PARK CITY COUNCIL MEETING

SUMMIT COUNTY, UTAH

JUNE 20, 2002

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, June 20, 2002.

AGENDA

Closed Session

3:00 p.m. Property acquisition and litigation

Work Session

4:00 p.m. Council questions/comments

4:30 p.m. Water rates

5:00 p.m. Review of regular meeting

- Budget
- Leases
- 2002 Pavement Management Program
- Other meeting questions/comments

5:50 p.m. Break

Regular Meeting

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

III COMMUNICATIONS FROM COUNCIL AND STAFF

IV CONSENT AGENDA PUBLIC HEARINGS

1, Master festival license for Movies in the Park - Sundance Institute and PCMC

2. Ordinance approving a plat amendment, located at 805 Woodside Avenue, Park City, Utah

3. Ordinance approving a condominium conversation, located at 938-942 Norfolk Avenue, Park City, Utah

4. Ordinance establishing compensation for the Mayor and City Council for Fiscal Year 2002-2003 in Park City, Utah

V CONSENT AGENDA

1, Master festival license for Movies in the Park - Sundance Institute and PCMC

2. Ordinance approving a plat amendment, located at 805 Woodside Avenue, Park City, Utah

3. Ordinance approving a condominium conversation, located at 938-942 Norfolk Avenue, Park City, Utah

4. Ordinance establishing compensation for the Mayor and City Council for Fiscal Year

2002-2003 in Park City, Utah

VI PUBLIC HEARING

Revised budget for fiscal year 2001-2002 and final budget for fiscal year 2002-2003 for Park City Municipal Corporation and its related agencies

VII NEW BUSINESS

1. Award of bids and authorization to staff to enter into agreements for the 2002 Pavement Management Program:

Staker Paving for overlays	$222,054
Asphalt Guard Inc. for slurry seals	61,810
Rivas Construction for utility adjustments	27,650

2. Soaring Wings Montessori lease at the Park City Library and Education Center

3. University of Utah lease at the Park City Library and Education Center

4. Resolution adopting a revised budget for FY 2001-02, and final budget for FY 2002-03 for Park City Municipal Corporation and its related agencies

VIII ADJOURNMENT

A Redevelopment Agency, Municipal Building Authority, and Water Service District meeting will be held

PARK CITY REDEVELOPMENT AGENCY

SUMMIT COUNTY, UTAH

JUNE 20, 2002

PUBLIC NOTICE IS HEREBY GIVEN that the Redevelopment Agency of Park City, Utah will hold a public meeting, at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes described below on Thursday, June 20, 2002 immediately following the adjournment of the City Council Meeting.

A G E N D A

I ROLL CALL

II PUBLIC INPUT

III MINUTES OF MEETING OF JANUARY 17, 2002

IV CONSENT AGENDA

Resolution adopting the Park City Redevelopment Agency Budget for Fiscal Year 2002-2003

V ADJOURNMENT

PARK CITY MUNICIPAL BUILDING AUTHORITY

SUMMIT COUNTY, UTAH

JUNE 20, 2002

PUBLIC NOTICE IS HEREBY GIVEN that the Municipal Building Authority of Park City, Utah will hold a public meeting, at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes described below on Thursday, June 20, 2002 immediately following the adjournment of the Redevelopment Agency Meeting.

A G E N D A

I ROLL CALL

II PUBLIC INPUT

III MINUTES OF MEETING OF JANUARY 17, 2002

IV CONSENT AGENDA

Resolution adopting the Park City Municipal Building Authority Budget for Fiscal Year 2001-2002

V ADJOURNMENT

PARK CITY WATER SERVICE DISTRICT

SUMMIT COUNTY, UTAH

JUNE 20, 2002

PUBLIC NOTICE IS HEREBY GIVEN that the Park City Water Service District of Park City, Utah will hold a public meeting, at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes described below on Thursday, June 20, 2002 immediately following the adjournment of the Municipal Building Authority.

A G E N D A

I ROLL CALL

II PUBLIC INPUT

III MINUTES OF MEETING OF JANUARY 17, 2002

IV CONSENT AGENDA

Ratification of water sales agreement with the Jordanelle Special Service District

V ADJOURNMENT

Note: This future meeting schedule is TENTATIVE and subject to change.

PARK CITY COUNCIL TENTATIVE MEETING SCHEDULE

June 2002

13 **Fred gone**

No meeting

20 **Fred gone**

27 Extended recycling program - work - Kevin Callahan

Continuous conservation reserve program - RL

Ordinance to amend LMC Section 15-2.14-2 (b)(15) RDM zone - KL

Ordinance - 1420-1585 Three Kings Drive record of survey plat amendment - JW

Ordinance - 7800 Royal Street East, Sterlingwood Condominiums final record of survey plat for convertible space - JW

Ordinance - 8200 Royal Street East, Stag Lodge, final record of survey plat for convertible space - BR

Ordinance - 1550 Lower Iron Horse Loop final subdivision plat - BR

Amendment to LMC - revision to RDM zone (Nutriceutical) - KL

Ordinance approving the amended record of survey for the Royal Plaza Condominiums Subdivision located at 7620 Royal Street, Park City, Utah - KL

July 2002 - Toby gone 7/7 - 7/29

4 **No meeting**

11 Ordinance - 1765 Sidewinder Drive condo conversion - RM

Ordinance - April Mountain final subdivision - KW

Ordinance - 257 McHenry plat amendment - DS

Ordinance - Block 52 replat - Sandridge Heights plat extension - KL

18

25

August 2002

1

8 **Toby gone**

15 **No meeting**

14-18 Summer Tour

22

29

DATE: June 20, 2002

DEPARTMENT: Facilities and Special Events

AUTHOR: Michelle Bridge and Tom Bakaly

TITLE: Movies in the Park

TYPE OF ITEM: Master Festival License Application

SUMMARY RECOMMENDATIONS: Review the Master Festival License application, conduct a public hearing, consider approving the license for Movies in the Park, as conditioned, on July 12, July 26, August 9 and August 16, 2002, at City Park.

A. TOPIC

Review of the Master Festival License Application, submitted by Sundance Institute, a non-profit corporation and Park City Municipal Corporation, for Movies in the Park on July 12, July 26, August 9, and August 16, 2002, at City Park.

B. BACKGROUND

The Master Festival License application submitted by Sundance Institute and Park City Municipal Corporation requests approval for Movies in the Park to be held in City Park on July 12, July 26, August 9, and August 16, 2002, at City Park. This is the first time Movies in the Park has been considered. It was an idea conceived by City staff and the Sundance Institute. Sundance wanted to become more involved in Park City throughout the year and was eager to support this proposed event.

Logistics for Movies in the Park will consist of a small, temporary trailer containing a projector that will be placed directly east of the bandstand up on the hill by the trail. A screen and speakers will be set up on the bandstand in City Park and the large grassy area between the projector and bandstand will serve as a viewing area for approximately 250-300 people. The speakers will be facing away from any homes and similar sound equipment has been approved for Concerts in the Park and the Skate Series. Sundance will provide the equipment to put on the movies as well as one projectionist to run the equipment. Park City Municipal will store the projector and put it into place before for the four nights movies will be shown as well as be responsible to recruit volunteers to help prepare the area for the movies and clean up trash afterwards. The movies will start at dusk (about 9:00 pm) and run for approximately 2 hours. The following movies have been chosen for viewing based on rights already obtained by The Sundance Institute:

Shane	July 12, 2002
High Noon	July 26, 2002
The Magnificent Seven	August 9, 2002
Butch Cassidy	August 16, 2002

As part of this application, Sundance Institute and Park City Municipal Corporation have requested the Council review their request for a fee waiver. The Municipal Code allows the Council to waive all or a portion of fees based upon certain criteria.

C. ANALYSIS

The City Council, per the Municipal Code, reviews all new applications for Master Festival Licenses and shall either approve, approve with conditions or deny the applications. Movies in the Park is being reviewed as a Master Festival due to the fact it is a new event and the location of the event is on public property and an exception is being requested for an extension to the noise ordinance in order to start the movies at dusk.

The organizers are expecting a crowd of 250-300 to attend these events. Due to the size of the anticipated crowd and the duration of the event, adequate parking is available at City Park with the 83 parking spaces available in the MaWhinney Lot and additional capacity in City Park, on Park Avenue, and if needed the Library and Education lot. Staff has added as a condition that the "no parking" areas along Sullivan Road be barricaded in order to ensure fire access through the park.

Movies in the Park will require speakers to be temporarily installed in the bandstand. A 10 x 24 foot screen will also be temporarily installed in the bandstand and unrolled on Friday afternoons. Setup will be done by one Parks employee to move the projector into place and a team of volunteers to ensure the park is cleaned up after the event. The Building Department will require a Building Permit for the installation of the speakers and the screen.

D. DEPARTMENT REVIEW

The proposed MFL has been reviewed by the Legal Department, the Parks Department, and the Office of Capital Management and Budget. One negative response from a Park Avenue resident was received. This response is attached. At the Community Summit in June, half of the groups participating named more community, cultural, and off-season events as a suggested goal or action for Park City.

Fee Waiver Request

Section 4-8-9 of the Municipal Code provides applicants for Master Festival and Special Event Licenses with criteria to request a waiver for all or a portion of associated fees. The Section further states that fee waiver requests for all new applications be reviewed and approved or denied by the City Council. Eligibility for a full or partial fee waiver shall be determined pursuant to the following criteria, none of which shall be individually controlling. Sundance Institute and Park City Municipal Corporation have requested a full waiver of all fees associated with Movies in the Park. Please see text in italics for Sundance Institute and Park City Municipal Corporation's response to the criteria.

5. For-profit or non-profit status of the Applicant;
   The Sundance Institute is a non-profit corporation, while PCMC is a governmental entity.
6. Whether the event will charge admission fees;
   There is no general admission fee for Movies in the Park.
7. Whether the event is youth-oriented;
   The movies to be shown are old westerns and are appropriate for viewing by any audience, including youth.
8. The duration of the event;
   The event will be held on July 12, July 26, August 9, and August 16, 2002, from dusk until the movie is finished (approximately 2 hours) at City Park.
9. Whether and to what extent the City is likely to receive positive tax benefits by virtue of the event;
   It is likely that the City will receive a positive sales tax benefit from the event as visitors from Salt Lake may come to Park City for dinner and shopping prior to the movie.
10. The degree of City services involved and whether City costs are likely to be recovered by other revenue opportunities arising from the event;

Movies in the Park will require the use of City Park and barricades and the use of one parks worker to set the projector in place before and after each movie. It is unlikely that the City's costs will be recovered by other revenue opportunities arising from the event.

11. The season of occurrence; and
The event will take place during the Summer.
12. Demonstration of hardship by the Applicant.
The Sundance Institute is non-profit corporation and PCMC is a governmental entity. There is no money specifically budgeted at this time to cover an administrative budget for the organization or for event production.

Included within the recommendation of approval of the event, Staff has added a finding regarding the approval of a full fee waiver per the request.

PCMC's role in the past has been to simply facilitate the events proposed by applicants. This event includes a greater role for the City in organization and promotion of the event. Staff would like feedback from Council on how comfortable Council is with this new role. Costs to put on this event are approximately $4,400 on the part of The Sundance Institute for film rental, and donating the projection equipment. The City's cost is approximately $3,400 for part of the film rental cost, the projectionist fee, sound equipment rental, the screen, the trailer booth, and set-up. This cost is in the OCMB/facilities budget.

ALTERNATIVES

A. Approve the Fee Waiver and Master Festival License, as conditioned by staff, allowing Movies in the Park on July 12, July 26, August 9, and August 16, 2002, in City Park.
B. Modify the parameters of the event and/or Fee Waiver and approve Movies in the Park on July 12, July 26, August 9, and August 16, 2002, in City Park.
C. Deny the Master Festival License, thereby preventing Movies in the Park on July 12, July 26, August 9, and August 16, 2002, in City Park.
D. The City Council may continue the hearing for more information and discussion.

RECOMMENDATION:

Staff recommends approval of the Master Festival License to allow Movies in the Park on July 12, July 26, August 9, and August 16, 2002, in City Park, based on the following:

Findings of Fact:

1. Movies in the Park will be held at City Park on July 12, July 26, August 9, and August 16, 2002. The event consists of a screening of a western movie. The event will run from dusk until the end of the film shown (approximately 2 hours)
2. Parking for the anticipated crowd size (estimated at 250-300 people) throughout the duration of the event can be accommodated by the available parking in the Mawhinney lot, City Park, Park Avenue, and the Library and Education lot. The conduct of Movies in the Park will not substantially interrupt or prevent the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of its Venue.
3. The events associated with Movies in the Park will not require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to

prevent reasonable police, fire, or other public services protection to the remainder of the City.

4. By barricading the “no parking” areas along Sullivan Road it ensures that the concentration of persons, vehicles, or animals will not unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.
5. No other Master Festival License has been approved for July 12, July 26, or August 9. Movies in the Park will not substantially interfere with any other Special Event or Master Festival for which a license has already been granted or with the provision of City services in support of other such events or governmental functions on those dates. However, the first night of the Jazz Festival is the same night as the Movies in the Park on August 16, 2002. Because these events take place in separate parts of town, and because Deer Valley has enough Parking to accommodate the needs for the Jazz Festival and Movies in the Park will also have adequate parking for their event, these events will not impact each other.
6. The organizer is providing adequate insurance for the event.
7. The size of the crowd and nature of the event will not create an imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
8. The applicant has been working with City Staff and applicable departments to address all event concerns.
9. The applicant shows significant reasons for a full waiver of all City Services fees due to the fact that the applicant is a non-profit with the desire to provide a free event to the community.
10. This event is compatible with Council’s goal number 4 which is to continue to promote Park City as a multi-seasonal resort: bringing more activities during spring, summer, and fall.

Conclusions of Law:

1. The application is consistent with the requirements of the Park City Municipal Code, Title 4, Chapter 8.

Conditions of Approval:

1. The Applicant will work with Staff in order to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided and paid for by the Applicant.
2. The Applicant shall provide to the Special Events Manager proof of liability insurance as required by the Special Events Manager or the City Attorney's Office, and shall further name Park City Municipal Corporation as an additional insured.
3. The applicant shall place and maintain barricades along the “no parking” areas on Sullivan Road throughout the duration of the event to ensure the minimum clearance requirement for emergency vehicles is met.
4. The applicant must monitor sound levels to reduce impact on adjacent residents.

Exhibits

Exhibit A - Site Plan
Exhibit B - Fee Estimate
Exhibit C - Letter from Steve Schueler

Fee Estimate
Movies in the Park

Park Rental	$20 per day x 4 Days	$80
Barricades Rental	25 @ $.38 per barricade x 4 Days	$38
Application Fee	$50	$50
Parks Employee Fee	$15 per hour x 1 hour x 4 Days	$60
		Total Fees $228

DATE: June 20, 2002

DEPARTMENT: Planning Department

AUTHOR: Derek Satchell

TITLE: 805 Woodside Avenue - Plat Amendment

TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Staff requests that the City Council conduct a public hearing, consider public input, and approve the proposed plat amendment to combine all of Lot 1, and the southerly half of Lot 2 in Block 11 of the Snyder's Addition to Park City Survey, into a single lot as conditioned.

A. PROJECT STATISTICS

Applicant:	Phillip Sheinbein
Location:	805 Woodside Avenue
Proposal:	Plat Amendment
Zoning:	Historic Residential - (HR-1)
Adjacent Land Uses:	Historic and Contemporary Residential Dwellings
Date of Application:	May 2, 2002

B. BACKGROUND

The owner, Phillip Sheinbein, submitted an application to combine all of Lot 1, and the southerly half of Lot 2 in Block 11 of the Snyder's Addition to Park City Survey, into a single lot. The purpose of the plat amendment is to accommodate the construction of a rear addition to the existing historic dwelling. The proposed rear addition was reviewed and approved administratively by the Planning Staff on March 15, 2002. No building permit shall be issued pending the outcome of this plat amendment. This application was reviewed by the Planning Commission, and forwarded to the City Council with a positive recommendation on June 12, 2002.

C. ANALYSIS

The applicant is proposing to combine all of Lot 1, and the southerly half of Lot 2 in Block 11 of the Snyder's Addition to Park City Survey, to create one 3,299 square foot lot for an existing single-family residence. The existing non-conforming structure is historically significant and will maintain its current non-conforming side yard setback. The applicant is proposing to create a single lot in order to construct a rear two-story addition to the dwelling.

		Proposed	
Current Use		Single-family residence	
Lot Size		3,299 square feet	
Setbacks			
	• Front Woodside	10 feet minimum (13+ feet existing)	Front and Rear setbacks must total 20 feet
	• Front 8th Street	10 feet minimum (13 feet proposed)	
	• Side	5 feet minimum, total 10 feet (10 feet proposed)	
	• Side	5 feet minimum, total 10 feet (5 feet proposed)	
Height		27'	
Parking		None required - Existing Historic	

	(1 space proposed)
Design	Approved - Administrative Design Review

The remnant lot created by the proposed plat amendment (north ½ of Lot 2) is tied to Lot 3, which is under separate ownership. The proposed plat amendment complies with the HR-1 District regulations. This proposal does not increase the density on the lot. The proposed 53' wide lot is consistent with other lot sizes in the immediate area.

After reviewing the request, the Community Development Department finds that the creation of the new lot is in compliance with the Land Management Code, and supports the plat amendment.

The Plat Amendment is being processed through the Planning Commission and City Council procedure due to the fact that State Law prohibits use of the administrative approval when the action results in the creation of a remnant lot. The Community Development Director does not have the authority to approve a lot line adjustment that creates a remnant lot even though signatures from all adjacent properties owners have been submitted.

D. NOTICE

Notice of this hearing was sent to property owners within 300' on May 9, 2002, as part of the Plat Amendment procedure. No formal comments have been filed at the time of this report.

E. DEPARTMENT REVIEW

The Community Development Department has reviewed this request. The City Attorney's Office will review the plat prior to recordation. The request was discussed at a Staff Review Meeting on May 28, 2002, where representatives from local utility companies and

City Staff were in attendance and found it to be in conformance with all requisite City development codes of which we are currently aware. The City Engineer shall review and approve the slope and drainage issues related to the improved driveway having access off 8th Street, since there exists a small-scale local drainage impairment.

ALTERNATIVES:

A. Approval of the proposed plat amendment to combine all of Lot 1, and the southerly half of Lot 2 in Block 11 of the Snyder's Addition to Park City Survey, into a single lot, as conditioned to accommodate the existing single-family residence and addition.

B. Deny the plat amendment and retain the original Record of Survey which would prohibit the applicant from making the proposed modifications to the existing historic structure.

C. Continue the item and request further evaluation from the Staff.

SIGNIFICANT IMPACTS:

The proposed amendment will result in one (1) lot which will meet the lot requirement for the HR-1 District. The plat amendment will not increase the density of the lot.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

If the plat amendment is not approved as proposed, the necessary structural repairs and expansion to the existing historic dwelling can not be permitted.

F. RECOMMENDATION:

Staff recommends that the City Council conduct a public hearing, consider Staff's recommendation to approve the 805 Woodside Avenue Plat Amendment to combine all of Lot 1, and the southerly half of Lot 2 in Block 11 of the Snyder's Addition to Park City Survey, into a single lot, as conditioned.

Findings of Fact:

1. The property is located in the Historic Residential District (HR-1).

2. The plat amendment will combine all of Lot 1, and the southerly half of Lot 2 in Block 11 of the Snyder's Addition to Park City Survey, into a single lot, to allow for proposed improvement to the property.

3. The proposed plat amendment will result in the historic dwelling complying with the necessary HR-1 District setbacks.

4. The plat amendment will not increase density on the lot.

5. Historic District Design Review approval for an addition to the existing historic dwelling was granted by the Planning Staff on March 15, 2002.

6. A small-scale local drainage impairment exists where the existing driveway will be improved.

7. On June 12, 2002, the Planning Commission reviewed this application, conducted a public hearing, and forwarded it to the City Council with a positive recommendation.

Conclusions of Law:

1. There is good cause for the amendment.

2. Neither the public nor any person will be materially injured by the proposed plat amendment.

3. The proposal is consistent with both the Park City Land Management Code Chapter 7 and Chapter 15 and State subdivision requirements.

Conditions of Approval:

1. City Attorney and City Engineer review and approval of the plat amendment for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recordation.

2. No building permit shall be issued for this project until the plat amendment has been duly recorded with the Summit County Recorder's Office.

3. No remnant lot created is separately developable.

4. A note shall be added to the plat stating that no accessory apartment shall be permitted as part of the historic dwelling or rear addition.

5. The City Engineer shall review and approve the slope, configuration and drainage pattern of the proposed improvements to the existing driveway fronting 8th Street.

6. A ten foot (10') non-exclusive utility and snow storage easement shall be incorporated in the first ten feet off of Woodside Avenue and Eight Street.

7. All Standard Project Conditions shall apply (Please see Exhibit D - Standard Project Conditions).

8. This approval shall expire one year from the date of City Council approval, unless this Plat Amendment is recorded prior to that date.

Exhibits

Exhibit A - Location Map
Exhibit B - Existing Plat
Exhibit C - Proposed Plat Amendment
Exhibit D - Standard Conditions of Approval

AN ORDINANCE APPROVING 805 WOODSIDE AVENUE PLAT AMENDMENT TO COMBINE ALL OF LOT 1, AND THE SOUTHERLY HALF OF LOT 2 IN BLOCK11 OF THE SNYDER'S ADDITION TO THE PARK CITY SURVEY, INTO ONE (1) PLATTED LOT LOCATED AT 805 WOODSIDE AVENUE, PARK CITY, UTAH

WHEREAS, the owner of all of Lot 1, and the southerly half of Lot 2 in Block 11 of the Snyder's Addition to Park City Survey, has petitioned the City Council for approval of a revision to the final plat; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

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

WHEREAS, the Planning Commission held a public hearing on June 12, 2002, to receive input on the proposed plat;

WHEREAS, the Planning Commission, on June 12, 2002, forwarded a positive recommendation to the City Council; and,

WHEREAS, on June 20, 2002, the City Council held a public hearing to receive input on the proposed plat amendment; and

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

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

SECTION 1. FINDINGS. The following findings are hereby adopted.

1. The property is located in the Historic Residential District (HR-1).

2. The plat amendment will combine all of Lot 1, and the southerly half of Lot 2 in Block 11 of the Snyder's Addition to Park City Survey, into a single lot, to allow for proposed improvement to the property.

3. The proposed plat amendment will result in the historic dwelling complying with the necessary HR-1 District setbacks.

4. The plat amendment will not increase density on the lot.

5. Historic District Design Review approval for an addition to the existing historic dwelling was granted by the Planning Staff on March 15, 2002.

6. A small-scale local drainage impairment exists where the existing driveway will be

improved.

7. On June 12, 2002, the Planning Commission reviewed this application, conducted a public hearing, and forwarded it to the City Council with a positive recommendation.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned subdivision, that neither the public nor any person will be materially injured by the proposed subdivision and that the proposal is consistent with both the Park City Land Management Code and State subdivision requirements.

SECTION 3. SUBDIVISION APPROVAL. The subdivision to combine all of Lot 1, and the southerly half of Lot 2 in Block 11 of the Snyder's Addition to Park City Survey, known as the 805 Woodside Avenue Plat Amendment, is approved as shown on Exhibit B, with the following conditions:

1. City Attorney and City Engineer review and approval of the plat amendment for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recordation.

2. No building permit shall be issued for this project until the plat amendment has been duly recorded with the Summit County Recorder's Office.

3. No remnant lot created is separately developable.

4. A note shall be added to the plat stating that no accessory apartment shall be permitted as part of the historic dwelling or rear addition.

5. The City Engineer shall review and approve the slope, configuration and drainage pattern of the proposed improvements to the existing driveway fronting 8th Street.

6. A ten foot (10') non-exclusive utility and snow storage easement shall be incorporated in the first ten feet off of Woodside Avenue and Eight Street.

7. All Standard Project Conditions shall apply (Please see Exhibit D - Standard Project Conditions).

8. This approval shall expire one year from the date of City Council approval, unless this Plat Amendment is recorded prior to that date.

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

PASSED AND ADOPTED this 20th day of June, 2002.

DATE: June 20, 2002
DEPARTMENT: Planning Department
TITLE: 938/942 Norfolk Avenue Condominium Conversion, Lot Combination
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Conduct a public hearing and approve the proposed combination of portions of Lots 21 and 23 and all of lot 22 of Block 10, of the Snyder's Addition to the Park City Survey into one (1) lot for use as a condominium and to bring an existing building into conformance, and to condominiumize that building into 2 units according to the findings of fact, conclusions of law and conditions of approval outlined in this report.

A. Project Statistics

Owner: John F. Mullin
Location: 938/942 Norfolk Avenue
Proposal: Condominium Conversion - Lot Line Adjustment
Zoning: Historic Residential (HR-1)
Adjacent Land Uses: Residential
Planner: Ray Milliner

B. Background

The duplex at 938/942 Norfolk Avenue is a non-historic building located in the HR-1 zone. The building currently resides on a portion of lots 21 and 23 and all of lot 22 of Block 11 of the Snyder's Addition to the Park City Survey. Each unit is approximately 2,146 square feet with 360 square feet of garage space for a total building area of 5,012 square feet. The lot combination will create a lot of approximately 4,275 square feet. The applicant received an approval from the City Council for this project in August of 2000, however, the applicant failed to record the plat within the prescribed one year time period, causing the approval to expire. The applicant has since decided to move forward with his original plans and has resubmitted the application for review by the Planning Commission and City Council. The application was reviewed by the Planning Commission at its June 12, 2002 meeting, and a positive recommendation was forwarded to the City Council.

C. Analysis

This request is to combine portions of two (2) lots and one full lot to create one (1) lot of record and condominiumize the existing duplex on the lot. Staff has evaluated the overall project against the Land Management Code regulations for the HR-1 District, and determined the proposed lot combination complies as presented with all requisite City codes, including setbacks, height and parking. No additional construction for the building is proposed at this time.

4. Notice

Notice of this hearing was sent to property owners within 300' on May 29, 2002. No formal comments have been filed at the time of this report.

E. Department Review

The Community Development Department has reviewed this request. The City Engineer and City Attorney's Office will review the plat prior to recording. The request was discussed at a Staff Review

Meeting on May 28, 2002, where representatives from City Staff were in attendance and found it to be in conformance with all current requisite City development codes.

6. Recommendation

Conduct a public hearing and approve the proposed combination of portions of Lots 21 and 23 and all of lot 22 of Block 10, of the Snyder's Addition to the Park City Survey into one (1) lot for use as a condominium and to bring an existing building into conformance, and to condominiumize that building into 2 units according to the findings of fact, conclusions of law and conditions of approval outlined in this report.

Findings of Fact

1. The property is located in the HR-1 District.
2. This condominium plat was reviewed by the Park City Planning Commission at its June 12, 2002 Meeting
3. At the June 12, 2002 Planning Commission meeting the Commission voted unanimously to forward a positive recommendation to the City Council.
4. The new lot will consist of approximately 4,275 square feet.
5. The Land Management Code requires setbacks of ten feet in the front and rear and five feet on the sides for a structure of this size.
6. A non-historic duplex structure exists on the site which was constructed across lot lines.
7. The proposed Lot Line Adjustment will combine portions of 2 lots and all of 1 lot into 1 lot to bring the existing building into conformance with regulations prohibiting structures that cross property boundaries.
8. The Land Management Code requires four on-site parking spaces for a building of this type.
9. There are four on-site parking spaces on the property.
10. The condominium plat will allow the applicant to sell each unit separately.
11. The proposed action does not require the applicant to provide additional parking.

Conclusions of Law

1. There is good cause for the amendment as it brings an existing non conforming building into compliance.
2. This approval as conditioned is consistent with the requirements of Section 15.7of the Land Management Code as well as the General Plan.
3. This approval as conditioned does not adversely affect the health, safety, or welfare of the citizens of Park City.
4. Neither the public nor any person will be materially injured by this plat amendment.

Conditions of Approval

1. City Attorney and City Engineer review and approval of the plat amendment for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recording
2. This approval shall expire one year from the date of City Council approval, unless this plat amendment is recorded prior to that date.

EXHIBITS

Exhibit A - Proposed Ordinance

Exhibit B - Proposed Condominium Plat

AN ORDINANCE APPROVING AN AMENDMENT TO THE PARK CITY PLAT TO COMBINE PORTIONS OF LOTS 21 AND 23 AND ALL OF LOT 22 OF BLOCK 10, OF THE SNYDER'S ADDITION TO THE PARK CITY SURVEY INTO ONE LOT OF RECORD FOR USE AS A CONDOMINIUM AT 938/942 NORFOLK AVENUE

WHEREAS, the owner, John F. Mullin, of the property known as 938/942 Norfolk Avenue, has petitioned the City Council for approval of a subdivision plat; and

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

WHEREAS, on June 12, 2002 the Planning Commission held a public hearing to receive public input on the proposed plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, the proposed plat amendment allows the property owner to consolidate one lot and a portion of another into one lot of record; and

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

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

SECTION 1. FINDINGS OF FACT. The above recitals are hereby incorporated as findings of fact. The following are also adopted by City Council as findings of fact:

3. The property is located in the HR-1 District.
4. This condominium plat was reviewed by the Park City Planning Commission at its June 12, 2002 Meeting
5. At the June 12, 2002 Planning Commission meeting the Commission voted unanimously to forward a positive recommendation to the City Council.
6. The new lot will consist of approximately 4,275 square feet.
7. The Land Management Code requires setbacks of ten feet in the front and rear and five feet on the sides for a structure of this size.
8. A non-historic duplex structure exists on the site which was constructed across lot lines.
9. The proposed Lot Line Adjustment will combine portions of 2 lots and all of 1 lot into 1 lot to bring the existing building into conformance with regulations prohibiting structures that cross property boundaries.
10. The Land Management Code requires four on-site parking spaces for a building of this type.
11. There are four on-site parking spaces on the property.
12. The condominium plat will allow the applicant to sell each unit separately.
13. The proposed action does not require the applicant to provide additional parking.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following Conclusions of Law:

14. There is good cause for the amendment as it brings an existing non conforming building into compliance.
15. This approval as conditioned is consistent with the requirements of Section 15.7of the Land Management Code as well as the General Plan.
16. This approval as conditioned does not adversely affect the health, safety, or welfare of the citizens of Park City.
17. Neither the public nor any person will be materially injured by this plat amendment.

SECTION 3. CONDITIONS OF APPROVAL. The proposed subdivision plat attached as Exhibit B is hereby adopted with the following Conditions of Approval:

1. City Attorney and City Engineer review and approval of the plat amendment for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recording
2. This approval shall expire one year from the date of City Council approval, unless this plat amendment is recorded prior to that date.

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

ORDINANCE ESTABLISHING COMPENSATION FOR THE MAYOR AND CITY COUNCIL FOR FISCAL YEAR 2002 - 2003 IN PARK CITY, UTAH

WHEREAS, the City Council has the power to establish compensation schedules pursuant to UCA Section 10-3-818; and

WHEREAS, the number of duties for the Mayor and City Council is significant and each elected officer is required to devote considerable time and expense to public service and community affairs; and

WHEREAS, according to state law, a public hearing was duly advertised and held on June 20, 2002;

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

SECTION 1. COMPENSATION FOR MAYOR AND CITY COUNCIL ADOPTED: The following salary levels are hereby adopted:

	FY 2002-2003
Mayor	$1,541.54 per month
City Council	$ 907.97 per month

SECTION 2. EFFECTIVE DATE. This Ordinance shall become effective upon publication.

DATE: June 20 2002
DEPARTMENT: Office of Capital Management and Budget
AUTHOR: Tom Bakaly, Mark Christensen
TITLE: FY2002 Budget Adjustment (current), FY2003 Tentative Budget (next year)
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATION:

- Adopt the "Certified Property Tax Rate" {No Tax Increase Rate} for FY2003. [*Actual tax rate will not be known until Mid-June]*

- Pass and Adopt the Resolution that contains the following items:

1. Adopt the Amended Budget for FY2001-2002 (with adjustments that have occurred during the budget process) as shown in Attachment A.

2. Adopt the FY 2002-03 City Manager's Recommended Budget presented to City Council on May 2nd, 2002 (with adjustments that have occurred during the budget process).

20. Authorization for the Budget and Grants Manager to compute the City's Certified Property Tax Rate for 2003 at a "No Tax Increase Rate" and file said rate with the County.

21. Adopt the Redevelopment Area Budget for Fiscal Years 2001-02 and 2002-2003.

22. Adopt the Municipal Building Authority Budget for Fiscal Years 2001-02 and 2002-2003.

23. Adopt the City's budget policy regarding public service contracts as amended.

DESCRIPTION:

A. Topic: Final Budget Adoption of the FY2001-02 Amended Budget and FY 2002-03 Recommended Budget in accordance with Utah State Law.

B. Background: The background for the budget was presented in staff reports to Council on May 2nd, 9th, 23rd and June 6th. Please refer to those reports for any questions on the budget background. This report will highlight the changes requested by Council on June 6 and address any additional changes to the current year budget and FY2003 Plan. Any additional changes, questions, or budget issues should be addressed by Council in order to be included in the final budget scheduled for adoption on June 20th.

The following is the recommended schedule for reviewing the FY2002 Adjusted Budget and FY2003 Plan:

June 20th	Continuation and closure of the public hearing on the budget, with final adoption, by resolution, of both the FY2002 Adjusted Budget and the FY2003 Budget with a no increase tax rate for FY2003. Adopt a resolution increasing the Mayor and Council salary 1 percent in FY2003.

C. Analysis: Throughout the month of May and early June, staff has presented the budget and outlined the various changes included in the adopted tentative budget. Since the June 6th meeting, staff has incorporated the changes discussed including: changes to the City's Special Service Contracts and Budget Policy, adjusted the Historical Society Contract, and made an adjustment to the Transit Fund. Attachment A has a detailed listing of the items that have been modified from the budget adopted last spring. The changes from June 6th listed in Attachment A are summarized below.

Revenues: Citywide revenues have been adjusted to better reflect estimates for FY2002 and FY2003. The most significant changes signify the carryforward amount attributed to unspent CIP funds. Other significant adjustments are an increase in property tax, intergovernmental revenue, and interfund transfers. These adjustments are partially driven by the Olympic revenues the City received and by actual revenues exceeding projections from last Spring. Historically, the budget is conservative in expenditure projections and conservative in projecting revenues. The budget currently shows a transfer of $3,500,000 from the General Fund to the 5 Year CIP consistent with the Budget Policies limiting the General Fund to 18 percent reserves. Staff will provide the City's monthly Financial updates to Council beginning in FY2003. This will augment the Quarterly updates that Staff has historically presented.

Special Service Contracts Policy Language: On June 6th, Council instructed staff to adjust the funding for the Historical Society Special Service Contract. This change necessitates an update of the policy which guides these contracts. Attached is a redlined copy of the changes that are recommended for formal adoption by the Council.

Historical Society: On June 6th, Council instructed Staff to fund the Historical Society Contract for an additional $21,000 in FY2003 as a one time adjustment. This has been adjusted to reflect this change from the May 23rd meeting.

Evergreen Accounts: Budget Policies regarding Special Service Contract amounts allows for unspent funds at the end of a fiscal year to be reappropriated in the following fiscal year. The budget that will be adopted on June 20th has an adjustment for this policy.

Council Mayor Compensation: In FY2001, Council adopted a pay plan that would increase salaries citywide 2 percent total (1 percent each year). This was included in the budget presented on May 2nd. State law requires that Councils adopt a resolution increasing their salary. On June 20th Council will need to take separate action on this issue, adopting a resolution increasing the Council and Mayors salary 1 percent for FY2003.

Transit Grant Adjustment: On May 9th, Staff presented information regarding an operating and capital grant the City has received. Since that time staff has shifted part of the expenditure from FY2002 to FY2003 to more fully represent the actual expense. The funding remains the same, but it is necessary to adjust the budgeted expense over the two fiscal years to more accurately represent the timing of the purchases.

Attachment B Departmental Changes: Attachment B has a breakdown of all the departmental changes that appear in the tentative budget. This was presented to Council on May 9th and has been updated to reflect the changes recommended during the budget process.

Olympic Reconciliation: The May 23rd staff report to Council reviewed the Olympic Reconciliation. The following table represents Staff projections for both revenues and expenditures.

Olympic Historical Revenue and Expense Summary

Expense

Fiscal Year	**Additional Resources**	**Allocated Resources**	**Anticipated Costs**	**Total**
1988-1995	$80,575			$80,575
1996-1997	$45,659			$45,659
1998	$119,413	$36,425		$155,838
1999	$99,552	$41,008		$140,560
2000	$106,359	$57,118		$163,476
2001	$205,805	$140,554		$346,359
2002 Estimated	$1,254,143	$1,059,135	$35,000	$2,348,278
Total Expenses	**$1,911,506**	**$1,334,239**	**$35,000**	**$3,280,746**

Revenue

2001	$124,982
2002	$2,703,174
Sub-Total	**$2,828,156**
State GOPB Estimated Local Government Tax Revenue (1997-2005)	$767,141
Total Revenues	**$3,595,297**
Grand Total: over(short)	**$314,551**

This projection will be modified after this fiscal year as more information is finalized. Staff does not anticipate a significant change in expenses. Revenue projections from the Governors Office of Budget and Planning may be modified later this year to reflect actual economic benefit. Staff estimates without an adjustment of revenues the total revenues minus expenses would be approximately $300,000 in revenue for hosting the Olympic Games. This again incorporates the allocated and additional expenses for hosting the games.

D. Department Review: City Manager, Finance, Office of Capital Management and Budget.

ALTERNATIVES:

A. Adopt the Budget

B. Amend the Budget Presented and Adopt the Budget with Amendments

C. Continue the Item - June 20, 2002 is the last date on which adoption (No Tax Increase Rate) can occur in order for us to meet the filing deadlines with the County and State if there is no property tax increase.

C. Do Nothing

SIGNIFICANT IMPACTS: The significant impacts of not adopting a formal budget would place the City out of State compliance. If this were to happen the State could withhold funding from

Sales and property taxes.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: The City will be out of compliance with State Law if a Budget is not adopted on June 20, 2002.

RECOMMENDATION: The Council should Adopt the Resolution that contains the following:

24. Final adoption of the Amended Budget for FY2001-02 (Attachment A).

25. Final adoption of the FY2002-03City Manager's Recommended Budget presented to City Council on May 2nd, 2002 (Attachment A).

26. Authorization for the Budget and Grants Manager to compute the City's Certified Property Tax Rate for FY2003 at a "No Tax Increase Rate" and file said rate with the County.

27. Adopt the Redevelopment Area Budget for Fiscal Year 2002-2003.

28. Adopt the Municipal Building Authority Budget for Fiscal Year 2002-2003.

29. Adopt the City's budget policy regarding public service contracts as amended.

Attachments:

A. Budget Update Revisions
B. Budget Options for FY2002 and FY2003
C. Special Service Contract Policy Update
D. Resolution adopting the Revised FY2001-02 Budget & FY2002-2003 Budget.
E. Resolution Adopting the Revised FY2001-02 Budget and FY2002-2003 Municipal Building Authority Budget.
F. Resolution Adopting the Revised FY2001-02 Budget & FY2002-2003 Redevelopment Agency Budget.
G. Ordinance Establishing Compensation for the Mayor and City Council for FY2002-2003.

DATE:	June 12, 2002
DEPARTMENT:	Public Works
AUTHOR:	Pace Erickson, Streets Manager
TITLE:	2002 Pavement Management Program
TYPE OF ITEM:	Legislative

SUMMARY RECOMMENDATIONS: Accept the 2002 Pavement Management bids and authorize staff to enter into an agreement with Staker Paving for overlays in the amount of $222,053.50; Asphalt Guard Inc. for slurry seals in the amount of $61,809.51 for type III; and Rivas Construction for utility adjustments in the amount of $27,650.00.

DESCRIPTION:

A. Topic. Pavement Management Program 2002

B. Background. Pavement management is a program that maximizes pavement benefits and minimizes pavement costs by scheduling appropriate maintenance or rehabilitation. The benefit of this practice is to extend pavement life and reduce the overall life cycle cost. Pavements typically deteriorate in a non-linear fashion. Twenty-five percent of the deterioration occurs during the first seventy-five percent of pavement life. The more cost-effective maintenance should occur when the pavement is still in fair condition. Pavement repairs can be done inexpensively using sealing and overlay techniques. Proper pavement management should minimize the need for costly pavement reconstruction.

In 1993, Park City completed its third pavement management review. The review consisted of visually inspecting the surface of every city street, testing pavement and subgrade deflection, analyzing the data, and ranking streets and developing implementation plans based on different funding levels. During 1996, pavement management documentation was reviewed; and the consultant was requested to consolidate five years of required work into a four-year period to coincide with the Olympics. By only bidding out the work for 2002 it enables Park City to get back on track for the two year budget process in 2003 and 2004.

The bid and RFP notification/process was advertised in the Intermountain Contractor and The Park Record. All bid and RFP requirements were met.

Background

Pavement condition reports have identified the overall condition of Park City's pavement system. A 10 to 100 scale is used with 100 being pavement in the best possible condition. This includes the effect of surface, base, subgrade, load, environmental conditions and materials.

Pavement Condition	Warranted Maintenance/Rehabilitation Effort
85-100	Minimal - minor patching and crack sealing
80-84	Some - seal coats or thin overlays
70-79	Routine - thin to thick overlays
60-69	Increasing - thicker overlays or possible reconstruction

10-59 High - surface or base reconstruction, possibly subgrade stabilization

The average pavement condition of all the streets is 73 with a range from a low of 38 to a high of 94. A value of 73 means that a pavements in a routine maintenance category and will require a medium thickness overlay for repair. Roughly 13% of the pavement is below 60 and another 47% of the pavement area is in the 60-79 range. These pavements are beginning to deteriorate at an accelerated rate. Most of them can be saved by overlays and or slurry seals. Delay would increase the cost of repair significantly for these pavements. In a sense, they are the optimal pavements for repair. The recommended roads have been determined to rank below <65 and are in need of restoration work

Obviously the higher we can keep the pavement score the cheaper they will be to repair and maintain. Over the last several years, Park City has invested between $500,000 and $600,000 per year, four out of the last five years for overlays and slurry seals. Council could choose to increase this as funding becomes available.

C. Analysis.

The following streets are identified, in accordance with the pavement management program, to receive street overlays, slurry seals, and utility adjustments:

2002 ASPHALT OVERLAYS
Guardsman Connection
Silver Lake Drive from Royal to Royal Street
Norfolk (upper) from King to end
Manor Way
Meadows Drive/ 224 to Aspen Springs Drive
Monitor Drive to Lucky John
Solamere Drive from Deer Valley to Thistle
30. TOTAL $222,053.50
31.

2002 SLURRY SEALS
Aerie Drive: East End to Golden Way
American Saddler to Ashley Ave
Estates Drive from American Saddler to American Saddler
Moray Court
Payday Drive from SH224 to end
Royal Street E/W to Woodland
Lupine Lane to end cds
Larkspsur Drive
Empire Ave from Manor to curve
Lowell Ave from Curve to Manor
Eldar Place

Royal Court
Eagle Court Stanford Court Poison Creek Lane Annie Oakley Drive Lily Langtree Swede Alley Parking Area Prospect Ave

32. TOTAL
$ 61,809.51

33.

2002 UTILITY ADJUSTMENTS

34. Street Name Water M/H

Guardsman Connection	0		0	
Silver Lke Drive from Royal to Royal Street	26		22	
Norfolk (upper) from King to end	7		7	
Manor Way	0		1	
Meadows Drive/ 224 to Aspen Springs Drive		1		4
Monitor Drive to Lucky John	0		4	
Solamere Drive from Deer Valley to Thistle	0		0	

35. Totals
34
38

36. Totals
$ 15,300.00
$ 12,350.00

37.
TOTAL
$ 27,650.00
38.

For 2002, street overlays total 6,401 tons of asphalt; slurry seals total 89,579 square yards and 72 manhole and water valve utility adjustments.

There were four bids received for street overlays, two bids for slurry seals, and two bids for utility adjustments:

Street Overlays	**2002**	
Staker Paving	$222,053.50	
Geneva Rock Products	$243,689.50	
Granite Construction	$262,992.10	
Intermountain Slurry	$296,414.97	

Slurry Seals	**Bid A**	**Bid B Type II**
Asphalt Guard, Inc.	**$ 61,809.51**	**$ 59,122.14**
Intermountain Slurry	$ 69,871.62	$ 64,048.99

Utility Adjustments	Lower & Raise M/H	Lower & Raise Monument	Lower & Raise W/V
Rivas Construction	$ 450.00	$ 325.00	$ 325.00
Lyndon Jones	$ 675.00	$ 550.00	$ 550.00

Last year, Council asked staff to look into using a smoother type of slurry seal because of concerns from in line skaters and skateboarders that the surface of type III slurry seal is very rough. As an alternate, Council could instruct staff to use type II slurry seal that would provide a smoother surface. Type II slurry seal is certainly a smoother surface but the longevity of type II is roughly 2/3's that of type III. For instance: Type III will increase the pavement life by about 5 years whereas type II will only increase the roads life by about three years. Using an alternate to type III slurry seal may result in higher costs over time. Based on this analysis, staff is recommending using Type III slurry seal to prolong the life of our pavement.

D. Department Review. Bids were reviewed by the Public Works Department. Funds are designated in the CIP fund and are appropriated under line item 31-44018 in the amount of $522,636.00 for the year 2002.

ALTERNATIVES:

39. Approve awarding and autorize staff to enter into an agreement with the low bid using Type III slurry seal.

Staker Paving (overlays) in the amount of $222,053.50, Asphalt Guard, Inc. (slurry seals) in the amount of $ 61,809.51, and Rivas Construction (utility adjustments) in the amount of $ 27,650.00. (Staff recommended)

40. Approve awarding and autorize staff to enter into an agreement with the low bid using Type II slurry seal.
Staker Paving (overlays) in the amount of $222,053.50, Asphalt Guard, Inc. (slurry seals) in the amount of $ 59,122.14 and Rivas Construction (utility adjustments) in the amount of $ 27,650.00.

C. Reject all bids.

SIGNIFICANT IMPACTS:

The pavement management plan is designed to maintain and improve Park City pavement quality. Approval of less than the recommended program will cause a decline of pavement quality.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: Failure to maintain an adequate pavement management program will increase maintenance dollars in subsequent years and lower overall pavement quality.

RECOMMENDATION: Alternative A: Accept bids and authorize staff to enter into agreements with:

1. Staker Paving for asphalt overlays, in the amount of $222,053.

2. Asphalt Guard, Inc. for Type III slurry seals, in the amount of $61,809.51.

3. Rivas Construction for utility adjustments in the amount of $27,650.00.

DATE: June 20, 2002
DEPARTMENT: Facilities and Special Events
AUTHOR: Alison Butz
TITLE: Soaring Wings Montessori School Lease
TYPE OF ITEM: Administrative - Lease Authorization

<u>SUMMARY RECOMMENDATIONS:</u> Approve a new lease, for space within the Carl Winters Building, to Soaring Wings Montessori School.

Review the draft lease for the rental of space within the Carl Winters Building to Soaring Wings Montessori School.

The current lease of space to the Montessori expires on June 30, 2003. In order to plan for the future school year, Montessori has requested that their existing lease be renewed for an additional 15 years. During lease negotiations with Montessori, two other issues concerning space within the Carl Winters Building arose. The first being from University of Utah, who contacted the City explaining their desire to release some of the space they rent at the Carl Winters Building due to budget cuts from the State. (See the University of Utah Lease Amendment staff report, also in this packet.) The second issue was a request from the Library Board of additional space within the Building for library expansion.

Taking into account both issues, Staff has revised the University of Utah lease to release three (3) classrooms and included those classrooms into the new lease with the Montessori.

Per the current lease language, Staff has the ability to offer additional space available in the Carl Winters Building to the current tenants. Rooms 305, 307, and 308 have been added into the new lease with the Montessori giving them a total of 4,291 square feet. On July 1, 2003, Room 111 could be transferred to the Library to assist them with their expansion plans or rented to another tenant.

The Library does not have an immediate need to acquire the space, and the 2003 time-line works with their expansion plans. Within the year or preferably as part of the two-year budget process in the Spring of 2003, Council would need to decide if it wanted the room 111 space for Library use. The City could alternatively rent out that room. If the Library used that space, the City would be forgoing roughly $13,500 per year ($135,000 over ten years) in General Fund asset rental revenue. There will also be an additional cost to convert the space to Library use and ongoing maintenance costs. Regardless of how the space is ultimately used, the square footage rented by the Montessori starting on July 1, 2003 would decrease to 3488 square feet per the attached lease.

Duration of Lease

The Montessori requested the new lease be for a duration of fifteen (15) years. Typically, the City leases available property for no more than ten (10) years. Staff has included the draft lease and have recommended the duration for the lease remain at ten (10) years.

Percent Increase

The current lease with the Montessori provides for an annual five percent (5%) increase on rental fees. Staff has included that same percentage increase within the lease draft for Council's review.

ALTERNATIVES

RECOMMENDATION:

Staff recommends that the available space in the Carl Winters Building be leased to Soaring Wings Montessori for ten (10) years with an annual rental rate increase of five percent (5%).

EXHIBITS:

Exhibit A - Draft of Lease

Soaring Wings Montessori School
Park City Municipal Corporation
2002 Property Lease

THIS AGREEMENT is made by and between Park City Municipal Corporation (hereinafter referred to as “Landlord”) and the Soaring Wings Montessori School, Inc. (hereinafter referred to as “Tenant”) to set forth the terms and conditions under which Landlord will lease space in the Carl Winters Building at 1255 Park Avenue, Park City Utah (hereinafter referred to as the “CW Building”) to Tenant. The parties agree as follows:

DATE: June 20, 2002
DEPARTMENT: Facilities and Special Events
AUTHOR: Alison Butz
TITLE: University of Utah Lease Amendment
TYPE OF ITEM: Administrative - Lease Authorization

SUMMARY RECOMMENDATIONS: Approve an amendment to the current lease with the University of Utah for use of the space within the Carl Winters Building.

Review the draft lease amendment for the release of space within the Carl Winters Building for the University of Utah.

The University of Utah approached the City in May to discuss their desire to release certain portions of their currently leased space in the Carl Winters Building. Their request to release this space is necessitated by budget cuts from the State of Utah. Discussions regarding the amendment of their lease were assisted by two additional issues with building tenants. The first being negotiations with the Soaring Wings Montessori School to renew their current lease, which is set to expire on June 30, 2003. (See the Soaring Wings Montessori Lease staff report, also in this packet.) The second issue was a request from the Library Board of additional space within the building for library expansion.

Taking into account both issues, Staff revised the University of Utah lease to release three (3) classrooms and included those classrooms into the new lease with the Montessori. One of these three rooms, specifically Room 111, will be leased to Montessori only until June 30, 2003, at which time it will be transferred to the Library to accommodate their needed for expansion.

Per the current lease language, Staff has the ability to offer additional space available in the Carl Winters Building to the current tenants. Rooms 305, 307, and 308 are released to Park City via this lease amendment and have been added into the new lease with the Montessori, leaving the University of Utah with 5,942 square feet.

Duration of Lease

The amendment to the University of Utah lease will expire on the same date which will be on June 30, 2007.

Percent Increase

The current lease with the University of Utah provides for a $1.00 per square foot rental rate increase for each two (2) term. For example, the annual rent for 2002 is $87,644.50 and increases to $93,586.50 in 2004.

ALTERNATIVES

RECOMMENDATION:
Staff recommends that the University of Utah lease amendment be approved to allow the release of space currently leased in the Carl Winters Building.

EXHIBITS:
Exhibit A - Draft of Lease

FOURTH ADDENDUM TO THE LEASE AGREEMENT BETWEEN UNIVERSITY OF UTAH AND PARK CITY MUNICIPAL CORPORATION

HIS FOURTH ADDENDUM is made by and between Park City Municipal Corporation ("Landlord") and the University of Utah ("Tenant") to amend the Lease Agreement signed and executed by the parties on May 7, 1992 ("Lease") as amended, and to set forth the terms and conditions under which Tenant will release to Landlord certain areas of the property in the Carl Winters Building (hereinafter referred to as the "CW Building") subject to the Lease, as amended. The parties agree as follows:

. Released Space. Tenant hereby releases to Landlord the following property on the third floor of the CW Building: Room 305, Room 307, and Room 308 as described in Exhibits A and B (attached and hereinafter referred to as "Released Space"). The Released Space contains a total of one thousand four hundred fourteen (1414) square feet.

. Rent. The rent for the remaining leased space shall be as follows:

A) Rate: Eighty-Seven Thousand Six Hundred and Forty-Four Dollars annually ($87,644) for the remaining leased space.

B) Payments: Rent shall be paid in equal monthly installments of Seven Thousand Three Hundred and Four Dollars ($7,304). Rent shall be due on the first of each month, and past due if not paid by the tenth of the month.

C) Deposit. No additional deposit shall be required.

D) Rent Adjustment: The annual rent for the remaining leased Rooms shall increase $1.00 per square foot at the beginning of each term with the next term beginning on July 1, 2004. For example, monthly rent payments shall increase to $7,799 on July 1, 2004 and to $8,294 on July 1, 2006.

E) Credit for Early Payment. For Calendar Year 2002, if Tenant pays Landlord the annual rent in full by July 30, then rent will be reduced by four percent (4%). Beginning in Calendar Year 2003, if Tenant pays Landlord the annual rent in full by July 15 of each year, then rent will be reduced by four percent (4.0%).

. Other Terms. All other terms and conditions of the Lease shall apply.

. Effective Date. The terms of this Fourth Addendum to the Lease shall be effective beginning July 1, 2002.

. Entire Agreement. This Fourth Addendum is a written instrument pursuant to Paragraph 31 of the Lease between the parties and it cannot be altered or amended except by written instrument, signed by both parties.

PARK CITY MUNICIPAL BUILDING AUTHORITY
SUMMIT COUNTY, UTAH
JANUARY 17, 2002

I ROLL CALL

hairman Dana Williams called the regular meeting of the Municipal Building Authority to order at approximately 7:15 p.m. at the Marsac Municipal Building on Thursday, January 17, 2002. Members in attendance were Dana Williams, Peg Bodell, Kay Calvert, Candace Erickson, Jim Hier, and Fred Jones. Staff present were Toby Ross, City Manager; Mark Harrington, City Attorney;

II PUBLIC INPUT

The Chairman invited the public to comment on any matter of MBA business. Hearing none, the public input session was closed.

III MINUTES OF MEETING OF JUNE 21, 2001

im Hier and Kay Calvert abstained from voting as they were not in attendance. Fred Jones, "I move approval of the Minutes". Peg Bodell seconded. Motion carried.

eg Bodell	Aye
ay Calvert	Abstention
andace Erickson	Aye
im Hier	Abstention
red Jones	Aye

IV CONSENT AGENDA

esolution establishing a regular meeting date, time, and location for 2002 meetings and appointing officers of the Board of Directors of the Municipal Building Authority - The Chairman requested a motion to approve the Consent Agenda. Peg Bodell, "I so move". Candace Erickson seconded. Motion carried unanimously.

V ADJOURNMENT

ith no further business, the regular meeting of the MBA was adjourned.

* * * * * * * *

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

PARK CITY REDEVELOPMENT AGENCY

SUMMIT COUNTY, UTAH

JANUARY 17, 2002

I ROLL CALL

hairman Dana Williams called the regular meeting of the Redevelopment Agency to order at approximately 7 p.m. at the Marsac Municipal Building on Thursday, January 17, 2002. Members in attendance were Dana Williams, Peg Bodell, Kay Calvert, Candace Erickson, Jim Hier, and Fred Jones. Staff present were Toby Ross, City Manager; Mark Harrington, City Attorney;

II PUBLIC INPUT

he Chairman invited the public to comment on any matter of RDA business. Hearing none, the public input session was closed.

III MINUTES OF MEETING OF NOVEMBER 15, 2001

im Hier and Kay Calvert abstained from voting as they were not in attendance. Peg Bodell, "I have reviewed the minutes and move approval". Candace Erickson seconded. Motion carried.

eg Bodell	Aye

ay Calvert	Abstention
andace Erickson	Aye
im Hier	Abstention
red Jones	Aye

IV CONSENT AGENDA

esolution establishing a regular meeting date, time, and location for 2002 meetings and appointing officers of the Board of Directors of the Redevelopment Agency of Park City, Utah - The Chairman requested a motion to approve the Consent Agenda. Fred Jones, "I so move". Candace Erickson seconded. Motion carried unanimously.

V ADJOURNMENT

ith no further business, the regular meeting of the RDA was adjourned.

* * * * * * * *

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

PARK CITY WATER SERVICE DISTRICT

SUMMIT COUNTY, UTAH

JANUARY 17, 2002

I ROLL CALL

hairman Dana Williams called the regular meeting of the Water Service District to order at approximately 7:30 p.m. at the Marsac Municipal Building on Thursday, January 17, 2002. Members in attendance were Dana Williams, Peg Bodell, Kay Calvert, Candace Erickson, Jim Hier, and Fred Jones. Staff present were Toby Ross, City Manager; Mark Harrington, City Attorney;

II PUBLIC INPUT

he Chairman invited the public to comment on any matter of WSD business. Hearing none, the public input session was closed.

III MINUTES OF MEETING OF JANUARY 11, 2001

im Hier and Kay Calvert abstained from voting as they were not in attendance. Candace Erickson, "I move approval of the Minutes". Fred Jones seconded. Motion carried.

eg Bodell	Aye
ay Calvert	Abstention

andace Erickson Aye

im Hier Abstention

red Jones Aye

IV CONSENT AGENDA

esolution establishing a regular meeting date, time, and location for 2002 meetings and appointing officers of the Administrative Control Board of the Park City Water Service District - The Chairman requested a motion to approve the Consent Agenda. Peg Bodell, "I so move". Kay Calvert seconded. Motion carried unanimously.

V ADJOURNMENT

ith no further business, the regular meeting of the WSD was adjourned.

* * * * * * * *

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

A RESOLUTION ADOPTING A REVISED BUDGET FOR FY2001-02, A BUDGET FOR FY2002-03 FOR PARK CITY MUNICIPAL CORPORATION AND ITS RELATED AGENCIES AND AUTHORIZING THE COMPUTATION OF THE PROPERTY TAX RATE AT A NO TAX INCREASE RATE

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

HEREAS, public hearings were held on May 23, and June 6 and June 20, 2002 at the City Council's regularly scheduled meetings, complying with State law;

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

<u>ECTION 1. REVISED BUDGET ADOPTED</u>. The budget as outlined in the City Manager's Recommended budget presented on May 2, 2002 and with changes as summarized in the Attachments to this resolution is hereby adopted as the Revised FY2001-02 Operating Budget for Park City Municipal Corporation and its related agencies.

<u>ECTION 2. BUDGET ADOPTED</u>. The budget as outlined in the City Manager's Recommended budget presented on May 2, 2002 and with changes as summarized in the Attachments to this resolution is hereby adopted as the budget for FY2002-03 for Park City Municipal Corporation and its related agencies.

<u>ECTION 3. CERTIFIED TAX RATE</u>. The Budget and Grants Manager is authorized, after the

County has provided the Certified Property Tax data, to compute the City's Certified Property Tax Rate for FY2002-03 at a "No Tax Increase Rate" and file said rate with the County.

ECTION 4. EFFECTIVE DATE. This Resolution shall take effect June 22, 2002 for the FY2001-02 revised budget, and July 1, 2002 for the FY2002-03 budget.

ASSED AND ADOPTED this 20th day of June, 2002.

A RESOLUTION ADOPTING A BUDGET FOR FY2002-03,
FOR PARK CITY REDEVELOPMENT AGENCIES

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

HEREAS, a public hearing was held on May 23, June 6, and June 20, 2002 at the City Council's regularly scheduled meetings, complying with State law;

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

ECTION 1. BUDGET ADOPTED. The following budget is hereby adopted as the FY2002-2003 Redevelopment Agency Budget for Park City, Utah.

	Main Street	Park Avenue
Main Street Debt Service	$1,347,850.00	
Main Street CIP	$1,421,828.00	
Lower Park Avenue CIP		$2,631,561.00
Subtotal	$2,769,678.00	$2,631,561.00
LESS:		
Interfund Transactions	($879,304.00)	$0.00
Special Revenues	$ -	
Beginning balance	($590,374.00)	($1,331,561.00)
NET RDA TAX INCREMENT	$1,300,000.00	$1,300,000.00

ECTION 2. EFFECTIVE DATE. This Resolution shall take effect on July 1, 2002.

ASSED AND ADOPTED the 2th day of June, 2002.

RESOLUTION ADOPTING THE PARK CITY MUNICIPAL BUILDING AUTHORITY BUDGET FOR FISCAL YEAR 2002-2003

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

HEREAS, public hearings were held on May 23. June 6, and June 20, 2002 on the municipal budget and its related agencies at the City Council's regularly scheduled meetings;

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

ECTION 1. BUDGET ADOPTED. The following budget is hereby adopted as the FY 2002-2003 Municipal Building Authority Budget for Park City, Utah:

Debt Service Fund	$	5,209,745
Capital Improvement Program	$	543,928
Subtotal	$	5,753,673
Less Ending Balance	$	(3,816,849)
TOTAL	$	1,936,824

ECTION 2. EFFECTIVE DATE. This resolution shall take effect on July 1, 2002.

ASSED AND ADOPTED this 20th day of June, 2002.

DATE: June 20, 2002

DEPARTMENT: Park City Water District

AUTHOR: Jerry Gibbs P.E., District Engineer

TITLE: JSSD Long Term Water Supply Proposal

TYPE OF ITEM: Contract Authorization

SUMMARY RECOMMENDATIONS: **Authorize the chairman to enter into a 20 year surplus water purchase agreement with the Jordannelle Special Service District to annually receive 1000 acre feet of water.**

DESCRIPTION:

A. Topic: Jordanelle Special Service District (JSSD) Twenty Year Water Sales Agreement

B. Analysis: This contract was discussed and authorized at the June 6th city council meeting. In our final discussions with JSSD a provision was added allowing the Park City Water District to cancel the agreement up to "Effective Date" of the agreement. The contract requires authorization by the Park City Water Service District. The formal staff report was provided for the city council meeting.

A quick overview of the proposal:

Staff recommends approval of the twenty year lease agreement.

DATE: **June 20, 2002**
DEPARTMENT: **Public Works**
AUTHOR: **Jerry Gibbs**, **Kathy Gammell**, **Toby Ross**
TITLE: **Water User Rates**
TYPE OF ITEM: **Legislative**

SUMMARY RECOMMENDATIONS: **Review a proposed revision to the structure for water user rates and meter charges to generate about 10% more revenue.**

DESCRIPTION:

A. Topic. Water user fees.

B. Background. The Park City water system provides water to approximately 4500 meter connections with an annual usage of approximately 5000 acre feet. Montgomery Watson Harza completed a supply and demand study which compared water usage by meter user type (residential, condo, commercial, restaurant, etc), service areas and projected water demand based on the approved densities available for future growth.

Park City retained the services of Rick Giardina & Associates (RGA) to assist in reviewing and developing a water fee structure prior to last summer. For 2001 the Council adopted a 5% across the board increase to all users and added a new rate of $3.20 for single family use in excess of 100,000 gallons per month. As part of this update RGA has examined the effectiveness of the rate changes adopted last year, assessed the financial requirements of the water fund, and explored techniques to encourage conservation and improve equity. Based this research and interaction with the City Council, staff and the public, RGA has produced a report dated May 21, 2002. Subsequent to the issuance of this report RGA was asked to consider rate alternatives addressing specific questions raised by Council and customer groups. The staff report reflects the alternatives contained in RGA's report and an alternative proposed to address these additional questions.

In general the objectives of the user rate study and rate structure are to:

The water user rate structure is divided into summer (May through September) and the remainder of the year. Each rate category has a flat rate based on meter size and a consumption rate per 1000 gallons. The structure incorporates increasing block rates during the summer for residential and irrigation usage to provide an incentive to conserve water. In an increasing block rate system, as consumption increases through the blocks, the price per unit of water increases. Summer usage represents approximately 64% of the total annual water use. The peak day water use determines the size of pipes, pumps and reservoirs and in many instances the system's required production capacity. One reason city regulations require alternate day watering is to reduce the peak day demand. The City Council has expressed interest in a rate structure that discourages summer water use.

C. <u>Analysis</u>-

Table 1 illustrates the City's current rate structure effective July 1, 2001. For this update, RGA looked at water use patterns in 2000 and irrigation use in 2001 and presented findings in the May 21, 2002 report.

TABLE 1 Current Water User Rates by Block

Type	Volumes	Existing
Residential Rates	0-5 K gal 5 to 10 K gal 10 to 20 K gal 20 to 40 K gal 40 to 100 K gal over 100 K gal	-0- $1.51 $1.82 $2.30 $2.73 $3.20
Condo & Lodging Residential Rates	0-5 K gal 5 to 10 K gal 10 to 20 K gal 20 to 40 K gal over 40 K gal	-0- $1.51 $1.82 $2.30 $2.73
Irrigation Rates	0-5 K gal 5 to 10 K gal 10 to 20 K gal 20 to 40 K gal 40 to 100 K gal over 100 K gal	-0- $1.51 $1.82 $2.06 $2.06 $2.32
Winter Residential Rates	0-5 K gal over 5 K gal	-0- $1.66
Commercial Rates (Year around)	0-5 K gal over 5 K gal	-0- $1.66

Council observed that the 2001 rate provided little conservation incentive for the small water user using less than 5000 gallons. Approximately 675 residential accounts use 5000 gallons or less. RGA's proposed rate structure eliminates the "free" 5000 gallons in the base rate and lowers the base rate; this alternative also reduces the cost of the first block. Table 2 illustrates the current and proposed changes to the base rate.

TABLE 2 BASE RATES			
Class	Meter size	Current (Includes 5 K)	Proposed
Residential SF	3/4	$15.75	$10.00
	1	$18.90	$13.50
	1 ½	$22.05	$16.00
Residential Condo & Lodging	3/4	$15.75	$10.00
	1	$18.90	$13.50
	1 ½	$22.05	$16.00
Irrigation	3/4	$22.05	$13.00
	1	$31.50	$22.00
	1 ½	$56.70	$47.00
	2	$107.10	$98.00
	3	$264.60	$255.00
	4	$472.50	$463.00
	6	$882.00	$873.00
	8	$1,512	$1503.00

As it relates to conservation-oriented water rates, the trend in the industry is to establish a reasonable number of blocks and assign the same dollar value to comparable usage blocks (i.e. indoor residential, irrigation, commercial) between classes. The alternative recommended in this report is a similar cost structure for Park City. Block 1 for a single family, 3/4" meter covers usage between 0 and 5000 gallons per month. This is the amount that was "free" in the current structure. This block covers most but not all of the average indoor use for single family residential class. Block 2 will cover the irrigation requirements of most single family units. This block covers the usage range between 5,000 and 30,000 gallons per month.

Block 3 is based on the approximate cost of JSSD water and represents the range of 30,001 to 100,000gallons per month. Over 100,000 gallons per month is in Block 4 and billed at $5.00 per 1000 gallons of use. While this block affects relatively few single family customers, approximately 15% of the of the summer revenue in the single family class is projected to come from Block 4.

For irrigation and multi-family classes the range in each block is expanded based on the higher capacity of the meter. An example is a 1" meter has the capacity of about 1.7 times that of a 3/4" meter. Therefore, for the same cost block the 1" meter would have an expanded upper usage range 1.7 times the 3/4" meter upper range. Each range is adjusted similarly. The range in each block is expanded based on the higher capacity of the meter with the exception of larger single-family meters.

Table 3 shows the proposed blocks and the increases for each range associated with the blocks by meter size.

TABLE 3
PROPOSED BLOCK/RANGE CHANGES
Summer Rate (June thru September)

Type	**Block 1** **$1.25/k-gal**	**Block 2** **$2.00/k-gal**	**Block 3** **$3.25/k-gal**	**Block 4** **$5.00/k-gal**
Single Family/Condo 3/4" to 1.5"	0-5K Gal	5- 30 K Gal	30 -100 K Gal	Over 100 K Gal
Multi-Family 1.5" 2" 3" 4"	0-30 K Gal 0-48 K Gal 0-96 K Gal 0- 150 K Gal	30-100 K Gal 48-160 K Gal 96-320 K Gal 150-500 K Gal	100-200 K Gal 160-320 K Gal 320-640 K Gal	Over 200 K Gal Over 320 K Gal Over 640 K Gal

6"	0-180 K Gal	180-600 K Gal	500-1000 K Gal 600-1200 K Gal	Over 1000 K Gal Over 1200 K Gal
Irrigation 3/4"		0-56 K Gal	Over 56 K Gal	
1"		0-90 K Gal	Over 90 K Gal	
1.5"		0-185 K Gal	Over 185 K Gal	
2"		0-300 K Gal	Over 300 K Gal	
3"		0-600 K Gal	Over 600 K Gal	
4"		0-935K Gal	Over 935 K Gal	
6"		0-1865 K Gal	Over 1865 K Gal	

In the proposed rate structure, the remainder of the year (October through May) the block rate would be $1.75 per 1000 gallons representing predominantly indoor use. This will meant that a somewhat larger portion of the annual costs will be assigned to summer use. Commercial accounts would be assessed $1.75 per 1000 gallons in summer and winter.

This rate structure places an emphasis on irrigation which shifts the financial responsibility to single family users and irrigation accounts. The structure is designed to generate about 10% more revenue to account for required capital projects that are designed to address the needs of current customers. Capital projects designed to serve growth are funded primarily by impact fees. These changes to the structure mean that the effect will not be uniform to all customers. Low water users (less than 5000 gallons per month) may see a decline in their water bills. Many user may see increases in their bills based on current use patterns. The increase to a single family meter using 30,000 gallons per month during the summer will be approximately 8%. The two inch meter class has such a wide variation in usage the impact will vary. At a usage rate of 400,000 gallons or less the impact will be approximately 4% or less. Larger users in each meter class could see substantially greater increases since the top blocks are 40% to 54% higher than the current top rate. All residential classes will see some savings from the lower base rate, so the cumulative results for most residential users are expected to increase between 0% and 10%. The proposed rate structure for irrigation meters is based on meter capacity and does not consider differences of irrigated areas by meter size or between single family and multi-family irrigation.

The rate structure addresses the issue of multi-family projects having to pay more for irrigation water than single family users by using wider range of usage blocks and by eliminating the top block. A structure that allocates a volume of water based on the size of irrigated area conceptually has appeal. Considering practical application, this approach would require an enormous amount of staff time to verify irrigated area and to revamp or replace our billing system. “Lot size” is readily available but is a poor measure of irrigation demand since only a small portion of many larger lots is irrigated. Obtaining date on *irrigated area* is a much more difficult task that cannot be readily automated. Table 4 shows the number of individual accounts and properties requiring a review to implement such an option for all accounts. It is unlikely that an area based rate system could be implemented for this year.

Table 4		
Type of Use	Single Family	Irrigation
Number of Accounts	3718	151

Department Review. The user fees have been reviewed by the City Manager, OCMB, and Public Works.

ALTERNATIVES:

A. Request staff to return with a resolution to adopt the recommended rate structure that is based on:

B. Request staff to return with a resolution to adopt a modified the rate structure. The Council should direct what it wishes to achieve with the modification and staff and the consultants can produce a revised structure.

C. Retain the current structure and return next year with a revised resolution.

D. Do Nothing.

SIGNIFICANT IMPACTS: Revenues should be increased by approximately 10% per year ($300,000) over the next two to cover the cost of capital projects related to the water system. Some of the capital projects are Park Meadows well replacement, Treasure Mountain Middle School line replacement, JSSD Interconnect, Spiro Treatment and other miscellaneous projects designed to serve existing customers. The proposed rate structure will shift much of the financial impact to moderate and high single-family users. Residential customers using less than 4000 will see a minor decrease. All other users will experience a low to moderate increase.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: The current rate structure could be increased by 10% at the base rate and each user block. Irrigation accounts have argued the single family connection is being subsidized by the irrigation accounts and others. Last year during the rate discussion citizens expressed concern the multi-family projects with dedicated irrigation were paying much more for water compared to single family irrigation. They requested the single family rates reflect a greater share of the impact.

RECOMMENDATION:

Request staff to return with a resolution to adopt the recommended rate structure to generate 10% more revenue based on: