



COUNCIL AGENDA REPORT

DATE: June 22, 1995
DEPARTMENT: Planning Department
AUTHOR: Janice Lew
TITLE: Plat Amendment for Subdivision of Lot to Create Two Parcels
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS:

Adopt the ordinance approving the plat amendment for 255 Daly, to subdivide the lot and create two parcels.

DESCRIPTION:

A. Topic.

PROJECT STATISTICS

Applicant: Kurt and Heidi Peterson
Location: 255 Daly Avenue
Zoning: HR-1
Adjacent Land Uses: Residential
Date of Application: April 20, 1995
Project Planner: Janice Lew

B. Background.

The applicants own a 5030 square foot parcel on Daly Avenue. There is an existing historic structure and garage located on the site. The applicant plans to demolish and rebuild the garage. The primary structure will be renovated. The applicants also would like to construct a single family residence on the remainder of the parcel and therefore submitted an application for a plat amendment to create two separate parcels of land.

In the HR-1 district (Historic Residential), the minimum lot size is 1875 square feet in land area. The size of new development is limited by setback restrictions, height requirements, and the floor area ratio (FAR) and the design subject to the Historic District Design Standards.

C. Analysis.

The subdivision will create two lots of 2015 and 3015 square feet. The standard City development and impact fees will be required as part of the subdivision and subsequent development. Design review of any new structures or additions to be built within the subdivision will be conducted by the staff under the Historic District Design Standards. The applicants have agreed to dedicate a ten foot non-exclusive utility and snow storage easement.

D. Department Review.

The Staff Review Team and City Attorney's Office have reviewed this proposal. The request also was reviewed by the Planning Commission on June 7, 1995. A recommendation of conditional approval was forwarded to the City Council at that hearing.

ALTERNATIVES:

- A. Approve the subdivision thereby allowing the owners to further develop their property and build separate dwellings.
- B. Deny the subdivision and retain the current lot configuration.
- C. Continue the item and request further evaluation from the staff.

SIGNIFICANT IMPACTS:

The proposal results in a subdivision plat which allows individual ownership of each lot and the ability to construct another dwelling on the property.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

Denying the proposal would require the property owner to develop a duplex to fully realize the development potential of the property. This could result in the demolition of an historic structure or an addition which would compromise the integrity of the historic structure.

PUBLIC INPUT: The property was posted and legal notice sent to all property owners within the affected subdivision plat. As of June 14, 1995, the staff received one call requesting information, but no specific comments in opposition of the proposal. The Planning Commission held a public hearing on June 7, 1995 and there was no public input.

RECOMMENDATION:

The Planning Commission recommends approval of the proposed plat amendment for 255 Daly based upon the following:

Findings of Fact:

1. The proposal is consistent with both the Park City Land Management Code and Comprehensive Plan in that the HR-1 district allows single family homes.
2. Historic structures are valuable assets which contribute to the distinct character of the community. It is therefore desirable to encourage renovation of historic structures and to encourage new construction which is compatible with the mass and scale of the historic context.
3. The applicants have agreed to dedicate a ten foot non-exclusive snow storage and utility easement along Daly Avenue.

Conclusions of Law:

1. There is good cause for the amendment.
2. Neither the public nor any person will be materially injured by the proposed plat amendment.

Conditions:

1. Prior to plat recordation, the City Council, City Attorney, and City Engineer shall review and approve the plat.
2. All Standard Project Conditions shall apply.
3. A ten foot non-exclusive public utility easement shall be provided along Daly Avenue.
4. A parks dedication fee of \$1,035 shall be paid prior to plat recordation.

Attachments:

Attachment A - Existing Site Plan

Attachment B - Ordinance and Amended Plat

FOUND STREET
MONUMENT

BASIS

6° 52' 32" W 553.32' TO POB

516° 52' 02" W 121.27' TO POB

122.4' PER DEED

DAILY AVE E 0° 52' 32" W 122.4' PER DEED

ENTRY NO. 210640

7/2 COR LOT 36-45

Block 73

PARK CITY TOWNSHIP PLAT

WASHINGTON MILL SITE

EXISTING ROLL CURB

POINT OF
BEGINNING

SET RIVET

ASPHALT
APRON

GARAGE

FENCE

EXISTING
FENCE

WOOD SHED

CONCRETE
SLAB

CONCRETE
RET WALL

SET IRON ROD
W/CAP

FOUND IRON ROD,
NOT IDENTIFIED

SURVEYOR'S CERTIFICATE

I, John Dankowicz, certify that I am a Registered Land
Certificate No. 6164, as prescribed by the laws of the State of
of the following described property was performed under my direc

DEEDED PROPERTY DESCRIPTION

Beginning 1320 feet South and 1126 feet West of the Northeast
Southwest corner of Lot 36, Block 73, Millville Reservation, Pa
21, Township 2 South, Range 4 East of the Salt Lake Meridian,
122.4 feet to the point of true beginning, thence South 88° 18'
and garage wall; thence North 19° 54' East 88.3 feet; thence Nc
along rockwall and metal fence to Daly Avenue; thence South 11
Daly Avenue to the point of beginning.

CORRECTED PROPERTY DESCRIPTION

Beginning at a point on the East Right-of-Way of Daly Avenue as
the Summit County Recorder's Office Entry No. 210640, dated
point being South 18° 58' 02" West 121.27 feet from the Southwest
73, Millville Reservation, Park City, Utah, said point
529.32 feet from an existing Survey Monument as shown
Map; and running thence South 69° 18' 59" East 7.78 feet
wall; thence along said garage wall South 88° 18' 00" East 20.8
corner; thence more or less along said fence and beyond South
thence North 18° 37' 40" East 69.30 feet; thence North 70° 30' 18"
wall; thence along said rock wall North 70° 30' 18" West 41.
thence along said metal fence North 87° 28' 37" West 22.23 feet
North 67° 25' 37" West 8.53 feet to the East Right-of-Way of Daly
Right-of-Way South 18° 21' 00" West 88.54 feet to the point of
Square Feet.

John Dankowicz

8-3

Attachment A

Ordinance No. 95-

**AN ORDINANCE APPROVING THE AMENDMENT TO THE MILLSITE
RESERVATION REGARDING 255 DALY AVENUE
PARK CITY, UTAH**

WHEREAS, the owners of the property indicated above, Kurt and Heidi Peterson, petitioned the Planning Commission for approval of the amendment to the Millsite Reservation Plat; and

WHEREAS, proper notice was sent and the Planning Commission held a public hearing on June 7, 1995 and the City Council conducted a public hearing on June 22, 1995 to receive testimony on the proposed plat amendment; and

WHEREAS, on June 7, 1995 the Planning Commission forwarded a positive recommendation of approval to the City Council, with conditions regarding public utility easements and parks dedication fees; 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 Plat of 255 Daly Avenue is approved as shown on Attachment B with the following conditions:

1. Prior to plat recordation, the City Council, City Attorney, and City Engineer shall review and approve the plat.
2. All Standard Project Conditions shall apply.
3. A ten foot non-exclusive public utility easement shall be provided along Daly Avenue.
4. A parks dedication fee of \$1,035 shall be paid prior to plat recordation.

PASSED AND ADOPTED this

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

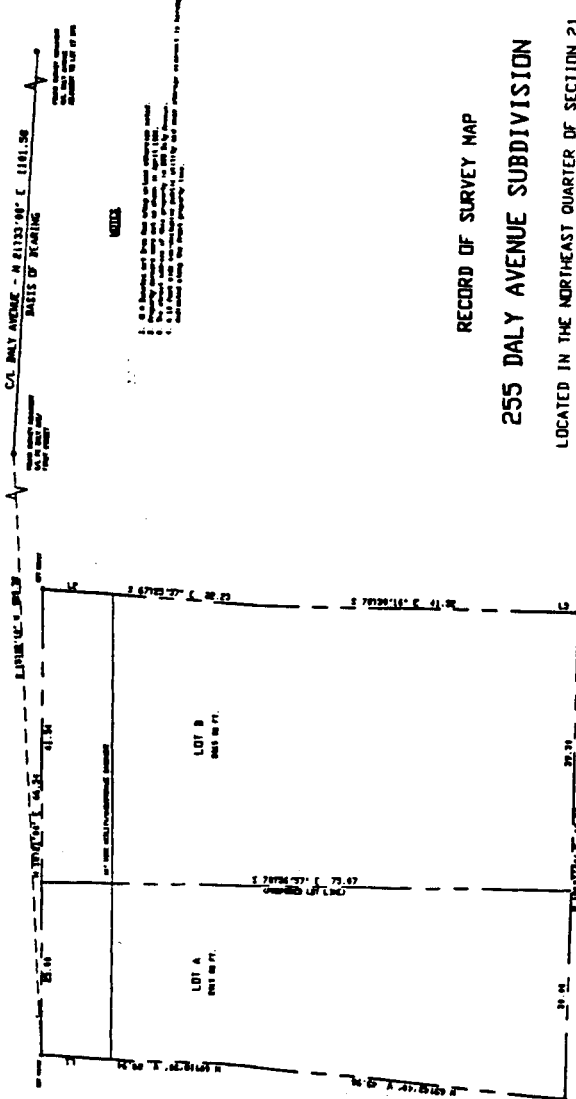
Attest:

Janet M. Scott, Deputy City Recorder

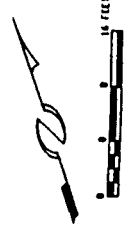
Approved as to form:

Mark D. Harrington, Assistant City Attorney

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RECORD OF SURVEY MAP 255 DALY AVENUE SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 21 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH



ENGINEER'S CERTIFICATE

I, John H. Hensley, being duly sworn, depose and say that I am a Registered Professional Engineer and that I have prepared the above described Survey Map for the purpose of subdividing the land described in the foregoing plat, and that the same is a true and correct representation of the land as surveyed and shown on the ground.

LEGAL DESCRIPTION

The following is a legal description of the land shown on the above described Survey Map, to-wit: The Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Summit County, Utah, containing 40.00 acres, more or less.

ENGINEER'S CERTIFICATE

I, John H. Hensley, being duly sworn, depose and say that I am a Registered Professional Engineer and that I have prepared the above described Survey Map for the purpose of subdividing the land described in the foregoing plat, and that the same is a true and correct representation of the land as surveyed and shown on the ground.

ENGINEER'S CERTIFICATE

I, John H. Hensley, being duly sworn, depose and say that I am a Registered Professional Engineer and that I have prepared the above described Survey Map for the purpose of subdividing the land described in the foregoing plat, and that the same is a true and correct representation of the land as surveyed and shown on the ground.

NOTARIAL

I, John H. Hensley, being duly sworn, depose and say that I am a Registered Professional Engineer and that I have prepared the above described Survey Map for the purpose of subdividing the land described in the foregoing plat, and that the same is a true and correct representation of the land as surveyed and shown on the ground.

Attachment B

ALLIANCE ENGINEERING INC. P.O. BOX 1644 200 WEST STREET PARK CITY, UTAH 84302 (801) 541-6447		ENGINEER'S CERTIFICATE I, JOHN H. HENSELY, being duly sworn, depose and say that I am a Registered Professional Engineer and that I have prepared the above described Survey Map for the purpose of subdividing the land described in the foregoing plat, and that the same is a true and correct representation of the land as surveyed and shown on the ground.	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 1995 A.D. BY _____ PARK CITY ATTORNEY	CERTIFICATE OF ATTEST I, CLYDE H. BROWN, being duly sworn, depose and say that I am a Notary Public for the State of Utah and that I have duly and lawfully performed the duties of my office in the foregoing and certify that the foregoing is a true and correct representation of the land as surveyed and shown on the ground.	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 1995 A.D. BY _____ MAYOR	RECORDED STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____
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COUNCIL AGENDA REPORT

DATE: June 22, 1995
DEPARTMENT: Planning Department
AUTHOR: Stephen R. Call
TITLE: Plat Amendment - Aspen Springs Ranch Subdivision
Phase I
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS:

Receive public testimony and take action on a proposed amendment to the Aspen Springs Ranch Subdivision Phase I Plat which provides for deviations in the Limits of Disturbance without requiring future formal plat amendments. Staff recommends approval of the proposed amendment. The Planning Commission is forwarding a positive recommendation.

DESCRIPTION:

A. Topic.

This plat amendment has been initiated by Park City with the cooperation of Jerry Jackson who is acting on behalf of the Architectural Committee of the Aspen Springs Ranch Homeowners Association.

As proposed, the amendment will provide for deviations from the Limits of Disturbance without requiring a formal plat amendment. Any such deviations or changes would be subject to review and approval by the Park City Community Development Department and the Architectural Committee of the Aspen Springs Ranch Homeowners Association.

The City Council has recently approved similar amendments for Evergreen Subdivision and Knoll Estates Subdivision.

B. Background.

Phase I of Aspen Springs Ranch Subdivision was approved and recorded in 1991 with Limits of Disturbance Areas indicated for each lot on the plat. This rigid definition does not allow the flexibility needed to respond to existing vegetation patterns, code required grading or other unanticipated special circumstances.

The following language has been proposed to amend the Aspen Springs Phase I Subdivision plat:

Note:

The Limits of Disturbance Area (the "LODA") on each lot describes the boundary within which the construction of improvements and associated disturbances shall occur. The building footprint on a lot must be placed and contained within the original platted LODA. Any proposed landscaping improvements or encroachments outside of the LODA must be submitted to and approved by the Architectural Committee of the Aspen Springs Ranch Homeowners Association. When applicable, all additional water development and connection fees must be assessed and paid in full prior to commencement of any such work.

No revised LODAS may be approved which encroach into trail easements.

C. Analysis

As proposed, the plat amendment will not remove or alter any of the platted easements or setbacks as presently shown on the Aspen Springs Ranch Subdivision Phase I plat. Instead, the proposed language will provide for deviations in the Limits of Disturbance Area subject to review and approval by the Architectural Committee of the Aspen Springs Ranch Homeowners Association and the Community Development Department as a part of the normal building permit review process.

The Building Department shall remain responsible for enforcing the Limits of Disturbance and shall still require the customary orange fencing or steel fencing as deemed necessary to protect existing vegetation.

Findings:

1. Staff supports the proposed amendment to the Aspen Springs Ranch Subdivision Phase I plat because it retains existing platted Limits of Disturbance Areas, setbacks and easements for each lot while providing for deviations in the Limits of Disturbance where appropriate in order to preserve significant vegetation and allow for code-required grading, approved landscaping and reasonable access for construction activities.

2. This plat amendment will enable future requests for changes/deviations in the Limits of Disturbance Area to be handled administratively by city staff with the concurrence of the Architectural Committee of the Aspen Springs Ranch Homeowners Association. This will result in improved customer service and in a significant savings of time otherwise expended by city staff, Planning Commission and City Council as required in the plat amendment process.

Conclusions of Law:

1. There is good cause for the plat amendment because it will allow some flexibility in site design and grading in order to preserve significant vegetation while retaining restrictions on site disturbance through the standard review process by the city and the Architectural Committee of the Aspen Springs Ranch Homeowners Association.
2. Neither the public nor any person will be materially injured by the proposed plat amendment.

D. Department Review.

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

On June 7, 1995, the Planning Commission reviewed this application and has forwarded it with a positive recommendation for City Council Approval.

ALTERNATIVES

- A. Approve the plat amendment allowing requests for changes in the Limits of Disturbance to be reviewed and approved administratively with the concurrence of the Architectural Committee of the Aspen Springs Ranch Homeowners Association.
- B. Deny the plat amendment request.
- C. Continue the item for further discussion and input.

SIGNIFICANT IMPACTS:

Alternative A: This one-time amendment will allow future requests for changes/deviations in the Limits of Disturbance to be reviewed and negotiated, approved, or denied administratively by city staff with the concurrence of the Architectural Committee of the Aspen Springs Ranch Homeowners Association. All existing building pads, setbacks and easements remain unchanged and in effect. Improved customer service and a significant savings in time and city resources will result from approval of this alternative.

Alternative B: Alternative B will continue to require each future request for a change in

the Limits of Disturbance to be handled through the plat amendment process. The requirements for noticing, preparation and review of reports, and the holding of public hearings results in additional delays in processing time and a continued demand on the city resources required to process each plat amendment.

Alternative C: Defers action to a later date

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

A plat amendment will be required for each lot when changes in the Limits of Disturbance are proposed, resulting in extended processing time, and an unnecessary demand on the city resources needed to process each plat amendment.

PUBLIC NOTICE AND COMMENTS:

Notices were sent to all property owners in Aspen Springs Ranch Subdivision and within 300 feet of Aspen Springs Ranch Subdivision.

At the time of this report, no comments in opposition to the proposed plat amendment have been received. At public hearing held on June 7, 1995, no comment was given.

RECOMMENDATION:

Receive public testimony and take action on a proposed amendment to the Aspen Springs Ranch Phase I Subdivision plat which provides for deviations in the Limits of Disturbance without requiring a formal plat amendment. Staff recommends approval of the amendment.

EXHIBITS:

EXHIBIT A - Location map

EXHIBIT B - Ordinance and Plat

EXHIBIT C - Sample excerpt - Aspen Springs Ranch Phase I Subdivision plat

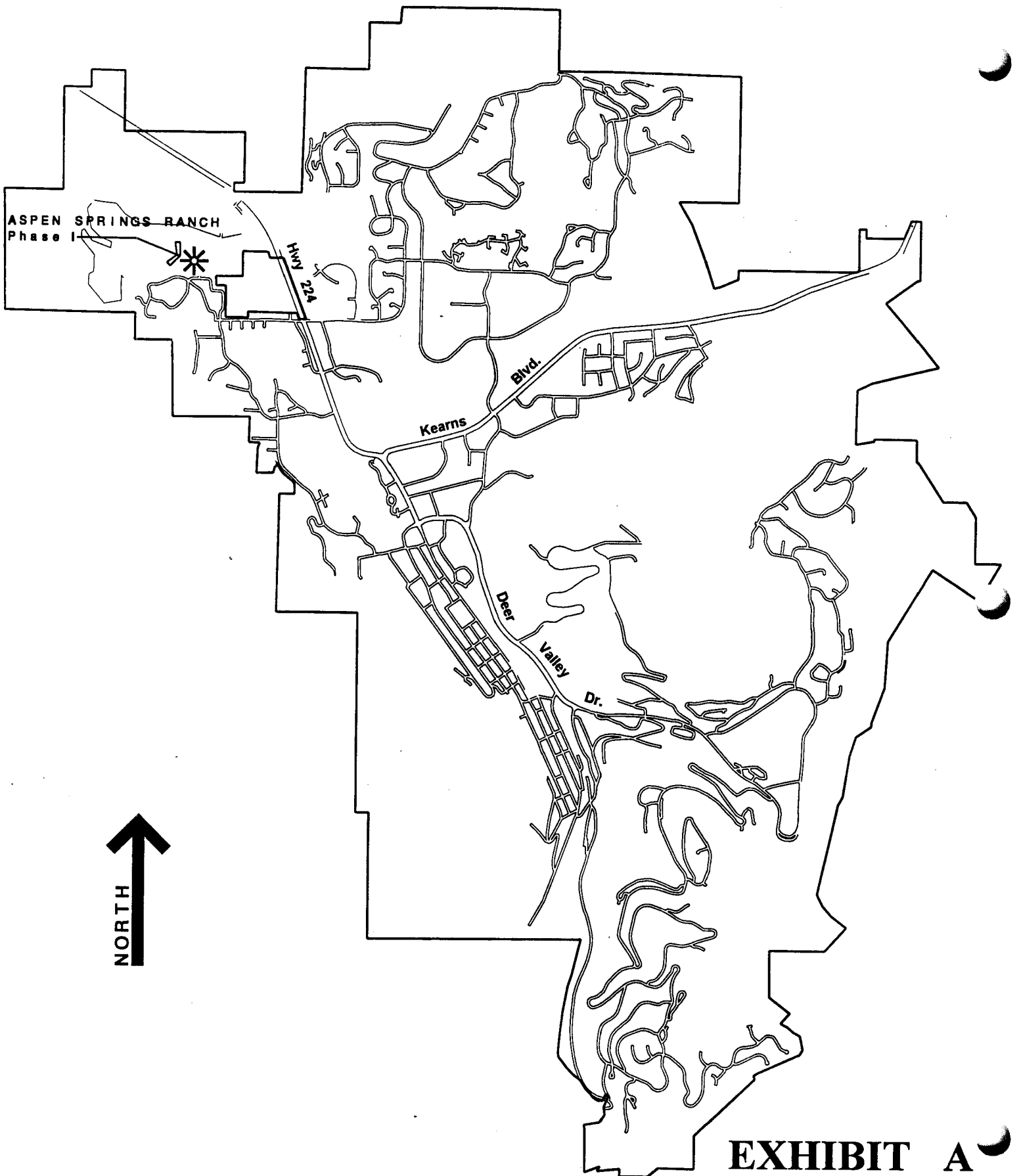


EXHIBIT A
Location Map

**AN ORDINANCE APPROVING A PLAT AMENDMENT TO THE
ASPEN SPRINGS RANCH PHASE I SUBDIVISION PLAT
IN PARK CITY, UTAH**

WHEREAS, Park City, in cooperation with the Architectural Committee for the Aspen Springs Ranch Homeowners Association, petitioned the Planning Commission for approval of a plat amendment to the Aspen Springs Ranch Subdivision Phase I plat; and

WHEREAS, proper notice was sent and the Planning Commission held a public hearing to receive input on the proposed plat on June 7, 1995; and

WHEREAS, on June 7, 1995, the Planning Commission approved the plat amendment described below; and

WHEREAS, on June 22, 1995, the City Council held a public hearing on the proposed plat;

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

SECTION 1. CONCLUSIONS OF LAW. The City Council concludes that it is in the best interest of Park City to approve the plat amendment and neither the public nor any person will be materially injured by the proposed plat amendment.

SECTION 2. PLAT AMENDMENT APPROVAL. The Aspen Springs Ranch Subdivision Phase I Plat is hereby amended as shown in ATTACHMENT A. Prior to recordation, the City Attorney and City Engineer shall review and approve the plat. The plat shall amend the Aspen Springs Ranch Subdivision Phase I plat by adding the following language:

Note:

The Limits of Disturbance Area (the "LODA") on each lot describes the boundary within which the construction of improvements and associated disturbances shall occur. The building footprint on a lot must be placed and contained within the original platted LODA. Any proposed landscaping improvements or encroachments outside of the LODA must be submitted to and approved by the Architectural Committee of the Aspen Springs Ranch Homeowners Association. When

applicable, all additional water development and connection fees must be assessed and paid in full prior to commencement of any such work.

No revised LODA may be approved which encroaches into trail easements.

SECTION 3. EFFECTIVE DATE. This Ordinance shall take effect immediately.

PASSED AND ADOPTED this 22nd 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

ATTACHMENT A

55

NOTE:

THE LIMITS OF DISTURBANCE AREA (THE "LODA") ON EACH LOT DESCRIBES THE BOUNDARY WITHIN WHICH THE CONSTRUCTION OF IMPROVEMENTS AND ASSOCIATED DISTURBANCES SHALL OCCUR. THE BUILDING FOOTPRINT ON A LOT MUST BE PLACED AND CONTAINED WITHIN THE ORIGINAL PLATTED LODA. ANY PROPOSED LANDSCAPING IMPROVEMENTS OR ENCROACHMENTS OUTSIDE OF THE LODA MUST BE SUBMITTED TO AND APPROVED BY THE ARCHITECTURAL COMMITTEE OF THE ASPEN SPRINGS RANCH HOMEOWNERS ASSOCIATION. WHEN APPLICABLE, ALL ADDITIONAL WATER DEVELOPMENT AND CONNECTION FEES MUST BE ASSESSED AND PAID IN FULL PRIOR TO COMMENCEMENT OF ANY SUCH WORK.

NO REVISED LODAS MAY BE APPROVED WHICH ENCROACH INTO TRAIL EASEMENTS.

AN AMENDMENT TO THE PLAT

OF

ASPEN SPRINGS RANCH PHASE I

A SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

ACCORDING TO THE PLAT RECORDED ON 10/31/91 AS ENTRY NO. 349163 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

CITY COUNCIL APPROVAL

PRESENTED TO THE PARK CITY COUNCIL
THIS _____ DAY OF _____
1995, AT WHICH TIME THIS RECORD OF
SURVEY WAS APPROVED.

FOR

CITY RECORDER

CITY ENGINEER

APPROVED AND ACCEPTED BY THE
PARK CITY ENGINEERING DEPARTMENT
ON THIS _____ DAY OF _____
A.D. 1995.

CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY
PLANNING COMMISSION ON THIS _____ DAY
OF _____ A.D. 1995.

CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS
DAY OF _____ A.D. 1995

CITY ATTORNEY

RECORDED

No. _____
STATE OF UTAH
COUNTY OF SUMMIT
RECORDED AND FILED AT THE REQUEST OF

COUNTY RECORDER

FEES

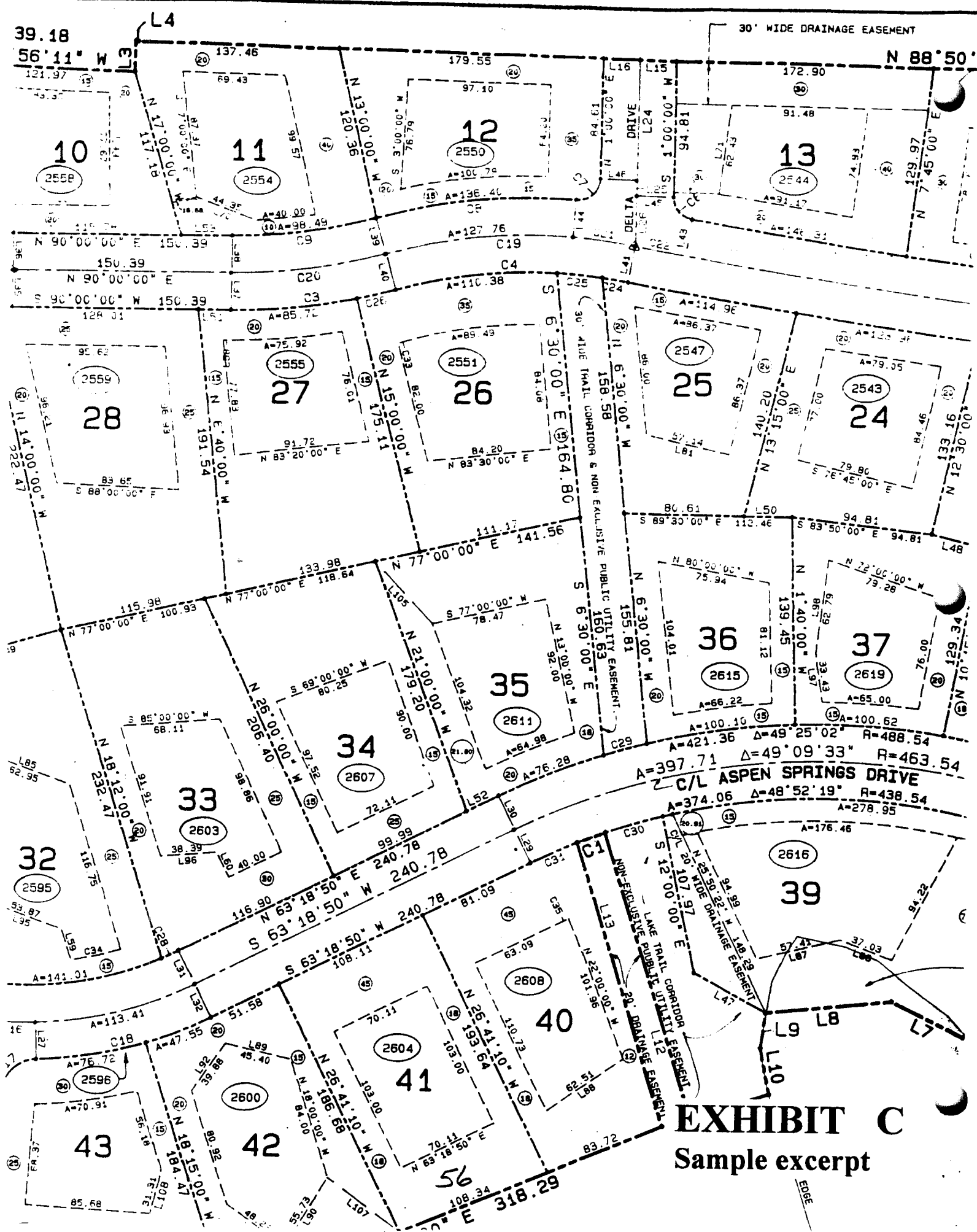


EXHIBIT C
Sample excerpt

Resolution No. ____-95

**RESOLUTION ADOPTING THE REVISED BUDGET FOR FY 1994-95,
BUDGET FOR FY 1995-96 FOR PARK CITY MUNICIPAL CORPORATION
AND ITS RELATED AGENCIES,
AND ADOPTING A PAY PLAN FOR PARK CITY MUNICIPAL CORPORATION
EXEMPT AND NON-EXEMPT EMPLOYEES FOR FY 1995-97**

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

WHEREAS, public hearings were held on June 8 and 22, 1995 at the City Council's regularly scheduled meetings, complying with State law;

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

SECTION 1. FY 1994-95 REVISED BUDGET ADOPTED. The attached budget is hereby adopted as the Revised 1994-95 Operating Budget for Park City Municipal Corporation and its related agencies.

SECTION 2. FY 1995-96 BUDGET ADOPTED. The attached budget is hereby adopted as the Operating Budget for FY 1996-96 for Park City Municipal Corporation and its related agencies.

SECTION 3. CERTIFIED TAX RATE. The Finance Director is authorized, after Summit County has provided the certified property tax data, to compute the Certified Property Tax Rate for FY 1995-96 at a "no tax increase rate" (estimated at .002665) and file such rate with Summit County.

SECTION 4. PAY PLAN. The Pay Plan for Exempt and Non-Exempt Employees for FY 1995-97 is hereby adopted as follows:

Exempt

1995-97

<u>Grade</u>	<u>Title</u>	<u>Salary Range</u>
1	Benefits Administrator Information Systems Coord. I Librarian Planner I Recreation Coordinator	\$25,000 - \$30,000
2	Administrative Assistant Building Inspector Information Systems Coordinator II Landscape Arch./Graphics Spec.	\$27,750 - \$33,300

	Planner II Public Improvements Inspector City Recorder/Legal Secretary	
3	Assistant Water Superintendent Attorney I Planner III Senior Building Inspector Senior Human Resources Analyst	\$30,000 - \$36,000
4	Fleet Maintenance Manager Attorney II Library Director Golf & Parks Superintendent Building Inspector Supervisor Plan Check Coordinator Recreation Services Manager Senior Planner Senior Landscape Architect Detective Sergeant	\$32,750 - \$39,300
5	Controller Deputy Chief of Police Transportation Director Technical Services Manager Systems Engineer	\$38,500 - \$46,200
6	Chief Building Official City Engineer Deputy City Attorney Planning & Zoning Administrator Public Affairs Director Water & Streets Superintendent Finance Manager	\$43,000 - \$51,600
7	Chief of Police Community Development Director Special Projects Director Leisure Services Director Administrative Services Director Public Works Director	\$48,000 - \$57,600

Non-Exempt

FY 1995-97

<u>Grade</u>	<u>Title</u>	<u>Salary Range</u>
1	Work/Study Positions	\$ 4.25 - \$ 6.25
2	Clerk General Office Laborer	\$ 5.50 - \$ 6.60

	Library Clerk	
3	Custodian Front Desk Clerk Recreation Program Assistant	\$ 6.45 - \$ 7.75
4	Accounting Clerk I Building Maintenance I Front Desk Clerk Grounds Maintenance II Meter Reader/Certified Operator Library Assistant Street Maintenance I	\$ 7.10 - \$ 8.50
5	Bus Driver II Sr. Library Assistant	\$ 7.85 - \$ 9.45
6	Accounting Clerk II Building Maintenance II Community Services Officer Grounds Maintenance III Mechanic I Front Desk Coordinator Secretary I Transportation Day Shift Supervisor	\$ 8.85 - \$10.60
7	Accounting Clerk III Building Maintenance Supervisor Dispatcher Landscape Gardener Secretary II Street Maintenance II Transportation Night Shift Supervisor	\$9.50 - \$11.40
8	Administrative Secretary Communications Records Coordinator Mechanic II Irrigation Specialist Senior Circuit Court Clerk Customer Service Coordinator Street Maintenance Worker III Water Worker II	\$10.20- \$12.25
9	Mechanic III Police Officer I Water Worker III Golf Course Foreman	\$11.05 - \$13.25
10	Mechanic Supervisor Parks Supervisor Police Officer II Streets Supervisor	\$11.50 - \$13.80

11	Police Officer III Detective	\$12.50 - \$15.00
12	Police Sergeant	\$15.50 - \$18.50

SECTION 5. GRANT AWARD AGREEMENTS. The City Manager is hereby authorized to enter into grant award agreements with recipients of public assistance funding, approved by the City Council as a part of the approval of the FY 1995-96 budget.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect July 1, 1995.

PASSED AND ADOPTED this 22nd day of July, 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

BUDGET - EXPENDITURE SUMMARY ALL FUNDS

ACTUAL				FY1994-95 BUDGET				FISCAL YEAR 1995-96 BUDGET			
FY1992	FY1993	FY1994	ORIGINAL	ADJUSTED	YTD @ 31-May-95	AS FY94-95	OPTIONS	FY96	OPTIONS	FY97	PLAN
11,625,080	12,991,575	14,479,256	12,308,646	15,204,221	13,065,420	12,915,630	731,554	673,894	12,456,555	12,505,239	
1,239,942	1,170,204	1,302,093	1,305,737	1,471,635	85.9%	1,357,562	14,273	45,324	1,391,495	1,418,548	1.6%
799,797	890,948	1,122,200	972,534	1,195,953	78.4%	1,140,692	50,000	20,000	1,190,692	1,172,948	8.6%
8,867,955	8,100,646	5,800,527	2,956,321	6,046,135	62.8%	2,688,408	531,858	1,800,858	5,308,720	5,512,589	20.6%
3,044,587	3,450,463	5,031,363	2,166,263	4,103,404	48.9%	2,739,241	996,356	1,363,356	3,735,597	3,199,633	86.5%
609,847	424,071	365,746	344,359	353,362	34.9%	351,709	46.0%	62.9%	72.4%	357,230	47.7%
1,040,791	771,644	714,717	0	81,273	77.2%	2.1%	0.0%	0.0%	2.1%	3.7%	
260,534	260,534	260,534	0	0	100.0%	0	0	0	0	0	
547,665	672,355	623,231	660,332	667,259	58.7%	667,983	14,052	9,552	684,035	677,273	
121,381	132,338	146,174	121,636	155,541	83.7%	143,085	2.1%	1.4%	143,085	139,121	2.6%
666,304	861,480	1,109,071	386,998	2,436,928	39.3%	0	0.0%	0.0%	17.6%	14.4%	
1,202,956	1,352,743	1,433,129	1,250,000	1,564,832	10.2%	-100.0%	448,498	449,998	448,498	449,998	
15,014	10,514	10,514	0	10,513	11.5%	1,382,305	115.9%	116.3%	15.9%	16.3%	
4,811,297	5,197,186	7,911,516	2,136,739	11,446,294	100.0%	10.6%	0.0%	0.0%	1,382,305	1,175,632	-5.9%
0	0	0	0	0	16.0%	505,554	1,087,953	835,721	4,712,749	2,166,120	
0	0	0	0	0		-76.3%	50.9%	39.1%	120.6%	1.4%	
0	0	0	0	0		0	0	0	0	0	
0	0	0	0	0		0	0	0	0	0	
34,853,150	36,286,702	40,310,070	24,609,565	44,737,350	22,598,719	23,892,169	3,874,544	5,198,703	31,805,440	28,774,331	
TOTAL FOR PARK CITY MUNICIPAL CORPORATION											

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BUDGET - EXPENDITURE SUMMARY ALL FUNDS

ACTUAL				FY1994-95 BUDGET				FISCAL YEAR 1995-96 BUDGET				PLAN	
FY1992	FY1993	FY1994	ORIGINAL	ADJUSTED	31-May-95	YTD @		SAME LEVEL AS FY94-95	FY96 OPTIONS	FY97 OPTIONS	BUDGET	FY97	PLAN
876,245	994,769	1,025,883	979,467	1,028,455	569,114	55.3%	72 RDA - Main Street Debt Service	1,027,785	0	0	1,027,785	1,010,640	
2,206,902	2,419,714	2,063,698	1,300,000	2,394,615	1,289,676	53.9%	34 RDA Main Street	1,050,118	224,882	267,027	1,555,786	1,375,335	
105,721	240,833	364,306	504,350	689,286	187,709	27.2%	33 RDA Lower Park Avenue	255,000	370,000	470,000	600,000	700,000	
								-49.4%	73.4%	93.2%	19.0%	38.8%	
3,188,868	3,655,316	3,453,887	2,783,817	4,112,356	2,046,498		TOTAL FOR PARK CITY REDEVELOPMENT AGENCY	2,332,903	594,882	737,027	3,183,571	3,085,975	
2,109,333	2,029,932	2,246,483	2,144,462	2,298,175	952,154	41.4%	73 BA - Debt Service Fund	2,297,414	0	0	2,297,414	2,293,292	
3,058,178	3,318,749	675,158	0	479,563	167,006	34.8%	35 Building Authority	7.1%	0.0%	0.0%	7.1%	6.9%	
5,167,512	5,348,681	2,921,640	2,144,462	2,777,738	1,119,160		TOTAL FOR PARK CITY REDEVELOPMENT AGENCY	2,297,414	0	0	2,297,414	2,293,292	
67,847	88,601	91,357	0	91,356	5,783	6.3%	36 Housing Authority	0	0	0	0	0	
67,847	88,601	91,357	0	91,356	5,783		TOTAL FOR PARK CITY REDEVELOPMENT AGENCY	0	0	0	0	0	
43,277,376	45,379,299	46,776,954	29,537,844	51,718,800	25,770,161			28,522,486	4,469,426	5,935,730	37,286,425	34,153,598	
					49.8%			-3.4%	15.1%	20.1%	26.2%	15.6%	

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EXPENDITURE SUMMARY ALL FUNDS COMBINED

[illegible]

NOTE: Percentages "%" Reflects the change from FY1994-95 ORIGINAL BUDGET to the respective column.

REVENUE SUMMARY ALL FUNDS COMBINED

		ACTUAL			FY1994-95 BUDGET			FISCAL YEAR 1995-96 BUDGET				
FY1992	FY1993	FY1994	ORIGINAL	ADJUSTED	YTD @ 31-May-95			OPTION	FY96	OPTION	FY97	PLAN
4,408,460	5,605,090	5,614,752	5,784,731	6,148,259	5,936,126	96.5%	PROPERTY TAXES	6,076,983	0	0	6,139,979	6,343,300
3,983,424	4,827,008	4,802,574	4,248,000	4,653,000	4,971,235	106.8%	SALES TAX	4,653,000	0	0	4,653,000	4,653,000
707,859	760,618	821,783	771,000	879,000	871,594	99.2%	FRANCHISE TAX	880,000	0	0	880,000	880,000
402,763	430,796	424,645	351,500	353,550	451,182	127.6%	LICENSES	352,950	0	0	352,950	352,950
2,216,232	2,313,724	3,594,337	2,155,200	3,502,769	3,542,673	101.1%	PLANNING BUILDING & ENGINEERING FEES	2,313,700	0	0	2,528,700	2,528,700
3,482	2,034	450	10,000	16,450	16,450	100.0%	OTHER FEES	10,000	0	0	10,000	10,000
608,608	405,446	1,409,825	1,120,302	651,946	396,382	60.8%	INTERGOVERNMENTAL REVENUE	926,306	0	0	926,306	747,906
1,984,575	1,972,834	2,141,300	1,855,965	1,906,378	1,820,736	95.5%	CHARGES FOR SERVICES	1,855,965	0	0	2,319,650	2,569,650
1,310,072	1,392,086	1,619,816	1,701,034	1,736,034	1,353,315	78.0%	RECREATION	1,742,234	0	0	1,742,234	1,747,234
47,360	69,700	85,437	35,500	108,201	138,726	128.2%	FINES & FORFEITURES	91,500	0	0	91,500	91,500
1,505,617	1,178,945	1,057,066	491,000	1,062,825	674,677	63.5%	MISCELLANEOUS REVENUES	723,663	0	0	723,663	723,690
4,750,289	5,097,202	6,862,501	4,777,743	8,828,792	8,364,174	94.7%	INTERFUND TRANSACTIONS	4,710,949	58,973	83,524	4,788,382	4,798,079
5,430,133	1,346,734	15,051	0	22,877	33,375	145.9%	SPECIAL REVENUES & RESOURCES	-1,4%	1.2%	1.7%	2%	4%
15,918,504	19,977,080	18,327,417	6,235,869	21,848,719	22,506,422	103.0%	BEGINNING BALANCE	10,453,564	0	0	12,130,061	8,707,589
43,277,376	45,379,299	46,776,954	29,537,844	51,718,800	51,077,065	98.8%		34,790,814	58,973	83,524	37,286,425	34,153,598
								17.8%	.2%	.3%	26.2%	15.6%

NOTE: Percentages "%" Reflects the change from FY1994-95 ORIGINAL BUDGET to the respective column.

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STAFFING SUMMARY BY Fund - All Departments Combined

/-----PRIOR YEAR BUDGETS-----\ /---FY1994-95 BUDGET---\										/-----PAY RATE-----\ SAME LEVEL										/---FY1995-96 BUDGET---\										/---FY1996-97 PLAN---\																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
FY1991	FY1992	FY1993	FY1994	ORIGINAL	Adj	ADJUSTED	GRD	Entry	Working AS FY94-95	Change From SAME LEVEL AS FY94-95	FY96	Change From FY96	FY96 PLAN	FY97 PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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STAFFING SUMMARY By Fund - All Departments Combined

/-----PRIOR YEAR BUDGETS-----\ /---FY1994-95 BUDGET---\ /-----PAY RATE-----\ SAME LEVEL /---FY1995-96 BUDGET---\ /---FY1996-97 PLAN---\										Change From		Change From		Change From	
FY1991 FY1992 FY1993 FY1994 ORIGINAL Adj ADJUSTED										FY96		FY96		FY97	
GRD Entry - Working AS FY94-95										SAME LEVEL		SAME LEVEL		PLAN	
										AS FY94-95		AS FY94-95		BUDGET	
11 General Fund															
FULL-TIME-Regular															
2.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	S02	27,750 -	33,150	1.00	0.00	1.00	1.00
1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	S02	27,750 -	33,150	1.00	0.00	1.00	1.00
4.00	5.00	5.00	5.00	5.00	5.00	-1.00	4.00	-1.00	H11	26,000 -	31,179	4.00	-1.00	3.00	3.00
1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	H11	26,000 -	31,179	1.00	0.00	1.00	1.50
0.00	0.00	0.00	1.00	1.00	1.00	0.00	1.00	0.00	S01	25,000 -	29,733	1.00	-1.00	0.00	0.00
0.00	1.00	1.00	0.00	1.00	1.00	-1.00	0.00	0.00	S01	25,000 -	29,733	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	S01	25,000 -	29,733	0.00	0.00	0.00	0.00
1.00	2.00	2.00	2.00	2.00	2.00	-1.00	1.00	0.00	S01	25,000 -	29,733	1.00	1.00	1.00	1.00
5.00	3.00	3.00	4.00	4.00	4.00	0.00	6.00	0.00	H10	23,920 -	28,746	6.00	0.00	6.00	6.00
1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	H10	23,920 -	28,746	1.00	0.00	1.00	1.00
1.00	2.00	3.00	2.00	2.00	2.00	1.00	2.00	1.00	H09	22,984 -	27,581	2.00	0.00	2.00	2.00
5.00	5.00	4.50	4.00	4.00	3.00	0.00	3.00	0.00	H08	21,216 -	25,459	3.00	2.00	5.00	5.00
0.00	0.00	0.00	0.00	0.00	1.00	1.00	1.00	0.00	H08	21,216 -	25,459	1.00	0.00	1.00	1.00
0.00	0.00	0.00	1.00	1.00	1.00	-1.00	0.00	0.00	H08	21,216 -	25,459	0.00	0.00	0.00	0.00
5.00	4.00	4.00	5.00	5.00	5.00	1.00	6.00	0.00	H08	21,216 -	25,459	6.00	0.00	6.00	6.00
0.00	0.00	0.00	0.00	1.00	1.00	0.00	1.00	0.00	H08	21,216 -	25,459	1.00	0.00	1.00	1.00
2.00	3.00	4.00	3.00	3.00	3.00	0.00	3.00	0.00	H08	21,216 -	25,459	3.00	0.00	3.00	3.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	H07	19,760 -	23,754	0.00	0.00	0.00	0.00
2.50	2.50	2.25	2.00	2.00	2.00	0.00	2.00	0.00	H07	19,760 -	23,754	2.00	0.00	2.00	2.00
5.00	6.00	6.00	5.00	5.00	5.00	1.00	6.00	0.00	H07	19,760 -	23,754	6.00	0.00	6.00	6.00
0.00	1.00	1.00	1.00	1.00	1.00	-1.00	0.00	0.00	H07	19,760 -	23,754	0.00	0.00	0.00	0.00
0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	H07	19,760 -	23,754	1.00	0.00	1.00	1.00
1.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00	0.00	H07	19,760 -	23,754	1.00	0.00	1.00	1.00
1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	H07	19,760 -	23,754	0.00	0.00	0.00	0.00
3.50	3.50	3.75	3.50	3.50	4.50	-1.50	4.00	-1.50	H06	18,408 -	22,069	4.00	-1.50	2.50	2.50
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	H06	18,408 -	22,069	0.00	-1.50	0.00	-1.50
0.00	1.00	1.00	1.00	1.00	1.00	-1.00	0.00	0.00	H06	18,408 -	22,069	1.50	0.00	1.50	1.50
2.00	2.00	1.00	1.00	1.00	1.00	0.00	2.00	0.00	H06	18,408 -	22,069	2.00	0.00	2.00	2.00
1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	H05	16,328 -	19,635	1.00	0.00	1.00	1.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	H04	14,768 -	17,722	0.00	-1.50	0.00	-1.50
2.00	2.00	2.50	3.00	3.00	3.00	-1.00	2.00	0.00	H04	14,768 -	17,722	2.00	0.00	2.00	2.00
1.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	H04	14,768 -	17,722	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	H02	11,440 -	13,790	0.00	0.00	0.00	0.00
1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	H02	11,440 -	13,790	0.00	0.00	0.00	0.00
1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	0.00		-	-	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		-	-	0.00	0.00	0.00	0.00
PART-TIME-Regular															
0.00	0.00	0.00	0.00	0.00	0.00	0.63	0.63	0.63	S06	43,000 -	51,459	0.63	0.00	0.00	0.63
0.00	0.00	0.00	0.00	0.00	0.00	-1.63	-1.63	-1.63	S06	43,000 -	51,459	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	S05	38,500 -	46,155	0.00	1.00	1.00	1.00
0.00	0.00	0.00	0.38	0.50	0.00	0.00	0.00	0.00	R07	41,600 -	42,432	0.50	-1.50	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	S04	32,750 -	39,244	0.00	1.00	1.00	1.00

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	FY1991	FY1992	FY1993	FY1994	ORIGINAL Adj	ADJUSTED
.....PRIOR YEAR BUDGETS-----\ /...FY1994-95 BUDGET--\						

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STAFFING SUMMARY BY Fund - All Departments Combined

/-----PRIOR YEAR BUDGETS-----\ /---FY1994-95 BUDGET---\ /-----PAY RATE-----\ SAME LEVEL /---FY1995-96 BUDGET---\ /---FY1996-97 PLAN---\													
FY1991	FY1992	FY1993	FY1994	ORIGINAL	ADJ	ADJUSTED	GRD	Entry - Working AS FY94-95	Change From SAME LEVEL AS FY94-95	FY96	Change From FY96 BUDGET	FY97 PLAN	
0.00	0.00	.19	.19	.19	0.00	.19	T02	11,440 - 13,790	.19	0.00	0.00	.19	
15.45	16.50	20.83	24.46	26.36	1.19	27.55	TOTAL Temporary						29.88
98.76	99.81	107.22	111.82	116.79	3.49	120.28	TOTAL General Fund						129.34
11 General Fund													
PART-TIME-Temporary													
8015 Work Study II													
54 Recreation Fund													
FULL-TIME-Regular													
0.00	0.00	0.00	1.87	1.87	-1.87	0.00	E04	39,500 - 39,500	0.00	0.00	0.00	0.00	
1.00	1.00	1.00	1.00	1.00	0.00	1.00	S04	32,750 - 39,244	1.00	0.00	1.00	1.00	
1.00	1.00	3.00	3.00	3.00	-1.00	2.00	S01	25,000 - 29,733	3.00	-1.00	2.00	2.00	
0.00	0.00	0.00	1.00	1.00	0.00	1.00	H08	21,216 - 25,459	1.00	0.00	1.00	1.00	
1.00	1.00	2.00	1.00	1.00	0.00	1.00	H06	18,408 - 22,069	1.00	0.00	1.00	1.00	
0.00	0.00	0.00	0.00	0.00	0.00	0.00	H06	18,408 - 22,069	0.00	0.00	0.00	0.00	
0.00	0.00	0.00	1.00	1.00	0.00	1.00	H06	18,408 - 22,069	1.00	0.00	1.00	1.00	
1.00	1.00	1.00	1.00	1.00	0.00	1.00	H04	14,768 - 17,722	1.00	0.00	1.00	1.00	
.87	.87	0.00	0.00	0.00	0.00	0.00	H03	13,416 - 16,016	0.00	0.00	0.00	0.00	
1.00	1.00	1.00	1.00	1.00	0.00	1.00	E02	12,000 - 12,000	1.00	0.00	1.00	1.00	
1.00	1.00	0.00	0.00	0.00	0.00	0.00	5382 Recreation Manager						0.00
PART-TIME-Regular													
0.00	0.00	.87	.73	.73	-.73	0.00	E04	39,500 - 39,500	0.00	0.00	0.00	0.00	
0.00	0.00	0.00	.50	.50	-.50	0.00	S01	25,000 - 29,733	0.00	0.00	0.00	0.00	
.50	.50	0.00	0.00	0.00	0.00	0.00	H06	18,408 - 22,069	0.00	0.00	0.00	0.00	
2.90	2.90	2.90	2.64	2.64	0.00	2.64	H04	14,768 - 17,722	2.64	.36	3.00	3.36	
10.27	10.27	11.77	14.74	14.74	-4.10	10.64	TOTAL Regular						11.36
FULL-TIME-Temporary													
PART-TIME-Temporary													
8361 Instructor V													
0.00	0.00	0.00	0.00	0.00	1.00	1.00	T08	33,280 - 46,675	1.00	0.00	1.00	1.00	
0.00	.75	0.00	0.00	.25	-.25	0.00	T08	33,280 - 46,675	0.00	0.00	0.00	0.00	
2.55	2.55	2.80	3.86	2.13	.75	2.88	T07	20,800 - 33,946	2.13	.75	2.88	2.88	
0.00	0.00	.50	.25	.98	2.00	2.98	T07	20,800 - 33,946	2.98	0.00	2.98	2.98	
0.00	0.00	0.00	.50	1.21	0.00	1.21	T06	18,720 - 21,216	1.21	0.00	1.21	1.21	
0.00	0.00	0.00	.12	.90	0.00	.90	T05	15,600 - 18,034	.90	0.00	.90	.90	
0.00	0.00	0.00	0.00	.35	0.00	.35	T05	15,600 - 18,034	.35	0.00	.35	.35	
0.00	0.00	0.00	0.00	1.73	0.00	1.73	T04	14,040 - 16,432	1.73	0.00	1.73	1.73	
1.95	1.95	1.95	1.73	0.00	0.00	0.00	T04	14,040 - 16,432	0.00	0.00	0.00	0.00	
4.05	4.55	4.18	.93	1.17	0.00	1.17	T03	13,000 - 15,392	1.17	0.00	1.17	1.17	

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STAFFING SUMMARY BY Fund - All Departments Combined

/-----PRIOR YEAR BUDGETS-----\ /---FY1994-95 BUDGET---\									
FY1991	FY1992	FY1993	FY1994	ORIGINAL	Adj	ADJUSTED	/-----PAY RATE-----\ SAME LEVEL		
							GRD	Entry - Working AS FY94-95	Change From FY96
							SAME LEVEL		
							AS FY94-95		
							PLAN		
							BUDGET		
							Change From FY97		
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STAFFING SUMMARY BY Fund - All Departments Combined

/-----PRIOR YEAR BUDGETS-----\ /---FY1994-95 BUDGET---\									
FY1991	FY1992	FY1993	FY1994	ORIGINAL	Adj	ADJUSTED	/-----PAY RATE-----\		
							GRD	Entry - Working AS FY94-95	SAME LEVEL
							/---FY1995-96 BUDGET---\		
							Change From	FY96	PLAN
							/---FY1996-97 PLAN---\		
							Change From	FY96	PLAN
							BUDGET		
							AS FY94-95		
							SAME LEVEL		
							AS FY94-95		
51 Water Fund									
FULL-TIME-Regular									
5.00	5.00	5.00	5.00	5.00	0.00	5.00	H09	22,984 - 27,581	5.00
0.00	0.00	0.00	.50	1.00	0.00	1.00	H08	21,216 - 25,459	1.00
.50	.50	.75	1.00	1.00	0.00	1.00	H07	19,760 - 23,754	1.00
0.00	0.00	.25	0.00	0.00	0.00	0.00	H06	18,408 - 22,069	0.00
.50	.50	0.00	0.00	0.00	0.00	0.00	1521	Utility Billing Coordinator	0.00
PART-TIME-Regular									
0.00	0.00	0.00	0.00	0.00	0.00	0.00	H08	21,216 - 25,459	.50
7.50	7.50	7.50	8.00	8.50	0.00	8.50	TOTAL Regular		10.00
FULL-TIME-Temporary									
1.00	0.00	0.00	0.00	0.00	0.00	0.00	T06	18,720 - 21,216	0.00
PART-TIME-Temporary									
0.00	1.00	0.00	0.00	0.00	0.00	0.00	T05	15,600 - 18,034	0.00
0.00	0.00	1.50	1.50	0.00	1.50	1.50	T05	15,600 - 18,034	1.50
1.00	1.00	1.50	1.50	1.50	0.00	1.50	TOTAL Temporary		1.50
8.50	8.50	9.00	9.50	10.00	0.00	10.00	TOTAL Water Fund		11.50
57 Transportation Fund									
FULL-TIME-Regular									
1.00	1.00	1.00	1.00	1.00	0.00	1.00	S05	38,500 - 46,155	1.00
1.00	1.00	1.00	.75	.75	0.00	.75	S02	27,750 - 33,150	.75
1.00	1.00	1.00	1.00	1.00	0.00	1.00	H07	19,760 - 23,754	1.00
7.00	8.00	8.00	8.00	8.00	0.00	8.00	H05	16,328 - 19,635	8.00
10.00	11.00	11.00	10.75	10.75	0.00	10.75	TOTAL Regular		10.75
9.48	9.87	9.87	9.87	9.87	0.00	9.87	T05	15,600 - 18,034	1.03
FULL-TIME-Temporary									
9.48	9.87	9.87	9.87	9.87	0.00	9.87	TOTAL Temporary		10.90
19.48	20.87	20.87	20.62	20.62	0.00	20.62	TOTAL Transportation Fund		21.65

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/-----PRIOR YEAR BUDGETS-----\ /---FY1994-95 BUDGET---\					
FY1991	FY1992	FY1993	FY1994	ORIGINAL	Adj ADJUSTED
				/-----PAY RATE-----\ SAME LEVEL	/----FY1995-96 BUDGET----\
			GRD	Entry - Working AS FY94-95	Change From FY96
					SAME LEVEL
					FY96
					AS FY94-95
					BUDGET
					PLAN
					Change From FY97
					PLAN

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OPTIONS - Summary By Department/Program - All Funds

/-----FISCAL YEAR 1995-96 BUDGET-----\		/				
SAME LEVEL AS FY94-95	FY96 OPTIONS	FY97 OPTIONS	FY96 BUDGET	FY97 PLAN		
General Fund						
40411	Public Works Admin.					
0	36 Housing allowance to top two grades	0	0	1,938	2,584	
40421	Street Maintenance					
0	36 Housing allowance to top two grades	0	0	969	1,292	
54,000	71 Magnesium Chloride - Equipment & Chemi	0	0	0	0	
0	79 Increased Street Sweeping	0	8,400	8,400	8,400	
0	80 Additional Street Worker	0	0	19,779	20,175	
40091	Building Maintenance					
0	70 Contract Cleaning @ Racquet Club - Inc	0	13,000	13,000	0	0
40118	Facility (Carl Winters, Miners Hospital,					
0	106 Carl Winter & Miners Hospital Mang.	0	18,611	18,611	19,127	19,127
40511	Leisure Services Administration					
0	36 Housing allowance to top tw. grades	0	0	0	1,938	2,584
0	91 Customer Service Training	0	10,000	5,000	5,000	5,000
0	92 Video Project - Customer Services Trai	0	5,000	5,000	0	0
40521	Parks, Cemetary & Walks					
8,703	100 School Field Set-up and Preparation	0	0	0	0	0
0	101 Main Street Enhancement	0	50,000	50,000	0	0
0	102 Childrens Demonstration Garden	0	25,409	25,409	0	0
0	103 South End City Park Maintenance	0	0	24,464	0	12,087
0	104 Entry Corridor Maintenance	0	19,881	48,412	19,997	48,761
0	105 Old Town Stair Preservation	0	25,000	25,000	25,000	25,000
40541	Library					
0	98 Circulation Services Supervisor	0	38,577	38,577	40,102	40,748
7,068	99 Increase hours of PT Librarian Positio	0	10,951	10,951	11,170	11,170
40221	Police					
0	36 Housing allowance to top two grades	0	0	0	2,584	3,230
1,250	41 Promote P0III to Sargent	0	21,077	21,077	21,288	21,288
550	43 General Office Clerk	0	28,877	28,877	0	0
0	44 Police Detective - Increase to FT	0	23,353	23,353	0	23,884
40231	Communication Center					
900	45 Reserve Program for Dispatch	0	24,150	24,150	11,858	11,858
40311	Community Development Admin.					
0	36 Housing allowance to top two grades	0	0	0	1,938	2,584
40312	Engineering					
0	36 Housing allowance to top two grades	0	0	0	1,938	2,584
0	65 Air Quality Study	0	30,000	0	0	0
40341	Planning					
0	51 Planner I (replace contract employee)	0	21,451	16,451	15,004	15,004

OPTIONS - Summary By Department/Program - All Funds

BUDGET		ADJUSTED		FISCAL YEAR 1995-96 BUDGET		FISCAL YEAR 1996-97 BUDGET	
		SAME LEVEL AS FY94-95		FY96 OPTIONS		FY97 OPTIONS	
				FY96 BUDGET		FY97 PLAN	
40341	Planning						
40351	Building						
0	58	Records Manager	0	34,377	0	0	0
0	59	Records Clerk	0	14,608	0	0	0
0	61	Field Inspection Scantron	0	18,000	0	18,000	0
0	63	Move part of Cont. Ser to Per for Bld	0	0	0	1,121	1,121
0	64	Prospector Soils Testing Program	0	26,000	0	26,000	0
40061	Personnel						
0	29	Landscape Architect	0	0	0	(15,313)	(15,313)
0	33	Reorganization - Administrative Service	0	(7,638)	(7,638)	(5,782)	(5,782)
0	36	Housing allowance to top two grades	0	0	0	1,938	2,584
0	58	Records Manager	0	0	0	17,205	17,205
40071	Finance						
0	24	Cashier - make it a full-time position	0	14,899	14,899	15,274	15,274
0	33	Reorganization - Administrative Service	0	(33,059)	(41,559)	(33,633)	(42,133)
40081	Data Processing						
0	31	Computer Replacement (3 Years) & Inclu	0	40,000	30,000	40,000	30,000
0	33	Reorganization - Administrative Service	0	60,251	60,251	63,676	63,676
40021	City Manager						
0	33	Reorganization - Administrative Service	0	115,947	115,947	117,675	117,675
0	36	Housing allowance to top two grades	0	0	0	1,938	2,584
40025	Public Affairs						
0	29	Landscape Architect	0	50,159	50,159	19,269	19,269
0	30	Computer for Temp & Proposed New Staff	0	10,000	0	0	0
0	36	Housing allowance to top two grades	0	0	0	1,938	2,584
40031	Legal Service						
0	36	Housing allowance to top two grades	0	0	0	1,938	2,584
0	37	Additional Legal Help	0	0	0	49,871	49,871
40821	Transfer To Other Funds						
2,867,600	35	Transfer of Excess Fund Balance	0	0	0	0	0
TOTAL General Fund		0	717,281	628,570	509,366	538,559	
Recreation Fund							
40532	Park Meadows Rec Facility						
0	94	Front Desk Staff Changes	0	6,319	12,638	7,132	14,264
0	95	Racquet Club Facilities Maintenance St	0	24,732	49,464	12,216	12,216

/---FY1994-95 BUDGET---\
ORIGINAL ADJUSTED74

**A RESOLUTION ADOPTING THE PARK CITY REDEVELOPMENT AGENCY
BUDGET FOR FISCAL YEAR 1995-96**

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

WHEREAS, public hearings were held on June 8, and June 22, and 1995 on the municipal budget and its related agencies at the City Council's regularly scheduled meetings; and

WHEREAS, it is the Agency's and the City's objective to preserve and enhance the historic resources which contribute to the character, charm and history of the town; and

WHEREAS, the Historic District Grant Program is an effective tool for revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, the Utah Neighborhood Development Act of the Utah Code Ann. Section 17A-2-1263 allows tax increment funds to be transferred from one project area to another for installation, construction, and rehabilitation of any building, facility, structure or other housing improvements including infrastructure improvements; and

WHEREAS, approval of the transfer of funds promotes the health, safety and welfare of the residents of Park City, Utah;

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

SECTION 1. TRANSFER OF TAX INCREMENT FUNDS. Tax increment funds may be transferred between the Lower Park Avenue Project Area to the Main Street Project area for the purposes allowed in Utah Code Ann. Section 17A-2-1263 in an effort to improve and preserve the community's supply of affordable housing.

SECTION 2. BUDGET ADOPTED. The following budget is hereby adopted as the 1995-96 Redevelopment Agency Budget for Park City, Utah.

	<u>Main Street</u>	<u>Park Avenue</u>
Main Street Debt Service	\$ 570,118	
Main Street CIP	1,555,786	
Lower Park Avenue CIP		\$ 600,000
Subtotal	<u>\$2,125,904</u>	<u>\$ 600,000</u>
LESS:		
Interfund Transactions	(570,118)	
Beginning balance	(255,786)	
NET RDA TAX INCREMENT	<u>\$1,300,000</u>	<u>\$ 600,000</u>

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect on July 1, 1995.

PASSED AND ADOPTED this 22nd day of June, 1995.

PARK CITY REDEVELOPMENT AGENCY

Chairman Bradley A. Olch

Attest:

Janet M. Scott, Deputy Secretary

Approved as to form:

Mark D. Harrington, Asst. City Attorney

Resolution No. -95mba

**RESOLUTION ADOPTING THE PARK CITY MUNICIPAL BUILDING AUTHORITY
BUDGET FOR FISCAL YEAR 1995-96**

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

WHEREAS, public hearings were held on June 8 and June 22, 1995 on the municipal budget and its related agencies at the City Council's regularly scheduled meetings;

NOW, THEREFORE, BE IT RESOLVED by the Municipal Building Authority of Park City, Utah that:

SECTION 1. BUDGET ADOPTED. The following budget is hereby adopted as the FY 1995-96 Municipal Building Authority Budget for Park City, Utah:

Debt Service Fund	\$2,297,414
Capital Improvement Program	-0-
Subtotal	<u>\$2,297,414</u>
Less Ending Balance	<u>(1,182,525)</u>
TOTAL	<u>\$1,114,892</u>

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect on July 1, 1995.

PASSED AND ADOPTED this 22nd day of June, 1995.

PARK CITY MUNICIPAL BUILDING AUTHORITY

Chairman Bradley A. Olch

Attest:

Janet M. Scott, Deputy Secretary

Approved as to form:

Mark D. Harrington, Asst. City Attorney

COUNCIL AGENDA REPORT

DATE: June 16, 1995
DEPARTMENT: Public Affairs
AUTHOR: Jennifer Harrington
TITLE: Award of Contract
TYPE OF ITEM: Quasi-judicial

SUMMARY RECOMMENDATIONS: Authorize \$42,460 contract with Staker Paving to construct a 10' wide pedestrian and bicycle trail along the east side of Deer Valley Drive North between Deer Valley Drive South and Deer Valley Drive East

DESCRIPTION:

A. Topic. This contract is to perform the following scope of work:

- 1) Construct 8'-0" wide asphaltic concrete trail with adjacent 2'-0" wide crusher fines soft surface trail adjacent to Deer Valley Drive North.

B. Background. Park City's Master Trail Plan, approved in 1992, indicated that a non-motorized vehicle path be constructed on the South Eastern portion of Deer Valley North from the stone bridge to the Telemark Park Trailhead. This trail received a Utah Non-Motorized Trails grant in 1993 for \$63,000.

Jordanelle Reservoir Loop Trail - Phase 2 plans were prepared to develop the above portion of the master plan. In March of this year, Park City's Public Works Department put the Jordanelle Reservoir Loop Trail Phase 2 construction plans out to bid with the Public Works Pavement Management Bid Package. Several contractors bid the pavement management work, none bid the bike path construction. After the bid was awarded to Miller Paving, John Lind negotiated with both Miller Paving and Staker paving to perform the bike path work. With a more limited scope of work than the original bid package, Public works will provide some of the work and we are currently negotiating with several landscape contractors to perform that portion.

The total contract amount for the above work is \$42,460.

C. Analysis. The completion of this portion of the City's Trails Master plan will provide a vital link for pedestrians, bicyclists and joggers. This trail will complete a pedestrian link from Old Town to the Telemark Park Trail system and eventually tie to Jordanelle Reservoir and the Historic Union Pacific Rail Trail.

D. Department Review. The Community Development Department has had input into the scope and phasing of this project. All developers and related community associations have been notified with individual developments questions and comments included in the final design. At this point no issues remain unresolved.

ALTERNATIVES:

- 1) Rebid the entire package of work in hopes of receiving a single bid for the entire scope of work.
- 2) Do not award this bid, IE., give back the grant - not do the project.

SIGNIFICANT IMPACTS: The total cost of this project is estimated to be \$100,000. The work will begin the end of June and be completed before winter.

CONSEQUENCE OF NOT TAKING ACTION: Give back the grant, delayed or no trail.

RECOMMENDATION: Authorize \$42,460 contract for Staker Paving to construct the Jordanelle Reservoir Loop Trail - Phase 2 along the East side of Deer Valley Drive North between Deer Valley Drive South and Deer Valley Drive East.

COUNCIL AGENDA REPORT

DATE: June 14, 1995
DEPARTMENT: Planning Department
AUTHOR: Peter Staks
TITLE: Deer Lake Village Phase II, Subdivision
- Final Plat
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS:

Approve the proposed subdivision of land, known as Deer Lake Village Phase II Final Plat, with the Findings of Fact, Conclusions of Law and Conditions of Approval , as defined herein.

DESCRIPTION:

A. Topic

Project Name: Deer Lake Village, Phase II.
Applicant: Deer Lake Development L.L.C.
Location: Along Queen Esther Drive.
Proposal: Four Buildings, Each With 3 Units.
Zoning: RD-MPD
Adjacent Land Uses: Solamere Recreational Facilities,
Queen Esther Condos, Nordic Village
Condos, and a Lake.
Date of Application: April 17, 1995

B. Background

This plat application is the second phase of an approved three phase project. The overall sketch plat for all three phases along with a Planned Unit Development for the entire site was approved in May of 1989. A subsequent extension was granted in 1991 and a final

plat for phase one of the project was approved in September of 1994. Phase one construction is almost complete, and it consists of six structures, each containing three units.

This phase II application is consistent with the approved overall plan and is for four buildings each containing three units.

On June 7, 1995 the Planning Commission approved an amendment to the MPD conditions, as they relate to this project, in order to allow for the applicant to install a trails system with phase two rather than with phase one. In addition, the Planning Commission required that lakeside landscaping be moved from phase three to phase two, with construction of the lakeside trail system.

Also on June 7, 1995 the Planning Commission made a motion to forward a positive recommendation of approval to the City Council with conditions as stated below.

C. Analysis

With proposed Conditions of Approval, the subdivision plat is in conformance with the Park City Land Management Code and is consistent with previous permits for the property. This second phase proposal consists of approximately 2.99 acres of land.

The landscape plans will be reviewed and approved by the Community Development Department for the required landscaping relative to the Lakeside landscaping. The City already has bonding for the installation of the entire trails system.

The architecture, design, and materials for the phase two project will be the same as that of phase one.

Utility and public access easements are being dedicated to provide easements for utility laterals and public sidewalk/bike paths.

D. Department Review

The Community Development Department and the inter-departmental staff have reviewed this proposal for compliance with the City's Land Management Code and the State of Utah Subdivision Laws.

ALTERNATIVES:

- A. Approve the subdivision with the nine Conditions of Approval recommended by staff and recommended by the Planning Commission.
- B. Approve the subdivision with amendments or additions to the Conditions of Approval.
- C. Continue the item and request further evaluation and recommendations from the applicant or staff.

SIGNIFICANT IMPACTS:

The proposal results in a subdivision plat which allows the construction of twelve residential units in four buildings. The ongoing construction impacts will be apparent for the term of construction. The builder has estimated that the overall project is well ahead of schedule, thereby shortening the length of time when impacts will be most apparent.

A significant benefit to the area will be the stabilization of the lake level along with installation of lakeside landscaping at an earlier time than originally planned. This should not only benefit the area visually, but also help with groundwater problems currently being experienced by some Queen Esther units.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

Denying the proposal would necessitate findings or conditions to preclude the platting of this phase. Given the apparent compliance with previous City planning and development approvals, the staff is not aware of any such conditions.

RECOMMENDATION:

Staff recommends that the City Council select alternative A approve the **Deer Lake Village Phase II Final Subdivision Plat** based on the following:

Findings of Fact:

1. In May of 1989, the Park City Planning Commission approved a Planned Unit Development and Sketch Plat for Deer Lake Village, that identified three phases of development. The first phase of that plan was approved, with conditions, in September of 1994. This subject property is identified as the Phase originally called for as Phase Two.
2. Subdivision plat requests are reviewed for conformance with the Land Management Code including, but not limited to, the following items: parking, landscaping, setbacks, lot size and configuration, access, and utilities. The plans are also reviewed for their consistency to the approved P.U.D. as amended, and with the terms and conditions of the first phase of construction.
3. On June 7, 1995 the Park City Planning Commission approved a motion to forward a positive recommendation of approval to the City Council.
4. The process for subdivision platting was publically notified, per the Park City Management Code, with a public hearing for any testimony conducted on June 7, 1995.

Conclusions of Law:

1. There is good cause for the subdivision plat.
2. Neither the public or any person will be materially injured by the proposed plat.
3. The subdivision plat is consistent with previously approved site plans for this property.
4. The subdivision plat is in conformance with the Land Management Code, and previous approvals as granted and amended by the Planning Commission

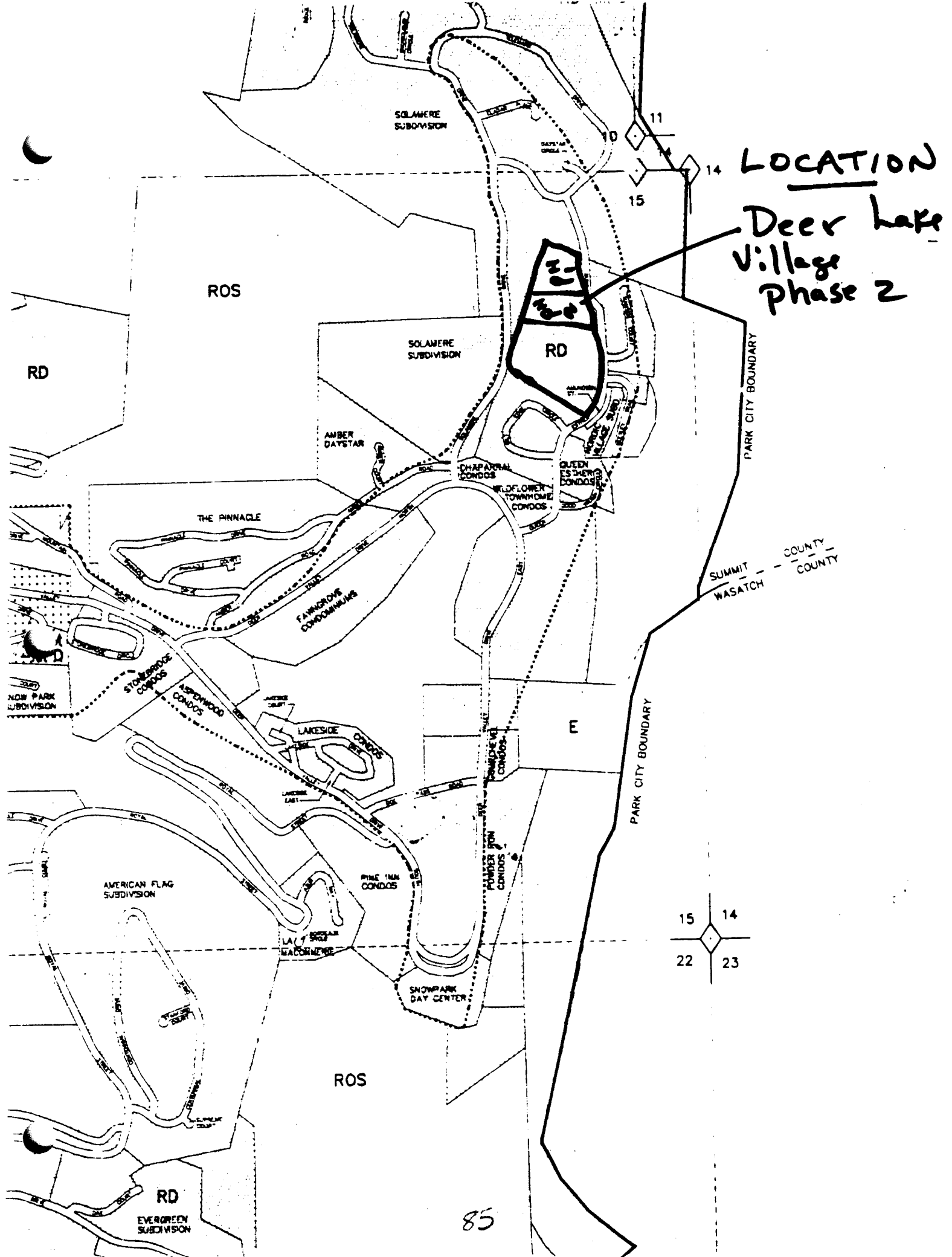
Conditions of Approval:

1. A financial security shall be posted prior to plat recordation to cover the costs of public improvements and landscaping.
2. To the extent possible, the developer shall prevent construction traffic from passing through existing subdivisions.
3. Prior to plat recordation, the City Engineer shall review and approve appropriate grading, utilities, water and road construction plans.
4. The Snyderville Basin Sewer Improvement District shall review and approve the sewer plans.
5. The plat shall provide clear notation that:
 - a.) The roads are not public roads and full maintenance of the roads and lake are the responsibility of the Homeowners Association.
 - b.) No basements shall be allowed due to high ground water.
6. All Park City Municipal Corporation Standard Project Review Requirements shall apply.
7. The building height of all structures shall conform to the 28 ft. limits as per the RD zone.
8. All structures shall be constructed of the same materials and designs as the Phase 1 units, and should the applicant wish to make changes of any exterior materials or conditions, there shall be approval by the Community Development Department prior to construction application of such materials.
9. Prior to plat recordation, evidence of filing of the Conditions, Covenants and Restrictions for this phase shall be provided to the City Attorney.

10. Prior to plat recording, the City Attorney and City Engineer shall review and approve the plat.

EXHIBITS

EXHIBIT A- LOCATION MAP
EXHIBIT B- PHASING PLAN
EXHIBIT C- PROPOSED PLAT



Ordinance No. 95-

**AN ORDINANCE APPROVING THE DEER LAKE VILLAGE - PHASE II
FINAL SUBDIVISION PLAT
PARK CITY, UTAH**

WHEREAS, the owners of the property known as Deer Lake Village Planned Unit Development have petitioned the Planning Commission for approval of a final subdivision plat; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, on June 7, 1995 the Planning Commission held a public hearing and approved the final plat attached hereto as Exhibit A; and

WHEREAS, it is in the best interest of Park City, Utah to approve the final plat, known as the Deer Lake Village - Phase II Subdivision plat;

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

SECTION 1. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the subdivision plat and that neither the public nor any person will be materially injured by the proposed plat. The subdivision plat is in conformance with the Land Management Code.

SECTION 2. PLAT APPROVAL. The Deer Lake Village - Phase II Subdivision plat, is approved as shown on the attached Exhibit A with the following conditions:

1. A financial security shall be posted prior to plat recordation to cover the costs of public improvements and landscaping.
2. To the extent possible, the developer shall prevent construction traffic from passing through existing subdivisions.
3. Prior to plat recordation, the City Engineer shall review and approve appropriate grading, utilities, water and road construction plans.
4. The Snyderville Basin Sewer Improvement District shall review and approve the sewer plans.
5. The plat shall provide clear notation that:
 - a.) The roads are not public roads and full maintenance of the roads and lake are the responsibility of the Homeowners Association.
 - b.) No basements shall be allowed due to high ground water.
6. All Park City Municipal Corporation Standard Project Review Requirements shall apply.

7. The building height of all structures shall conform to the 28 ft. limits as per the RD zone.

8. All structures shall be constructed of the same materials and designs as the Phase 1 units, and should the applicant wish to make changes of any exterior materials or conditions, there shall be approval by the Community Development Department prior to construction application of such materials.

9. Prior to plat recordation, evidence of filing of the Conditions, Covenants and Restrictions for this phase shall be provided to the City Attorney.

10. Prior to plat recording, the City Attorney and City Engineer shall review and approve the plat.

SECTION 3. EFFECTIVE DATE. This Ordinance shall take effect upon adoption.

PASSED AND ADOPTED this 22nd 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, Assistant City Attorney



COUNCIL AGENDA REPORT

DATE: June 22, 1995
DEPARTMENT: Planning Department
AUTHOR: Janice Lew
TITLE: Resolution to Use Funds Outside the Project Area
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS:

Adopt a resolution to authorize use of Redevelopment Agency funds in one or more project areas.

DESCRIPTION:

A. Topic.

Historic District Grant Program Funding

B. Background.

The City Council has indicated their commitment to a budget of \$150,000 for the 1995 Historic District Grant Program. The RDA funding is split evenly between the Main Street and Lower Park Avenue areas. The RDA boundaries are fixed by law, and in the past the funds had to be spent within the constituted area. However, the Historic District Commission typically receives more requests in the Main Street area (from the southern boundary of the Historic District to 9th Street). The staff is therefore requesting the Redevelopment Agency formally authorize a transfer of funds. A maximum of 20% of the tax increment funds may now be transferred from one project area to another.

ALTERNATIVES:

- A. Adopt the resolution.**

B. Deny the resolution.

SIGNIFICANT IMPACT:

The most meritorious projects will receive funding.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

Lesser projects may be funded because of their location, as opposed to their historical merit and preservation necessity.

RECOMMENDATION:

Adopt the resolution to transfer Redevelopment Agency funds from the Lower Park Avenue Project Area to the Main Street Project Area.

COUNCIL AGENDA REPORT

DATE: June 14, 1995
DEPARTMENT: Legal
AUTHOR: Anita Sheldon
TITLE: City Recorder
TYPE OF ITEM: Administrative

SUMMARY RECOMMENDATIONS: Authorize a quit claim deed to correct transfer of property from Municipal Building Authority ("MBA") to DJK Properties.

DESCRIPTION:

A. Topic: Transfer of property to DJK Properties, Inc. from the MBA.

B. Background: At their February 23, 1989 Council meeting, the City Council approved a land trade between the City and DJK Properties, Inc. Two pieces of property were traded to DJK, one for a facade easement for the Masonic Building and the other in exchange for improvements to Swede Alley. This second deed is the one staff is asking the Authority to re-approve today. A deed was recorded at Summit County, conveying the property from Park City Municipal Corporation to DJK Properties, Inc. Pursuant to a title search that DJK requested, Coalition Title discovered that the MBA was the owner of the property at the time of the transfer and should have been the grantor on the deed instead of Park City Municipal Corporation. Upon examination of the minutes for the MBA, it was discovered that the transaction, while approved by the City Council, was never approved by the MBA.

C. Analysis: DJK Properties satisfied their portion of the agreement by building a walkway between Swede Alley and Main Street (which we reserve as a permanent easement in the deed) and installing the cement and flat work behind the building in Swede Alley. It appears that the intention of the 1989 Council was to consummate this agreement and a more or less clerical error prevented it from happening.

D. Department Review: Legal Department

ALTERNATIVES:

- A. **Approve the request:** This is the action recommended by staff.
- B. **Deny the request:** Denial of the request would mean that DJK Properties, Inc., would be unable to obtain title insurance on the property unless they were to undertake a quiet title action which is an expensive and lengthy process.
- C. **Continue the Item:** The Council may continue the item if it raises questions staff is unable to address at the meeting.

SIGNIFICANT IMPACTS: The deed corrects the transfer of title to DJK Properties, Inc., and fulfills the City's responsibilities under the agreement.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: the inaccurate transfer would likely cloud DJK's title to the property.

RECOMMENDATION: Authorize the deed from the MBA to DJK Properties, Inc.

WHEN RECORDED MAIL TO:

Coalition Title

Box 2033

Park City, Utah 84060

Space Above for Recorder's Use

QUIT-CLAIM DEED

MUNICIPAL BUILDING AUTHORITY OF PARK CITY, UTAH, a municipal building authority formed under the laws of the State of Utah

of Park City, County of Summit, State of Utah, grantor,
hereby QUIT-CLAIM to DKJ Properties, a Utah general partnership

of Park City, Utah, grantee,
Ten and no/100 (and other good and valuable consideration) for the sum of
the following described tract(s) of land in Summit DOLLARS
State of Utah: County,

Beginning at the northwest corner of Lot 7, Block 24, Park City Survey;
and running thence along the north line of Lot 7 North 66 degrees 22 minutes
00 seconds East 75.00 feet; thence North 66 degrees 22 minutes 00 seconds
East 5.25 feet; thence South 23 degrees 43 minutes 28 seconds East 8.43
feet; thence south 66 degrees 16 minutes 32 seconds West 14.89 feet to an
existing building corner; thence along the outside face of said building
South 66 degrees 16 minutes 32 seconds West 60.25 feet; thence South 66 degrees
16 minutes 32 seconds West 5.13 feet to the east right-of-way line of Main
Street; thence along the east right-of-way line of Main Street North 23 degrees
38 minutes 00 seconds west 8.56 feet to the point of beginning.

WITNESS, the hand(s) of said grantor(s), this day of
, A.D. 19 Municipal Building Authority of Park City, Utah

Signed in the Presence of

Bradley A. Olch, chairman

Anita L. Sheldon, secretary

STATE OF UTAH)

County of) ss.

On the day of
personally appeared before me

, A.D. 19

the signer(s) of the within instrument, who duly acknowledged to me that (he/she/they) executed the same.

My Commission Expires:

Residing at:

Notary Public

