can be expected in other areas but are dependent on house size and landscaped areas.

B. **Modify the request.** The benefit will remain the same with respect to compliance to the impact fee bill. The amount of the fee will vary depending on the modification pursued. Reducing the cost recovery will lower the overall impact fees and generate less money.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:
Some modifications are required to comply with State laws.

RECOMMENDATION:
The new recommended rate structure is:

CONNECTION FEES
The indoor charge is based on the following table.

Size (S.F.)	≤ 1,000	1,001-2,000	2,001-4,000	4,001-5,000	5,001-6,000	6,000+
# of BR's	2	3	4	5	6	7+
ERU	.50	.75	1.00	1.25	1.50	1.75
Charge	$150	$225	$300	$375	$450	$525

The indoor charge is based on the following table.

Irrigated Area (S.F.)	0-2,000	2,001-4,000	4,001-6,000	6,001-8,000	8,001-10,000	10,000+
Charge	$70	$210	$350	$490	$630	$630+ (1)

(1) the last category would be the charge of the previous category plus $70 for each 1,000 square feet of irrigated areas over 10,000 square feet.

DEVELOPMENT FEES

The indoor charge is based on the following table.

Size (S.F.)	≤ 1,000	1,001-2,000	2,001-4,000	4,001-5,000	5,001-6,000	6,000+
# of BR's	2	3	4	5	6	7+
ERU	.50	.75	1.00	1.25	1.50	1.75
Charge	$850	$1,275	$1,700	$2,125	$2,550	$3,000

The outdoor charge is based on the following table.

Irrigated Area (S.F.)	0-2,000	2,001-4,000	4,001-6,000	6,001-8,000	8,001-10,000	10,000+
Charge	$400	$1,200	$2,050	$2,800	$3,600	$3,600 (1)

(1) the last category would be the charge of the previous category plus $400 for each 1,000 square feet of irrigated areas over 10,000 square feet.

COMMERCIAL FEES

USE	ERU
Industrial or warehousing	0.05 per 1,000 sf or employee
Laundry	1.05 per machine
Theater or auditorium	0.08 per 10 seats
Office	0.20 per 1,000 sf or 0.03 per employee
Restaurant	0.05 per seat
School	0.03 per student (capacity)
Retail Shops	0.35 per thousand sf
Service Commercial or large retail	0.20 per thousand sf
Hotel or motel	0.03 per room
Taverns or bars	0.03 per seat

Uses not in the table will be computed by the Public Works Director as follows: the annual indoor use in gallons will be estimated; that number will be divided by 100,000 gallons; and the quotient will be rounded down to the nearest 0.05 of an ERU.

Indoor charges are ERUs x $300 (water connection) and $1,700 x ERUs (water development).

The outdoor charges are the same as for residential.

WATER CONNECTION CAPITAL FACILITIES PLAN								
Date	Project	Cost $	Facility Plan		Water Rates		Others	
1992	Water Resources - D.V. Drive Waterline (C) $210,503*	$62,131		$0	100.0%	$62,131		$0
1992	Water Resources-D.V. Drive Waterline (E) $41,914*	$12,371		$0	100.0%	$12,371		$0
1992	Water Resources - P>M> Tank #15 (E) $54,992*	$16,231	100.0%	$16,231		$0		$0
1992	Water Resources - P>M> Tank #15 (C) $490,453*	$144,659	100.0%	$144,659		$0		$0
1993	Water Resources - Bond Payment for Spiro	$40,241	68.4%	$27,514	31.6%	$12,727		$0
1994	Water Resources - Bond Payment for Spiro	$40,309	68.4%	$27,561	31.6%	$12,748		$0
1995	Automatic Meter Reads	$80,000		$0	100.0%	$80,000		$0
1995	Chatham Pump Station (C)	$818,317	30.0%	$245,495		$0	70.0%	$572,822
1995	Chatham Pump Station (E)	$163,968	30.0%	$49,190		$0	70.0%	$114,778
1995	Equipment Replacement	$27,000		$0	100.0%	$27,000		$0
1995	King Rd. Waterline	$50,000		$0	100.0%	$50,000		$0
1995	Ontario Waterline	$40,000		$0	100.0%	$40,000		$0
1995	Regulator Change Out - 8th & Empire 3"	$2,000		$0	100.0%	$2,000		$0
1995	Tunnel Repairs	$125,000		$0	100.0%	$125,000		$0
1995	Water Resources - Bond Payment for Spiro	$40,343	68.4%	$27,584	31.6%	$12,759		$0
1996	Automatic Meter Reads	$80,000		$0	100.0%	$80,000		$0
1996	Equipment Replacement	$27,000		$0	100.0%	$27,000		$0
1996	PRV Station - 713 Woodside	$10,000		$0	100.0%	$10,000		$0
1996	Regulator Change Out - Daley 4"	$2,000		$0	100.0%	$2,000		$0
1996	Regulator Change Out - Surprise	$2,000		$0	100.0%	$2,000		$0
1996	Tunnel Repairs	$125,000		$0	100.0%	$125,000		$0
1996	Water Resources - Bond Payment for Spiro	$40,343	68.4%	$27,584	31.6%	$12,759		$0
1997	Aerie B.P. Sta. Improvement	$15,000	100.0%	$15,000		$0		$0
1997	Aerie B.P. Sta. Improvement (E)	$4,000	100.0%	$4,000		$0		$0
1997	Equipment Replacement	$49,000		$0	100.0%	$49,000		$0
1997	Flagstaff & Upper D.V.P. Sta. (E)	$96,000	5.0%	$4,800		$0	95.0%	$91,200
1997	Flagstaff & Upper D.V.P. Sta. (C)	$330,000	5.0%	$16,500		$0	95.0%	$313,500
1997	L.D.V. Tank (C)	$400,000		$0		$0	100.0%	$400,000
1997	L.D.V. Tank (E)	$126,000		$0		$0	100.0%	$126,000
1997	L.D.V. Transm. Line (C)	$48,000		$0		$0	100.0%	$48,000
1997	L.D.V. Transm. Line (E)	$17,000		$0		$0	100.0%	$17,000
1997	Last Chance Pump Sta. (C)	$320,000	15.0%	$48,000	15.0%	$48,000	70.0%	$224,000
1997	Last Chance Pump Sta. (E)	$55,000	15.0%	$8,250	15.0%	$8,250	70.0%	$38,500
1997	Oaks Area PRV (E)	$5,000	100.0%	$5,000		$0		$0
1997	Oaks PRV (C)	$17,000	100.0%	$17,000		$0		$0
1997	PRV Stations - Heber & Park Ave.	$10,000		$0	100.0%	$10,000		$0
1997	Regulator Change Out - Evergreen	$2,000		$0	100.0%	$2,000		$0
1997	Ridgeview Pump Sta. (E)	$4,000	100.0%	$4,000		$0		$0
1997	Ridgeview Pump Sta. Upgrade	$18,000	100.0%	$18,000		$0		$0
1997	Solamere Booster Pump	$27,000	50.0%	$13,500	25.0%	$6,750	25.0%	$6,750
1997	Source Protection Plan/All Sources	$30,000		$0	100.0%	$30,000		$0

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1997	Tunnel Repairs	$125,000		$0	100.0%	$125,000		$0
1997	Water Resources - Bond Payment for Spiro	$40,309	68.4%	$27,561	31.6%	$12,748		$0
1998	13th St. 1500 gpm Pump Sta. (E)	$109,000	100.0%	$109,000		$0		$0
1998	13th St. 1500 gpm Pump Sta. (C)	$353,000	100.0%	$353,000		$0		$0
1998	Equipment Replacement	$20,000		$0	100.0%	$20,000		$0
1998	PRV Station - Roy Street East	$2,500		$0	100.0%	$2,500		$0
1998	PRV Station - Royal Street West	$2,500		$0	100.0%	$2,500		$0
1998	Regulator Change Out - Pinnacle	$2,000		$0	100.0%	$2,000		$0
1998	Tunnel Repairs	$125,000		$0	100.0%	$125,000		$0
1998	Upsize Bald Eagle B. Pump (E)	$23,000		$0		$0	100.0%	$23,000
1998	Upsize Bald Eagle B. Pump (C)	$80,000		$0		$0	100.0%	$80,000
1998	Water Resources - Bond Payment for Spiro	$40,466	68.4%	$27,668	31.6%	$12,798		$0
1998	Woodside Backup Booster (C)	$330,000	100.0%	$330,000		$0		$0
1998	Woodside Backup Booster (E)	$139,000	100.0%	$139,000		$0		$0
1999	16" Waterline Thaynes to Resort (C)	$106,000		$0		$0	100.0%	$106,000
1999	16" Waterline Thaynes to Resort (E)	$39,000		$0		$0	100.0%	$39,000
1999	Equipment Replacement	$20,000		$0	100.0%	$20,000		$0
1999	New Boothill Pump Sta. (E)	$130,000	30.0%	$39,000	35.0%	$45,500	35.0%	$45,500
1999	New Boothill Pump Sta. (C)	$400,000	30.0%	$120,000	35.0%	$140,000	35.0%	$140,000
1999	PRV Station - 6th & Woodside	$2,500		$0	100.0%	$2,500		$0
1999	PRV Station - Ontario	$2,500		$0	100.0%	$2,500		$0
1999	PRV Station - Prospect	$1,500		$0	100.0%	$1,500		$0
1999	Tunnel Repairs	$125,000		$0	100.0%	$125,000		$0
1999	Water Resources - Bond Payment for Spiro	$48,436	68.4%	$33,118	31.6%	$15,318		$0
2000	Add Filters to S.W.F.P.	$195,000	100.0%	$195,000		$0		$0
2000	Equipment Replacement	$20,000		$0	100.0%	$20,000		$0
2000	Tunnel Repairs	$125,000		$0	100.0%	$125,000		$0
2000	Water Resources - Bond Payment for Spiro	$48,335	68.4%	$33,049	31.6%	$15,286		$0
2001	Equipment Replacement	$20,000		$0	100.0%	$20,000		
2001	N. Park Mead. Tank (E)	$90,000	100.0%	$90,000		$0		
2001	N. Park Mead. Tank (C)	$350,000	100.0%	$350,000		$0		
2001	N. Park Mead. Transm. Line (C)	$70,000	100.0%	$70,000		$0		
2001	N. Park Mead. Transm. Line (E)	$23,000	100.0%	$23,000		$0		
2001	Tunnel Repairs	$125,000		$0	100.0%	$125,000		
2001	Water Resources - Bond Payment for Spiro	$48,402	68.4%	$33,094	31.6%	$15,308		
2002	Equipment Replacement	$20,000		$0	100.0%	$20,000		
2002	Tunnel Repairs	$125,000		$0	100.0%	$125,000		
2002	Water Resources - Bond Payment for Spiro	$48,402	68.4%	$33,094	31.6%	$15,308		
2003	Equipment Replacement	$20,000		$0	100.0%	$20,000		
2003	Tunnel Repairs	$125,000		$0	100.0%	$125,000		
2003	Water Resources - Bond Payment for Spiro	$48,335	68.4%	$33,049	31.6%	$15,286		
2004	Equipment Replacement	$20,000		$0	100.0%	$20,000		
2004	Tunnel Repairs	$125,000		$0	100.0%	$125,000		
2004	Water Resources - Bond Payment for Spiro	$48,425	68.4%	$33,110	31.6%	$15,315		

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2005	Equipment Replacement	$20,000		$0	100.0%	$20,000		
2005	Tunnel Repairs	$125,000		$0	100.0%	$125,000		
2005	Water Resources - Bond Payment for Spiro	$48,436	68.4%	$33,118	31.6%	$15,318		
	TOTALS	$7,676,959		$2,824,729		$ 2,466,180		$ 2,386,050

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WATER DEVELOPMENT CAPITAL FACILITIES PLAN

Date	Project	Cost	Fac Plan		Water Rate		Others	
			%	$	%	$	%	$
1992	Spiro W.F.P. $2,458,600	$725,671	100	$725,671				
1992	Spiro Eng.&Arch $297,518	$87,811	100	$87,811				
1993	Spiro Bond Payment	$139,008	100	$139,008				
1994	Spiro Bond Payment	$139,241	100	$139,241				
1995	Keetley Well (Test)	$60,000	100	$60,000				
1995	Keetley Well (Test) Eng	$5,000	100	$5,000				
1995	Spiro Bond Payment	$139,357	100	$139,357				
1996	Keetley Well (Prod & Trans)	$551,000	100	$551,000				
1996	Keetley Well (Eng)	$187,000	100	$187,000				
1996	Spiro Bond Payment	$139,357	100	$139,357				
1997	Ontario Source	$444,000					100	$444,000
1997	Ontario Source (Eng)	$134,000					100	$134,000
1997	Spiro Wfp Filter	$170,000			100	$170,000		
1997	Spiro Wfp Filter (Eng)	$20,000			100	$20,000		
1997	Spiro Bond Payment	$139,241	100	$139,241				
1998	Land Acq. of Source	$140,000	100	$140,000				
1998	Source Dev (Spr)	$200,000	100	$200,000				
1998	Source Dev (Spr) Eng	$61,000	100	$61,000				
1998	Spiro WFP Pump	$35,000	100	$35,000				
1998	Spiro WFP Pump	$13,000	100	$13,000				
1998	Spiro Bond Payment	$139,784	$100	$139,784				
1999	Spiro Bond Payment	$167,314	100	$167,314				
2000	Spiro Bond Payment	$166,965	$100	$166,965				
2001	Spiro Bond Payment	$167,198	$100	$167,198				
2002	Spiro Bond Payment	$167,198	100	$167,198				
2003	Spiro Bond Payment	$166,965	$100	$166,965				
2004	Spiro Bond Payment	$167,275	$100	$167,275				
2005	Smith-Morehouse Source							
	1/3 of $15 million total cost	$5,000,000	100	$5,000,000				
2005	Spiro Bond Payment	$167,314	100	$167,314				
	TOTALS	$9,839,699		$9,071,699		$190,000		$578,000

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WATER CONNECTION AND DEVELOPMENT FEE MATRIX							
	Existing	Range 1	Range 2	Range 3	Range 4	Range 5	Range 6
House Size (sq. ft.)	all	1000	1001-2000	2001-4000	4001-5000	5001-6000	6000+
Irrigated Cost per sq. ft.	$ 0.3000	$ 0.485	$ 0.485	$ 0.485	$ 0.485	$ 0.485	$ 0.485
Irrigated Area							
1000	$2,900.00	**$1,501**	**$2,010**	**$2,520**	**$3,028**	$3,537	$4,046
2000	$3,100.00	**$1,501**	**$2,010**	**$2,520**	**$3,028**	$3,537	$4,046
3000	$3,400.00	**$2,471**	**$2,980**	**$3,490**	$3,998	$4,507	$5,016
4000	$3,700.00	**$2,471**	**$2,980**	**$3,490**	$3,998	$4,507	$5,016
5000	$4,000.00	**$3,441**	**$3,950**	$4,460	$4,968	$5,477	$5,016
6000	$4,300.00	**$3,441**	**$3,950**	$4,460	$4,968	$5,477	$5,986
Average 7000	$4,600.00	**$4,411**	$4,920	$5,430	$5,938	$6,447	$6,956
8000	$4,900.00	**$4,411**	**$4,920**	$5,430	$5,938	$6,447	$6,956
9000	$5,200.00	$5,380	$5,889	$6,399	$6,907	$7,416	$7,925
10000	$5,500.00	**$5,380**	$5,889	$6,399	$6,907	$7,416	$7,925
11000	$5,800.00	$5,865	$6,374	$6,884	$7,392	$7,901	$8,410
12000	$6,100.00	$6,350	$6,859	$7,369	$7,877	$8,386	$8,895
13000	$6,400.00	$6,835	$7,344	$7,854	$8,362	$8,871	$9,380
14000	$6,700.00	$7,320	$7,829	$8,339	$8,847	$9,356	$9,865
15000	$7,000.00	$7,805	$8,314	$8,824	$9,332	$9,841	$10,350
16000	$7,300.00	$8,289	$8,798	$9,308	$9,816	$10,325	$10,834
17000	$7,600.00	$8,774	$9,283	$9,793	$10,301	$10,810	$11,319
18000	$7,900.00	$9,259	$9,768	$10,278	$10,786	$11,295	$11,804
19000	$8,200.00	$9,744	$10,253	$10,763	$11,271	$11,780	$12,289
20000	$8,500.00	$10,229	$10,738	$11,248	$11,756	$12,265	$12,774

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