



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JUNE 18, 1998**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, June 18, 1998.

A G E N D A

Work Session - City Council Chambers - Lower Level

4:45 p.m. City Council questions and comments
5:15 p.m. Review of regular meeting
5:30 p.m. Parking operations

Regular Meeting - City Council Chambers - Lower Level

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

Steve Hooker, Main Street Merchants - paid parking

III COMMUNICATIONS FROM COUNCIL AND STAFF

**IV WORK SESSION NOTES AND MINUTES OF MEETING OF MAY 28, 1998 AND
JUNE 4, 1998**

V RESIGNATIONS AND APPOINTMENTS

Appointment of Shauna L. Kerr as Mayor Pro Tem from July 4, 1998 to July 5, 1998

VI PUBLIC HEARINGS

1. Ordinance approving an amendment to the 255 Daly Avenue Subdivision, a plat amendment to the 255 Daly Avenue Subdivision, located at 255 Daly Avenue, Park City, Utah

2. Ordinance approving a plat amendment, amending Prospector Square Supplemental Amended Plat to combine Lots 49A, 49B, 49C, 49D of Lot A and 19B, 19C, 7A-2 and 7B-2 of Lot B at 1912 and 1944 Sidewinder Drive, Park City, Utah
3. Ordinance approving the 313 Daly Avenue Subdivision, a plat amendment to the Park City Survey metes and bounds Parcels A and B, located at 313 Daly Avenue, Park City, Utah
4. Resolution revising the budget for FY 1997-98, adopting a budget for FY 1998-99 and adopting a FY 1998-99 certified property tax rate for Park City Municipal Corporation and its related agencies
5. Ordinance establishing compensation for the Mayor and City Council for FY 1998-99 in Park City, Utah

VII CONSENT AGENDA

1. Ordinance approving an amendment to the 255 Daly Avenue Subdivision, a plat amendment to the 255 Daly Avenue Subdivision, located at 255 Daly Avenue, Park City, Utah
2. Ordinance approving a plat amendment, amending Prospector Square Supplemental Amended Plat to combine Lots 49A, 49B, 49C, 49D of Lot A and 19B, 19C, 7A-2 and 7B-2 of Lot B at 1912 and 1944 Sidewinder Drive, Park City, Utah
3. Ordinance approving the 313 Daly Avenue Subdivision, a plat amendment to the Park City Survey metes and bounds Parcels A and B, located at 313 Daly Avenue, Park City, Utah

VIII NEW BUSINESS

1. Resolution revising the budget for FY 1997-98, adopting a budget for FY 1998-99 and adopting a FY 1998-99 certified property tax rate for Park City Municipal Corporation and its related agencies
2. Ordinance establishing compensation for the Mayor and City Council for FY 1998-99 in Park City, Utah

IX ADJOURNMENT

A Redevelopment Agency and Municipal Building Authority meeting will convene

Posted: 6/15/98



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JUNE 18, 1998**

I ROLL CALL

Mayor Brad Olch called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, June 18, 1998. Members in attendance were Brad Olch, Hugh Daniels, Roger Harlan, Shauna Kerr, and Paul Sincock. Chuck Klingenstein was excused. Staff present were Toby Ross, City Manager; Eric DeHaan, City Engineer; Kirsten Whetstone, Planner; Kevin LoPiccolo, Planner; Alison Kuhlow, Planner; Tom Bakaly, Finance Manager; and Beth Sunday, Technical Services Director.

II PUBLIC INPUT

The Mayor invited the public to comment on any matter of City business not on the agenda.

Paid parking - Steve Hooker, Main Street office tenant and representing the Main Street Merchants Association, stated that if the City is serious about paid parking it should consider the hours of 11 a.m. to 10 p.m. This would increase income, make the program revenue generating and would make it fair to all businesses on Main Street, not just late night restaurants and bars. As an observer of Main Street every day, he believes parking is 100% occupied at night where during the day it is 40% to 50% occupied. The registration of employee and office cars should be mandatory and office tenants are by far the biggest offenders on Main Street. If the City goes to 11 a.m. to 10 p.m., there will not be financial shortfalls. Mr. Hooker recommended increasing the time limit to three hours on Main Street to provide restaurant goers and shoppers with enough time to enjoy Main Street. Increasing the hours is the only way it will work for everyone and if he were in the Council's position that is what he would do. Ms. Kerr did not feel that there is a parking problem later at night and the goal of the Council is not necessarily revenue, but to allocate the resource and 11 a.m. to 8 p.m. was the time when the resource was at its maximum. To extend two hours may be fiscally responsible, but it doesn't necessarily meet the goal of allocating the resource in the best manner. Mr. Hooker responded that the City should be fiscally responsible and not lose money on any project. He emphasized that parking is 100% occupied between 6 p.m. and 11 p.m., and the City is losing two or three hours of income which should be taken advantage of. There was discussion about a registration program, and Mr. Harlan suggested a business license fee to offset the administration of program costs. Mr. Hooker disagreed that the merchants are the primary benefactors and that it would create additional work. A private company could handle it. Paul Sincock stated that staff is exploring the possibility of registering employee cars, taking meters off

of Main Street, and installing them in the Swede Alley area. Nothing will be done without taking the matter to the Main Street Merchants.

III COMMUNICATIONS FROM COUNCIL AND STAFF

Eric DeHaan presented a status report on construction projects throughout town.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF MAY 28, 1998 AND JUNE 4, 1998

Hugh Daniels corrected the notes and minutes of May 28, 1998 to reflect that he was absent and corrected a canvass of the votes on Page 1; he will abstain from voting on those minutes. With those changes, the Mayor requested a motion to approve. Shauna Kerr, "I so move". Paul Sincock seconded. Motion carried.

Hugh Daniels	Abstention May 28, 1998; Aye June 4, 1998
Roger Harlan	Aye
Shauna Kerr	Aye
Chuck Klingenstein	Absent
Paul Sincock	Aye

V RESIGNATIONS AND APPOINTMENTS

Appointment of Shauna L. Kerr as Mayor Pro Tem from July 4, 1998 to July 5, 1998 -
The Mayor requested a motion to approve. Paul Sincock, "I so move". Hugh Daniels seconded. Motion carried.

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

VI PUBLIC HEARINGS

1. Ordinance approving an amendment to the 255 Daly Avenue Subdivision, a plat amendment to the 255 Daly Avenue Subdivision, located at 255 Daly Avenue, Park City, Utah -
Kirsten Whetstone explained that the application involves the combination of Lot A of the Daly Subdivision with a contiguous metes and bounds parcel located directly to the east. The plat amendment, as conditioned, restricts the rear portion of this newly created lot with a 65 foot no-build zone. The Planning Commission held a public hearing on May 13; there was no public comment,

and the Commission forwarded a positive recommendation to the City Council with the findings of fact, conclusions of law, and conditions of approval as outlined in the staff report. With no questions or comments, the public hearing was closed.

2. Ordinance approving a plat amendment, amending Prospector Square Supplemental Amended Plat to combine Lots 49A, 49B, 49C, 49D of Lot A and 19B, 19C, 7A-2 and 7B-2 of Lot B at 1912 and 1944 Sidewinder Drive, Park City, Utah - Kevin LoPiccolo explained that this is an application for two plats; one at 1912 Sidewinder where the existing Bellemarc building is located over four lots. The 1944 - 1992 Sidewinder application is to combine four lots into one to construct a 22,000 square foot office building. He continued that the standards for a plat amending include (1) good cause; and (2) no person or the public will be injured by the amendment. The application was reviewed by the Planning Commission several times and the Commission forwarded a positive recommendation to the City Council. Staff worked with the architect and the property owner on a better building design. The Commission indicated that approval would be predicated on building design and on May 13, it unanimously approved the building or recommended that the plat be approved.

Council member Harlan believed the applicant has not demonstrated good cause for the plat amendment as there is not enough articulation in the design. The burden of good cause should be placed on the applicant not on the Council or Commission. With no further Council comments, the Mayor invited public input.

Mark Prothro, applicant, agreed that there is a long expanse in the parking lot. He explained that about five years ago, the Prospector Square Association transferred buildable lots from crowded parking areas to lots that were underutilized which resulted in these ten lots being moved to this parking lot. This occurred concurrently with the construction at Silver Lake where a concern was expressed about several architectural styles in a small area. This concern was considered in the design of the Bellemarc Building and Creative Beginnings who used the same architect. He continued that Prospector Square allows building lot line to lot line, and rather having ten buildings with ten different architectural styles, he has tried to narrow that down to be more compatible. Mr. Sincock reiterated his suggestion from work session, which would be to construct two building at a 90° angle. He didn't believe any parking would be lost. Mr. Prothro stated that the Prospector Square Association owns the parking lot and traditionally have wanted to hold on to every parking space. He added that he has a tenant requiring 6,000 square feet on one level, which couldn't be provided if the building is broken apart. Mr. Harlan suggested that Mr. Prothro contact the Association about the reconfiguration. Mr. Prothro commented that the proposed building has more set-backs and facade changes than the existing Bellemarc Building. As a landlord, one building would be more efficient and meet the needs of tenants. There was discussion about the architectural features on the front being carried to the back.

Soren Simonson, Cooper Roberts Architects, explained that they have gone to considerable efforts to break up the mass of the building. There is vertical and horizontal stepping exceeding ordinance requirements. In this case it is one building as opposed to ten buildings, but they feel from a design standpoint that a single architectural theme is much stronger aesthetically. The back of the building is also articulated which is compatible with neighborhood. Landscaping the rear of the building was discussed. Roger Harlan disagreed that four separate buildings would be less architecturally pleasing and described an example in the area. Mr. Simonson explained that while property owners work together to maintain an architectural theme, more often they don't work together. Paul Sincock commended the architecture of the Bellemarc Building and this building, but is concerned that it will "read" like one long building. He encouraged them to "think outside the box", and agreed with Mr. Harlan's comments.

Hugh Daniels stated that he is not comfortable in making a decision tonight and would like to consider this further. The Mayor requested that this matter be removed from the Consent Agenda and moved to New Business. In consideration of Mr. Prothro's comments about the space needs of tenants, Ms. Kerr suggested that the building could be designed in a u-shape with an atrium. This would break up the monotony of a long structure and would still function as one big building.

With no further comments, the public hearing was closed.

3. Ordinance approving the 313 Daly Avenue Subdivision, a plat amendment to the Park City Survey metes and bounds Parcels A and B, located at 313 Daly Avenue, Park City, Utah - See staff report. Ms. Kuhlow invited questions. The Mayor invited public input.

Steve Elrich stated that he is presenting neighbors Jim Smith and Sara Cassidy, who have nine feet of frontage and a parcel in the back. He discussed the three foot setback and if everyone builds, there would be only six feet between the two homes that are about 2,800 square feet in size. Mr. Elrich suggested five foot setbacks because of the size of the homes. Mr. Elrich stated that Smith and Cassidy would be agreeable to five foot setbacks when they apply. There was discussion about proposed provisions in the Land Management Code rewrite.

Rob McMahon, property owner, felt the focus should be his application. He believes the setback on the adjacent property is more than three feet because of the size of the lot. Mr. McMahon wasn't sure if Mr. Elrich is attempting to vest some rights, but the issue at hand is his lot. In response to a question from Paul Sincock, Mr. McMahon stated that he believes that the side yard setbacks are set by formula for larger lots. Mr. Sincock asked if Mr. McMahon has a problem with agreeing to the five foot setback. Rob McMahon stated he would because he has worked through the process and has already agreed to losing 65 feet on the back, and two feet off the front, and now he is looking at an additional side yard setback configuration.

Alison Kuhlow explained that with the current metes and bounds parcel, there is a wider lot which would require larger setbacks. Minimum setbacks for a single family structure is three feet, but his total would probably be fifteen feet because of the size of the lot. The Code requires the side yard setbacks to total ten feet, with a minimum of three feet on any side. The Planning Commission also requested that the minimum front yard setback be 12 feet, which then requires 18 feet on the rear. Hugh Daniels stated that he will support the staff recommendation. With no further questions or comments, the public hearing was closed.

4. Resolution revising the budget for FY 1997-98, adopting a budget for FY 1998-99 and adopting a FY 1998-99 certified property tax rate for Park City Municipal Corporation and its related agencies - Tom Bakaly explained that this resolution adopts the budget for FY 1998-99, amends the budget slightly from what Council adopted two weeks ago, and also adopts a certified property tax rate. The resolution authorizes the Finance Manager to calculate the rate once the information is available from the County. He emphasized that the tax rate will decrease as this is a no tax increase budget. Mr. Bakaly explained that the estimated property tax revenue is high because state law provides that a city can only collect as much revenue as budgeted, which can't be accurately determined at this point. Adjustments include library donations, new software in the Police Department, and a software upgrade to the permit system. Money for these items will come from the General Fund, which means the reserve goes down if it is not recovered in property taxes.

In response to a question from Roger Harlan regarding the Police Department's software, Chief Lloyd Evans explained that the current software was purchased in 1987. There is a glitch in the program that prevents the Department from indexing important statistical information. Beth Sunday, Technical Services Director, explained that many software companies are rewriting their packages. Software can last a long time, but it needs to be maintained and the decision has to be made whether to go to a new program or pay the same cost for an upgrade. Hugh Daniels supports putting this in the budget, has concerns about the amount, but acknowledged that it will come back to Council.

With no further questions or comments, the public hearing was closed.

5. Ordinance establishing compensation for the Mayor and City Council for FY 1998-99 in Park City, Utah - Tom Bakaly explained that compensation for the Mayor and City Council must be adopted by ordinance; this represents a 2% increase from last year. With no comments or questions from the Council or the public, the public hearing was closed.

VII CONSENT AGENDA

Shauna Kerr, "I move that we take Item No. 2 off the Consent Agenda and make it Item No. 3 under New Business, with Item 3 approved according to the staff recommendation with

no change in setback". Paul Sincock seconded. Motion carried. Roger Harlan, "I move approval of Consent Agenda Items 1 and 3". Hugh Daniels seconded. Motion carried.

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

1. Ordinance approving an amendment to the 255 Daly Avenue Subdivision, a plat amendment to the 255 Daly Avenue Subdivision, located at 255 Daly Avenue, Park City, Utah - See staff report and public hearing.

2. Ordinance approving a plat amendment, amending Prospector Square Supplemental Amended Plat to combine Lots 49A, 49B, 49C, 49D of Lot A and 19B, 19C, 7A-2 and 7B-2 of Lot B at 1912 and 1944 Sidewinder Drive, Park City, Utah - See staff report, work session notes, public hearing and New Business.

3. Ordinance approving the 313 Daly Avenue Subdivision, a plat amendment to the Park City Survey metes and bounds Parcels A and B, located at 313 Daly Avenue, Park City, Utah - See staff report and public hearing.

VIII NEW BUSINESS

1. Resolution revising the budget for FY 1997-98, adopting a budget for FY 1998-99 and adopting a FY 1998-99 certified property tax rate for Park City Municipal Corporation and its related agencies - The Mayor requested a motion to approve. Hugh Daniels, "I so move". Shauna Kerr seconded. Motion carried.

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

2. Ordinance establishing compensation for the Mayor and City Council for FY 1998-99 in Park City, Utah - The Mayor requested a motion to approve. Shauna Kerr, "I so move". Hugh Daniels seconded. Motion carried.

Hugh Daniels	Aye
Roger Harlan	Aye

Shauna Kerr	Aye
Chuck Klingenstein	Absent
Paul Sincock	Aye

3. Ordinance approving a plat amendment, amending Prospector Square Supplemental Amended Plat to combine Lots 49A, 49B, 49C, 49D of Lot A and 19B, 19C, 7A-2 and 7B-2 of Lot B at 1912 and 1944 Sidewinder Drive, Park City, Utah - Ms. Kerr suggested that this continued at the Council level and if there isn't a resolution, perhaps then remanding it to the Planning Commission. The Mayor requested that this be a motion. Shauna Kerr, "I so move". Hugh Daniels seconded. Motion carried.

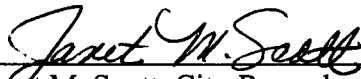
Hugh Daniels	Aye
Roger Harlan	Aye
Shauna Kerr	Aye
Chuck Klingenstein	Absent
Paul Sincock	Aye

IX ADJOURNMENT

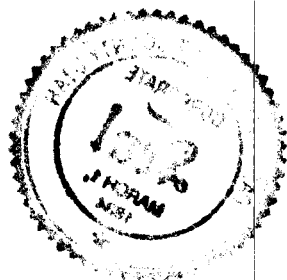
With no further business, the regular meeting of the City Council was adjourned and a Redevelopment Agency meeting convened.

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

Prepared by Janet M. Scott


Janet M. Scott, City Recorder





PARK CITY

1981

COUNCIL AGENDA REPORT

DATE: June 18, 1998
DEPARTMENT: Public Works
AUTHOR: Hope E. Bleecker, Transportation Director
TITLE: Paid Parking Enforcement and Time Changes
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Review significant impacts of changing paid parking hours for the first summer season of the program. Provide direction to staff regarding enforcement and collection hours.

DESCRIPTION:

A. Topic. Alternatives to Existing Pay Parking Hours.

B. Background. The summer phase of the parking program is scheduled to commence on July 1 and end September 1 (six days before Labor Day, for 62 days). This year, paid parking is scheduled to proceed with the 11 a.m. - 8 p.m. program restrictions within the original fee schedules, \$1 for Main Street and 50 cents in Swede Alley. The hours and fee schedules were originally designed to create more availability of parking spaces and to generate sufficient revenues to meet program costs. The City Council has requested that staff review alternatives to the time limitations and the significant impacts of hourly changes for the summer program.

C. Analysis.

Summer Revenue/Expense Forecast

The potential revenue which will be generated by the 62 day program is difficult to forecast. Last year the meters drew a total of approximately \$40,475 in change and credit cards per month. Ticket revenue collected from the winter season averaged \$6,722 per month. The average enforcement expenditure per month averaged \$19,000 for 4FT and 4PT officers.

The forecast of summer pay parking revenues are based on average monthly winter parking meter revenue income reduced by 30%, and other income reduced by 50%, except ticket revenue income, which is assumed to be the same in summer as in winter. (See attached monthly revenue/expense estimate spreadsheet).

Based on public input received at the parking evaluation public hearing on June 11, the Council requested staff to review late start time alternatives for the summer season. All alternatives assume a two hour parking limit on Main Street, enforcement commencing at 11:00 a.m., and no variation in the amount of revenue received per hour. Four alternatives are reviewed. All changes to collection periods force a delayed start date because of required posting changes. Staff would recommend a continuation of the program into mid-September. For example, if the start date is delayed until Monday, July 13, staff then recommends continuation of the program through Sunday, September 13. Slight variations on each scenario can be explored during the Council meeting, if necessary.

Collect 1 p.m. - 9 p.m.- This scenario includes an increase in the number of on-street enforcement labor hours and one less hour for collection. The estimated net loss would be \$4,850.

Collect 1 p.m. - 8 p.m. - This scenario does not include an increase in enforcement expenditures, but it does include two less hours of collection. The estimated net loss would be \$5,550.

Collect 2 p.m. - 8 p.m. - This scenario does not require increased enforcement hours. It does include three less hours of collection. The estimated net loss would be \$8,330.

Collect 2 p.m. - 10 p.m. - This scenario includes an increase in the number of on-street enforcement hours (2 per day). The scenario includes one less hour of fee collection compared to the original 9 hour program. The estimated net loss would be \$6,870. Staff does not recommend enforcement past the 9 p.m. hour. If this were the direction Council wanted to proceed, we would recommend posting for collection until 10 p.m. and cutting off enforcement at 9 p.m.

D. Department Review. This staff report has been reviewed by the City Manager and the Finance Director.

ALTERNATIVES:

1. Implement Revised Hours of Pay Parking
2. Implement No Changes to the Program
3. Continue the Item

SIGNIFICANT IMPACTS: Revisions to program will require a delayed start time, the effects of which can be overcome by extending the program later into the summer. Since enforcement is recommended to commence by 11:00 a.m, all extensions of the collection times if accompanied by enforcement, generally result in net program losses of between \$5,000-\$8,000.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: Not changing the hours of pay parking will result in similar parking conditions experienced during the winter time.

RECOMMENDATION: Review the impacts of various scenarios associated with a later collection time for pay parking. Direct staff regarding enforcement hours and pay parking collection times.

Monthly Revenue/Expense Estimates Paid Parking Summer Program

Monthly Revenue Estimate

Parking Tickets	\$7,000	average monthly history
Parking Permits	\$1,800	estimated 50% of last winter
Sale of In-Car Meters	\$7,000	estimated 20% of last winter
Sale of Quick Cards	\$700	estimated 20% of last winter
Sale of Tokens	\$2,000	estimated 20% of last winter
Estimated Meter Revenue	\$28,332	estimated 70% of last winter monthly
	\$46,832	

Monthly Expense Estimate

Personnel	\$6,200	same monthly as winter
Services and Supplies	\$5,000	
Street Signs	\$5,000	
Ampco	\$18,000	based on 3FT 3PT
Meter Amortization	\$5,394	
	\$39,594	

PARK CITY

1884

CITY COUNCIL STAFF REPORT

DATE: June 9, 1998 (June 18, 1998 meeting)
DEPARTMENT: Planning Department
AUTHOR: Kirsten A. Whetstone
TITLE: 255 Daly Avenue- Plat Amendment to combine a metes and bounds parcel with an existing platted lot
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Staff requests that the City Council review the plat amendment proposal, hold a public hearing, and consider the Planning Commission's recommendation to approve the plat amendment for 255 Daly Avenue with findings of fact, conclusions of law, and conditions of approval as outlined in this staff report.

DESCRIPTION:

A. Topic

PROJECT STATISTICS

Applicant:	Kate and Russ Henry
Location:	255 Daly Avenue
Zoning:	HR-1
Adjacent Land Uses:	Single family and duplex structures
Date of Application:	March 20, 1998
Staff Recommendation:	Approve with conditions

B. Background

The 312 square foot structure at 255 Daly is an historic home built in the late 1800's. A Park City historic district grant was awarded in 1997 for restoration of this structure. The owners were granted an extension of the grant into 1998 in order to complete the work,

which involves lifting and shifting the house forward and towards the center of the lot, adding a foundation, and restoring the front facade. A small addition of approximately 105 sf is proposed for the south side and has been approved by the Historic District Commission. Construction on this addition and moving of the house is scheduled to begin this Spring. Currently the house sits on the rear property line of Lot A, two feet off the south side property line.

The house is located on Lot A of the 255 Daly Avenue Subdivision. This subdivision plat was recorded on December 20, 1995. Lot A is approximately 2,015 sf in area. The applicants also own a metes and bounds parcel of land, approximately 2,907 sf in area, adjacent to and east of Lot A. The parcel, which is heavily wooded and very steep, was deeded to the applicant by Royal Street Land Company in 1996 and was never formally subdivided.

On May 13, 1998 the Planning Commission held a public hearing on the proposed plat amendment. There was no public comment. The Commission forwarded to Council a positive recommendation with findings of fact, conclusions of law, and conditions of approval as outlined in this report.

C. Project Description

This proposal is for a plat amendment to combine Lot A of the 255 Daly Avenue Subdivision Plat with the second contiguous parcel to the east in order to create a single lot under one owner. The front dimension of the new lot is 25', the sides are approximately 161' long and the rear is 35' wide. If the plat amendment is approved the new lot would be approximately 4,922 square feet in area. The property is located in the HR-1 zoning district. A small historic structure is located on Lot A and the second parcel is vacant.

The plat amendment has two main purposes. The first is to combine into one lot all of the contiguous property under common ownership at this location. The second is to remove a property line which bisects the property in order to allow construction of a second addition onto the rear of the historic house and meet all setback requirements of the zone.

The applicants would like to construct this second addition in the future, due to the small size of the existing house. Because the existing structure is an historic house the Floor Area Ratio of the HR-1 zone does not apply. All other requirements of the Land Management Code shall apply. Any addition to the structure requires approval by the Historic District Commission and shall meet applicable criteria of the Historic District Design Guidelines, including compatibility with the existing structure and surrounding area.

A "no-build" area is dedicated on the proposed plat stating that the rear 65 feet shall be used as open space and pedestrian trail access only. No structures shall be permitted within the open space area. Staff has visited the site and believes that the 65' no build

setback area allows a reasonable addition to be constructed without impacting the steep wooded hillside.

D. Analysis

The proposal changes the potential density of development which could occur under the HR-1 zoning district unless a condition is imposed which restricts the newly created lot to a single family structure only. Duplexes are permitted in the HR-1 district on lots that are a minimum of 3,750 square feet in area. If the rear 65' is dedicated as a "no-build" area, the actual build-able lot area is less than 3,750 square feet. In addition, the lot is approximately 25' wide, which is less than the standard width of 37.5' for duplexes. Due to the buildable lot area it is reasonable to restrict this lot to a single family dwelling. The current owners do not propose a duplex on this lot.

The existing historic structure is being restored with an Historic District grant. A 10' public utility and snow storage easement remains in place across the front of the new lot. Standard HR-1 setbacks apply.

The Community Development Department reviewed this plat amendment request and believes that the proposal complies with requirements of the Land Management Code with conditions as outlined in this report. All proposals for additions to and remodels of the existing house at 255 Daly require review and approval by the Historic District Commission subject to the Historic District Design Guidelines.

E. Inter-Departmental Review

The City's Staff Review Team and City Attorney's Office reviewed this request at the March 31, 1998 meeting. Review comments from that meeting are incorporated in the conditions of approval.

F. Public Notice

Notice of this amendment and the public hearing were properly published and posted. Letters were sent to property owners within 300' of the property on April 29, 1998. As of the date of this staff report, no public comment has been received by the Planning staff. A public hearing was conducted at the Planning Commission meeting on May 13, 1998. No public comment was received.

ALTERNATIVES:

- A. Approve the proposed lot combination as conditioned.
- B. Deny the proposed lot combination and retain the existing configuration of lots and parcels.
- C. Continue the item and request further input, discussion and evaluation.

SIGNIFICANT IMPACTS:

Approval of the plat amendment will allow the combination of an existing lot and contiguous parcel into one lot for an existing historic structure. The plat amendment will facilitate restoration and reasonable additions to the historic structure in order to provide a more liveable house for the owners. As conditioned, the plat amendment does not increase the density otherwise allowed on the parcel.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

If the plat amendment is denied the applicant would be restricted by the rear setback requirement for Lot A, as to the size of an addition that could be added to the rear. Additions may then be proposed to the sides and front of the historic structure which would be more dominant and less compatible with the historic character of the existing house.

RECOMMENDATION:

Staff recommends the Council 1) hold a public hearing, 2) consider input from the public 3) consider the Planning Commission's positive recommendation and 4) consider staff's recommendation to approve the proposed plat amendment based on the following:

Findings of Fact

1. The property is located in the HR-1 zoning district.
2. The plat amendment combines two parcels into one lot. The new lot is approximately 4,922 square feet in area.
3. Historic structures are a valuable asset which contribute to the distinct character of the Park City community. It is desirable for new construction and additions to historic homes to be compatible with the mass, scale, and architecture of the Park City Historic District. It is desirable for additions to be placed to the rear of historic structures in such a manner as to maintain the perceived scale and character of the original structure.
4. The rear parcel is steep and heavily wooded with significant trees.
5. An existing garage eave line, on the property to the south, encroaches onto the south property line of subject property. No portion of the garage encroaches onto the property.
6. Future additions to 255 Daly require review and approval by the Historic District Commission.

7. There is an existing 10' public utility and snow storage easement across the frontage of Lot A. The applicants agree to continue to provide this public utility and snow storage easement with this plat amendment. The easement is shown on the new plat.
8. Construction activity on this property will have impacts on Daly Avenue and adjacent properties. A Construction Mitigation Plan (CMP) is necessary to mitigate any adverse impacts on neighboring properties and streets.
9. The actual build-able area, due to exclusion of the rear 65' as a "no-build" area, is approximately 2,650 sf. This is smaller than the 3,750 sf lot size required for a duplex. The build-able portion of the lot varies in width from 25' to 33' which is less than the typical 37.5' width for a duplex lot.
10. The applicant stipulates to the conditions of approval.
11. On May 13, 1998 the Planning Commission held a public hearing and voted to forward to the City Council a positive recommendation on this proposal.

Conclusions of Law

1. There is good cause for this plat amendment in that two contiguous parcels under common ownership are combined into one lot with conditions restricting the rear 65 feet to remain as open space. The plat amendment facilitates a rear, rather than front or side, addition and provides additional incentive to fully restore the historic house.
2. Neither the public nor any person will be materially injured by the proposed plat amendment as conditioned.
3. The proposal as conditioned is consistent with all applicable sections of the Land Management Code.

Conditions of Approval

1. City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval is a condition precedent to plat recordation.
2. All conditions of approval of the 255 Daly Avenue Subdivision shall apply. All standard project conditions shall apply.
3. Development on the newly created lot shall be restricted to a single family house and accessory buildings and uses as permitted in the Land Management Code.
4. A financial guarantee, for the value of all public improvements to be completed, shall be provided to the City prior to plat recordation. All public improvements shall

4. A financial guarantee, for the value of all public improvements to be completed, shall be provided to the City prior to plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.
5. To preserve and protect existing vegetation on the steep slope, the rear 65' of the subject property shall remain as open space only, with allowance for a possible future pedestrian trail. No structures shall be constructed on the 65' "no-build" area as shown and indicated on the plat.
6. Any future additions to the existing historic structure shall be consistent with the Park City Historic District Design Guidelines in effect at the time of application and shall be reviewed and approved by the Historic District Commission prior to issuance of any building permits.
7. The final plat shall be recorded at the County within one year from the date of City Council approval. If recordation has not occurred within the one year time frame, this approval and the plat shall be considered null and void.
8. A Construction Mitigation Plan, submitted to and approved by the Community Development Department, will be required prior to any construction on the newly created lot.
9. The ten foot (10') non-exclusive utility and snow storage easement along the Daly Avenue frontage shall be shown on the amended plat.
10. A facade easement for the existing historical structure shall be granted to the City in a form approved by the City Attorney's Office prior to or concurrent with recordation of the plat.

EXHIBITS:

Exhibit A- Proposed plat amendment

Exhibit B- Location map

K:\ADMIN\CC\CC98\DL\Y255.CCR

Ordinance No. 98-

**AN ORDINANCE APPROVING AN AMENDMENT TO THE 255 DALY AVENUE
SUBDIVISION, A PLAT AMENDMENT TO THE 255 DALY AVENUE SUBDIVISION,
LOCATED AT 255 DALY AVENUE, PARK CITY, UTAH**

WHEREAS, the owners of the property known as Lot A of the 255 Daly Avenue Subdivision and a metes and bounds parcel directly to the east, have 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 May 13, 1998, to receive input on the proposed plat amendment;

WHEREAS, the Planning Commission, on May 13, 1998, forwarded a positive recommendation to the City Council; and,

WHEREAS, on June 18, 1998, 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 HR-1 zoning district.
2. The plat amendment combines two parcels into one lot. The new lot is approximately 4,922 square feet in area.
3. Historic structures are a valuable asset which contribute to the distinct character of the Park City community. It is desirable for new construction and additions to historic homes to be compatible with the mass, scale, and architecture of the Park City Historic District. It is desirable for additions to be placed to the rear of historic structures in such a manner as to maintain the perceived scale and character of the original structure.
4. The rear parcel is steep and heavily wooded with significant trees.
5. An existing garage eave line, on the property to the south, encroaches onto the south property line of subject property. No portion of the garage encroaches onto the property.

6. Future additions to 255 Daly require review and approval by the Historic District Commission.
7. There is an existing 10' public utility and snow storage easement across the frontage of Lot A. The applicants agree to continue to provide this public utility and snow storage easement with this plat amendment. The easement is shown on the new plat.
8. Construction activity on this property will have impacts on Daly Avenue and adjacent properties. A Construction Mitigation Plan (CMP) is necessary to mitigate any adverse impacts on neighboring properties and streets.
9. The actual build-able area, due to exclusion of the rear 65' as a "no-build" area, is approximately 2,650 sf. This is smaller than the 3,750 sf lot size required for a duplex. The build-able portion of the lot varies in width from 25' to 33' which is less than the typical 37.5' width for a duplex lot.
10. The applicant stipulates to the conditions of approval.
11. On May 13, 1998 the Planning Commission held a public hearing and voted to forward to the City Council a positive recommendation on this proposal.

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

SECTION 3. PLAT APPROVAL. The amendment to the 255 Daly Avenue Subdivision is approved as shown on Exhibit A, with the following conditions:

1. City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval is a condition precedent to plat recordation.
2. All conditions of approval of the 255 Daly Avenue Subdivision shall apply. All standard project conditions shall apply.
3. Development on the newly created lot shall be restricted to a single family house and accessory buildings and uses as permitted in the Land Management Code.
4. A financial guarantee, for the value of all public improvements to be completed, shall be provided to the City prior to plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.
5. To preserve and protect existing vegetation on the steep slope, the rear 65' of the subject property shall remain as open space only, with allowance for a possible future pedestrian

trail. No structures shall be constructed on the 65' "no-build" area as shown and indicated on the plat.

6. Any future additions to the existing historic structure shall be consistent with the Park City Historic District Design Guidelines in effect at the time of application and shall be reviewed and approved by the Historic District Commission prior to issuance of any building permits.
7. The final plat shall be recorded at the County within one year from the date of City Council approval. If recordation has not occurred within the one year time frame, this approval and the plat shall be considered null and void.
8. A Construction Mitigation Plan, submitted to and approved by the Community Development Department, will be required prior to any construction on the newly created lot.
9. The ten foot (10') non-exclusive utility and snow storage easement along the Daly Avenue frontage shall be shown on the amended plat.
10. A facade easement for the existing historical structure shall be granted to the City in a form approved by the City Attorney's Office or concurrent with recordation of the plat.

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

PASSED AND ADOPTED this 18th day of June, 1998.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, Deputy City Attorney

255 Daly Ave.

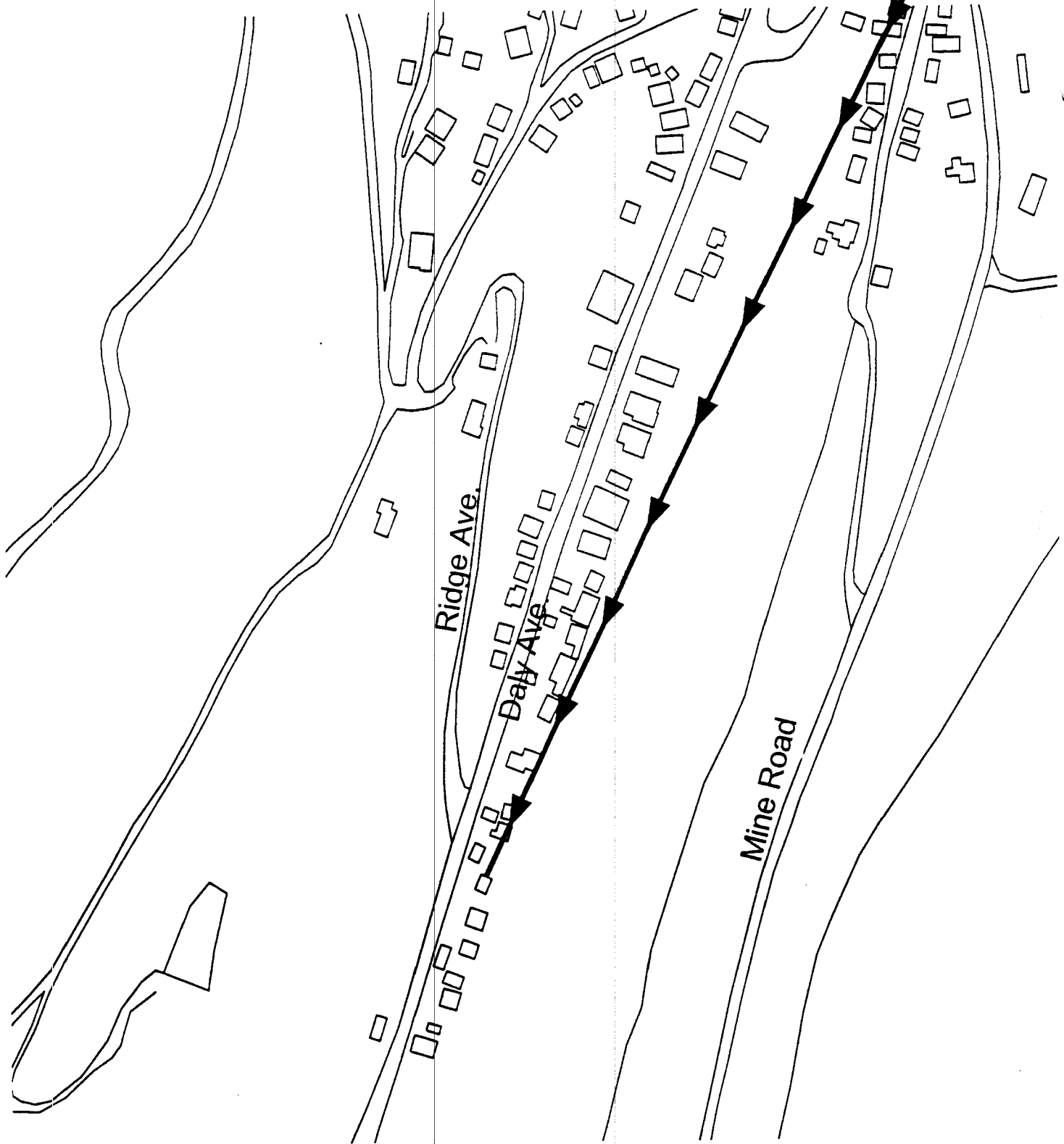
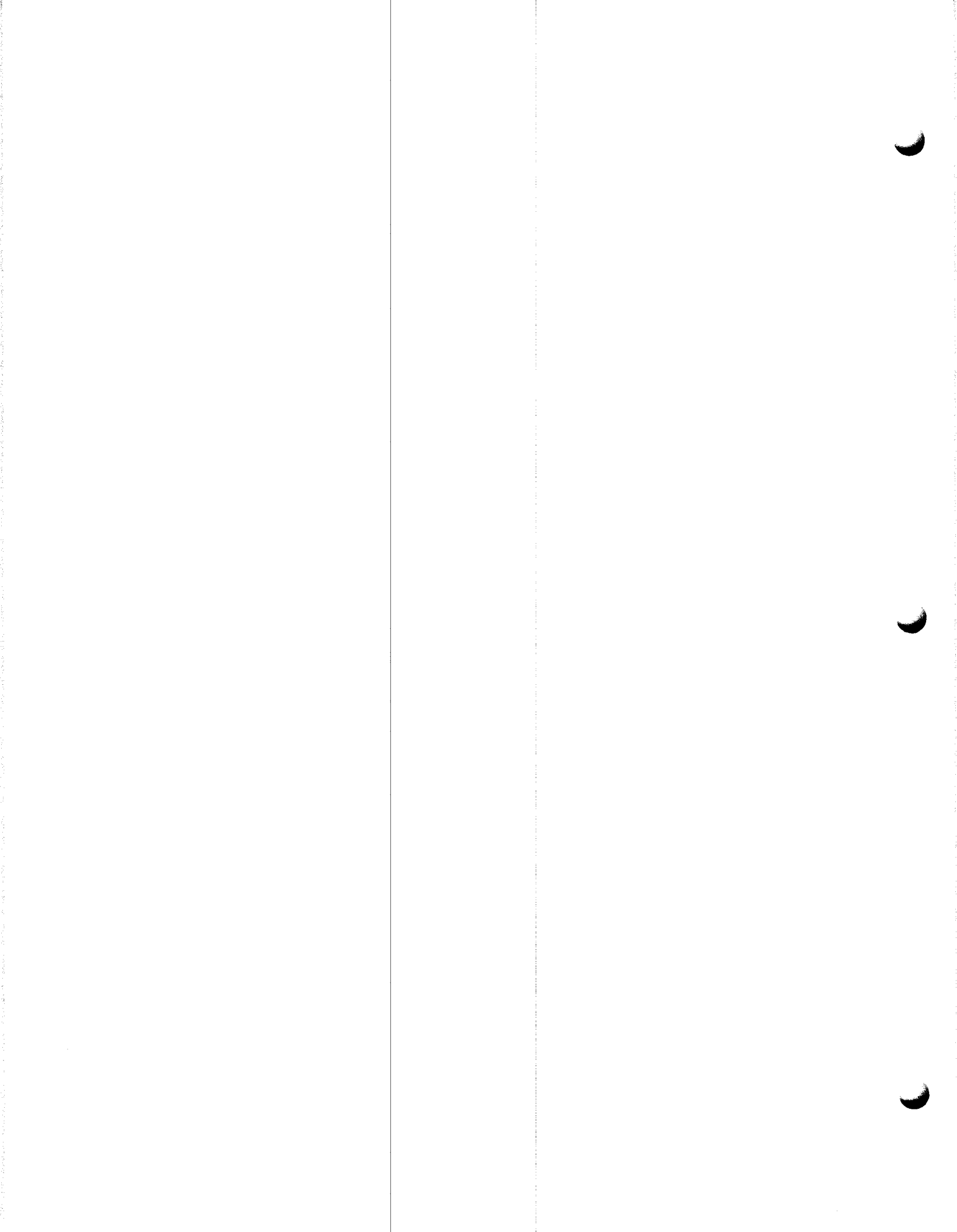


Exhibit A
Vicinity Map





CITY COUNCIL STAFF REPORT

Date: June 18, 1998
Department: Planning Department
Title: 1944, 1960, 1976, 1992 & 1912 Sidewinder Drive - Plat Amendment
Type of Item: Legislative

Summary Recommendations

Conduct a public hearing and adopt the attached Ordinance approving a plat amendment as conditioned to combine lots 49A, 49B, 49C, 49D of Lot A & 19B, 19C, 7A-2 & 7B-2 of Lot B of Prospector Square Supplemental Amended Plat.

A. Topic

Applicant: Mark Prothro
Location: 1944, 1960, 1976, 1992 & 1912 Sidewinder Drive
Proposal: Plat Amendment
Zoning: General Commercial (GC)
Project Planner: Kevin LoPiccolo
Adjacent Land Uses: Commercial Office, Day Care Facility & Multi-Family Residential

B. Background

On May 13, 1998, the Planning Commission voted to forward to City Council a positive recommendation to approve the final plat amendment to combine four lots of Lot A 1912 (Sidewinder) and four lots of Lot B (1944 Sidewinder) of Prospector Square Supplemental Amended Plat.

The applicant is requesting to combine four 40 - 70 foot vacant lots into Lot B one lot of record at 1944 Sidewinder Drive and combine four lots into one lot at 1912 Sidewinder Drive. The Bellemarc building sits on the four lots, Lot A at 1912 Sidewinder Drive. The applicant is requesting that Lot A & Lot B be reviewed under this application.

The Planning Commission reviewed this request at their April 8 & May 13, 1998 meetings to combine the four lots at 1912 Sidewinder and the request to combine four lots into one lot at 1944 Sidewinder Drive. As part of the four lot combination at 1944 Sidewinder (Lot B), the Commission has reviewed the proposed design for the construction of a two-story, 23,029 square foot commercial office building. The Commission raised concerns about the

new structure that would result from the lot combination at 1944 Sidewinder. At the May 13, 1998 meeting, the Commission approved the plat amendment and made a determination that the applicant's design complied with Park City's Design Standards, Chapter 9 Design Standards and the Land Management Code.

The four lots that are proposed to be combined into one lot are situated between the Bellemarc office building and Creative Beginnings day care center, and is adjacent to the Aspen Villas Apartments. The applicant is requesting that these four lots be combined to construct the 23,029 square foot office building.

1944, 1960, 1976, & 1992 Sidewinder Drive Plat Amendment (Proposed)

Combining the lots will allow the applicant to pursue a building permit to construct approximately 23, 029 square foot office building. The lot combination of the four lots into one lot of record will rectify the existing to cross property lines, therefore complying with the Uniform Building Code.

If the plat amendment is approved, the newly created lot would be approximately 12,308 square feet in size. This would allow the applicant a maximum floor area within Prospector Square of approximately 24, 618 square feet. The applicant is proposing 23,029 square feet.

1912 Sidewinder Drive (Existing Building)- Lot A

Combining lots 49A, 49B, 49C & 49D of Lot A will create one lot of record, therefore the existing Bellemarc office building will no longer cross property lines. This has been requested to be part of the application since the same property owner owns the adjacent lots where the proposed office building will be constructed.

C. Analysis

The request to combine the four lots is a discretionary request that is reviewed against the Land Management Code, Chapters 7, 9 & 15 and the General Plan. Staff has evaluated the request against the criteria and requests that the Planning Commission provide input on whether the redesign of the proposed office building supports a positive recommendation to the City Council.

Land Management Code:

Under the General Commercial Zone, Section 7.9.8. Prospector Square has an overlay for a maximum floor area ratio of 2.0 and a reduction in setbacks which essentially allows a structure to be constructed at zero lot line, provided that clear view of intersecting streets is not obstructed. The current proposal for Lot B meets this objective.

The height for this zone allows structures up to 40 feet in height. The building as proposed in this preliminary review, meets the height requirement. The building at its highest point is 38 feet.

Based on preliminary review of the proposed building, the applicant is requesting 23,029

square feet of total floor area. The current floor area ratio meets this objective. Final square footage calculations will be reviewed at time of building permit submittal.

Chapter 9, Architectural Review

(b) Structures which exceed 120 feet in length on any facade shall provide a prominent shift in the mass of the structure at each 120 foot interval (or less of the developer desires) reflecting a change in function or scale. The shift shall be in the form of either a 15 foot change in building facade alignment or a 15 foot change in roof line. A combination of both a roof line and facade change is encouraged and to that end, if the combined change occurs at the same location on the building plane, a 15 foot total change will be considered as full compliance.

(d) The facade length and variation requirements apply to all sides of a building.

The applicant has applied facade shifts to both sides of the building.

Proposed Building Design

The Commission directed staff and the applicant to pursue a building that reflected a greater relationship with the surrounding area in terms of scale and building articulation. The Commission felt that the building should provide greater detail and building articulation on both sides.

Since the last Commission meeting, the architect has made changes to the building that he believes represents the changes that the Commission requested. The changes that have been made include:

- Increased parapet height at each side of the main bays and entry to emphasis greater vertical and horizontal mass.
- Brick reveals for both sides of the building that creates a step both in and out.
- Window sills and lentils for accents.
- Soldier course of the brick with reveals that will be continued around the building.

D. Department Review

This project was noticed to property owners within 300' of the affected property and all property owners within the affected subdivision plat on March 24, 1998. No comments were received at the time of this report.

Alternatives

- A. Approve the proposed plat amendments creating one 12,308 square foot lot for 1944 Sidewinder Drive and one 12,561 square foot lot for 1912 Sidewinder Drive.

B. Deny the plat amendments and retain the original form of the properties.

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

Significant Impacts

Approval of the plat amendments will allow the combination of four lots for each Lot to be combined into one lot of record. Ultimately, the creation of one lot will allow the construction of 23,029 square foot office building at 1944 Sidewinder Drive. The lot combination at 1912 Sidewinder Drive which has an existing office building will bring the lot into conformance with the Uniform Building Code.

Consequences of not taking the recommended action

Denial of this application would prohibit the property owner from construction of a 23,029 square foot office building on Lot B. Separate buildings could be constructed on each individual lot. Lot A would retain the original property configuration at 1912 Sidewinder of allowing an existing building to cross property lines which would be in violation with the Uniform Building Code. An addition or remodel would require a plat amendment to correct the situation.

Recommendation

The Community Development Department recommends approval of the proposed plat amendments subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Finding of Fact

1. The properties are in the GC Zone.
2. A Construction Mitigation Plan is necessary to mitigate impacts of new construction in this heavily built out commercial neighborhood.
3. The revision is necessary to combine the properties into two lots of record.
4. The proposed Lot A is 12,561 square feet, and Lot B will be 12,308 square feet.
5. The applicant consents to all conditions of approval.

Conclusions of Law

1. There is good cause for the amendments as a better design can be facilitated on Lot A, and the building on Lot B will be brought into conformance with the Uniform Building Code.
2. Neither the public nor any person will be materially injured by the proposed plat revision.

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

Conditions of Approval

1. The City Attorney and City Engineer's review and approval of the final form and content of the amended plat is a condition precedent to recording the plat.
2. All standard Project Conditions shall apply and Land Management Codes shall apply.
3. The final plat shall be recorded at Summit County within one year from the date of City Council approval. If recordation has not occurred within one year time, the approval and the plat shall be considered void.
4. All exterior lighting shall comply with the City's Lighting Ordinance and will need to be shown on the elevations prior to final building permit issuance.
5. A master sign plan describing general location and material type will need to be detailed and shown on elevations prior to issuance of building permit.
6. A Construction Management Plan (CMP) shall be submitted to and approved by the Community Development Department prior to the issuance of any building permits. The plan shall address staging, material storage, construction time lines, special signs, parking, fencing, and any other construction related details to the satisfaction of the Community Development Department.
7. All modifications to the plans approved hereby (Exhibit E) as specified by conditions, and all final design aspects, such as architectural detailing, building materials, colors, lighting, sign area must be submitted to and are subject to approval by the Community Development Department or the Planning Commission prior to the issuance of any building permits.
8. All proposed public improvements are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawing. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
9. Any desired modification to the approved plans, after the issuance of a building permit, must be specifically requested and approved by the Community Development Department in writing prior to execution.
10. All Standard Project Conditions of Approval apply to this project.

Exhibits

Exhibit A - Proposed Plat Map

Exhibit B - Location Map

Exhibit C - Site Plan

Exhibit D - Floor Plans

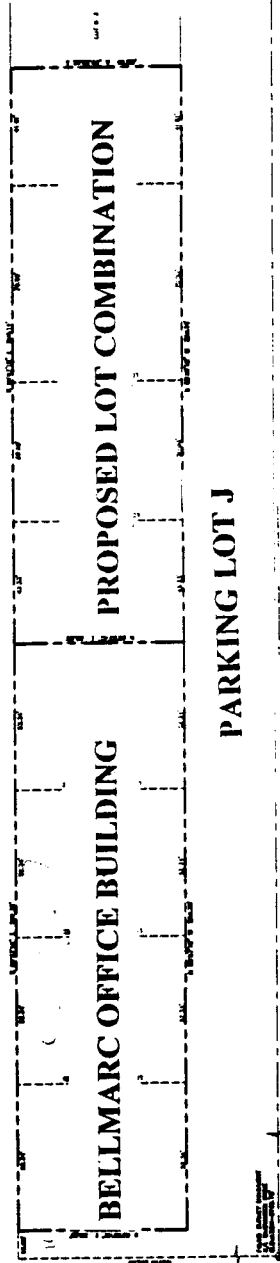
Exhibit E - Elevations

Exhibit F - Proposed Ordinance

M:\CDD\KL\CC98\PLAT\SIDE1944.PH1

CREATIVE BEGINNINGS

ASPEN VILLAS



SIDEWINDER DRIVE

RECEIVED

NOV 19 1997

PARK CITY
PLANNING DEPT.

SIDEWINDER REPLAT

A LOT COMBINATION LOCATED IN THE NORTHEAST QUARTER OF
SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN
PARK CITY, UTAH

EXHIBIT A - PROPOSED PLAT AMENDMENT

PAGE 1 OF 1

ALLIANCE ENGINEERING INC. P.O. BOX 2454 310 MAIN STREET PARK CITY, UTAH 84040 (801) 841-2407	INTERVILLE BASIN SEWER IMPROVEMENT DISTRICT REVIEWED FOR CONFORMANCE TO INTERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARD SPECIFICATIONS DATE OF REVIEW: 1997 A.D. BY: S.B.S.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS DATE OF: 1997 A.D. BY: CHAIRMAN	ENGINEERS CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILED IN MY OFFICE THIS DATE OF: 1997 A.D. BY: PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS DATE OF: 1997 A.D. BY: PARK CITY ATTORNEY	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY THE PARK CITY COUNCIL THIS DATE OF: 1997 A.D. BY: PARK CITY RECORDER	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS DATE OF: 1997 A.D. BY: MAYOR	RECORDED STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF: BOOK PAGE DATE: TIME: RECORD
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SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
REVIEWED FOR CONFORMANCE TO INTERVILLE BASIN SEWER
IMPROVEMENT DISTRICT STANDARD SPECIFICATIONS
DATE OF REVIEW: 1997 A.D.
BY: S.B.S.D.

ENGINEERS CERTIFICATE
I FIND THIS PLAT TO BE IN
ACCORDANCE WITH INFORMATION ON
FILED IN MY OFFICE THIS
DATE OF: 1997 A.D.
BY: PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS
DATE OF: 1997 A.D.
BY: PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY
MAP WAS APPROVED BY THE PARK CITY
COUNCIL THIS DATE OF: 1997 A.D.
BY: PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS DATE OF: 1997 A.D.
BY: MAYOR

RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF: BOOK PAGE
DATE: TIME: RECORD

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IMPROVEMENT DISTRICT STANDARD SPECIFICATIONS
DATE OF REVIEW: 1997 A.D.
BY: S.B.S.D.

ENGINEERS CERTIFICATE
I FIND THIS PLAT TO BE IN
ACCORDANCE WITH INFORMATION ON
FILED IN MY OFFICE THIS
DATE OF: 1997 A.D.
BY: PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS
DATE OF: 1997 A.D.
BY: PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY
MAP WAS APPROVED BY THE PARK CITY
COUNCIL THIS DATE OF: 1997 A.D.
BY: PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS DATE OF: 1997 A.D.
BY: MAYOR

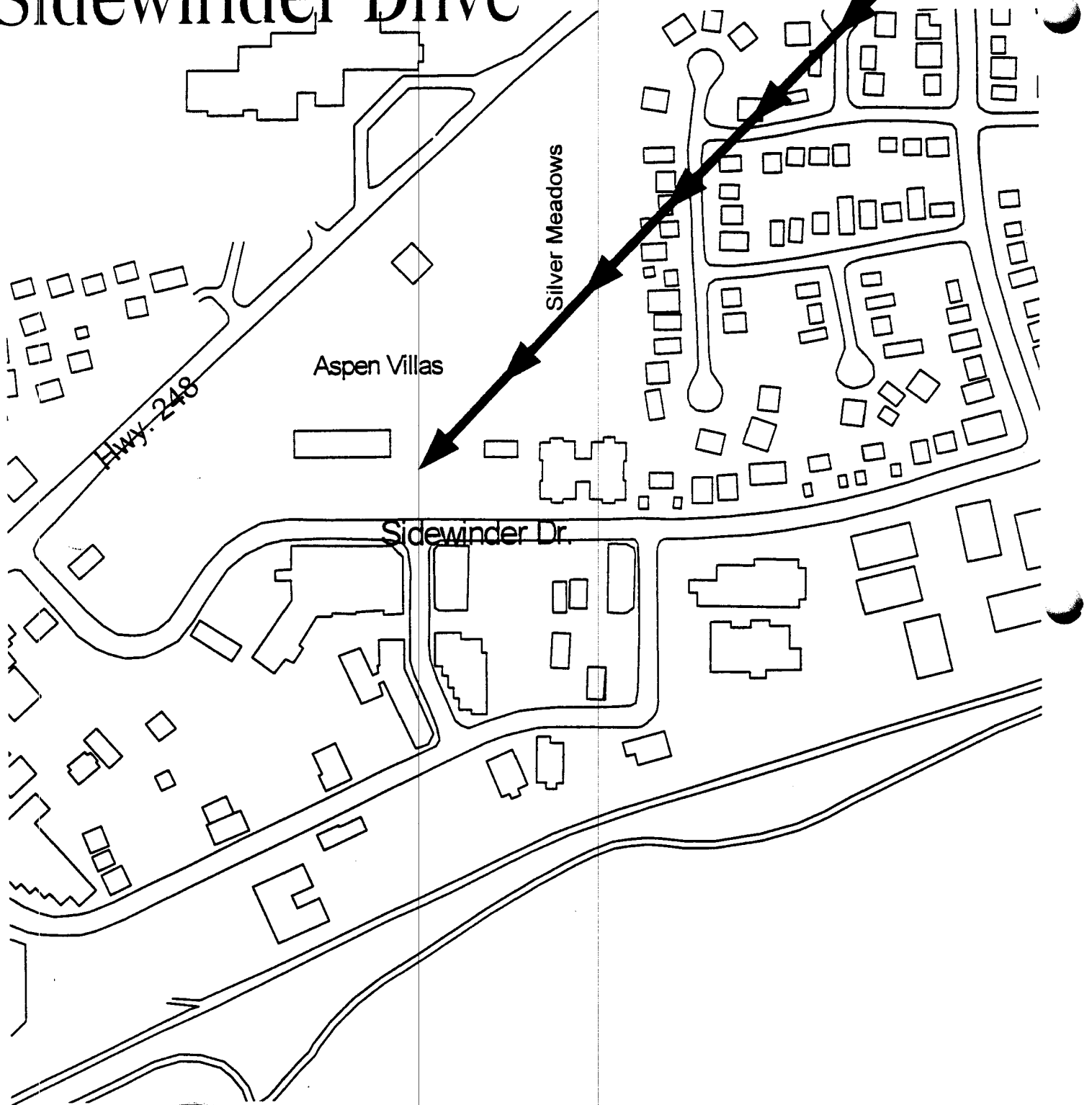
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STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF: BOOK PAGE
DATE: TIME: RECORD

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IMPROVEMENT DISTRICT STANDARD SPECIFICATIONS
DATE OF REVIEW: 1997 A.D.
BY: S.B.S.D.

ENGINEERS CERTIFICATE
I FIND THIS PLAT TO BE IN
ACCORDANCE WITH INFORMATION ON
FILED IN MY OFFICE THIS
DATE OF: 1997 A.D.
BY: PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS
DATE OF: 1997 A.D.
BY: PARK CITY ATTORNEY

1944, 1960, 1976, 1992 Sidewinder Drive



PARK CITY

1884

EXHIBIT B - VICINITY MAP

Vicinity Map

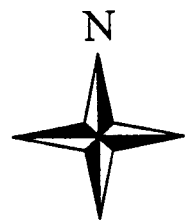
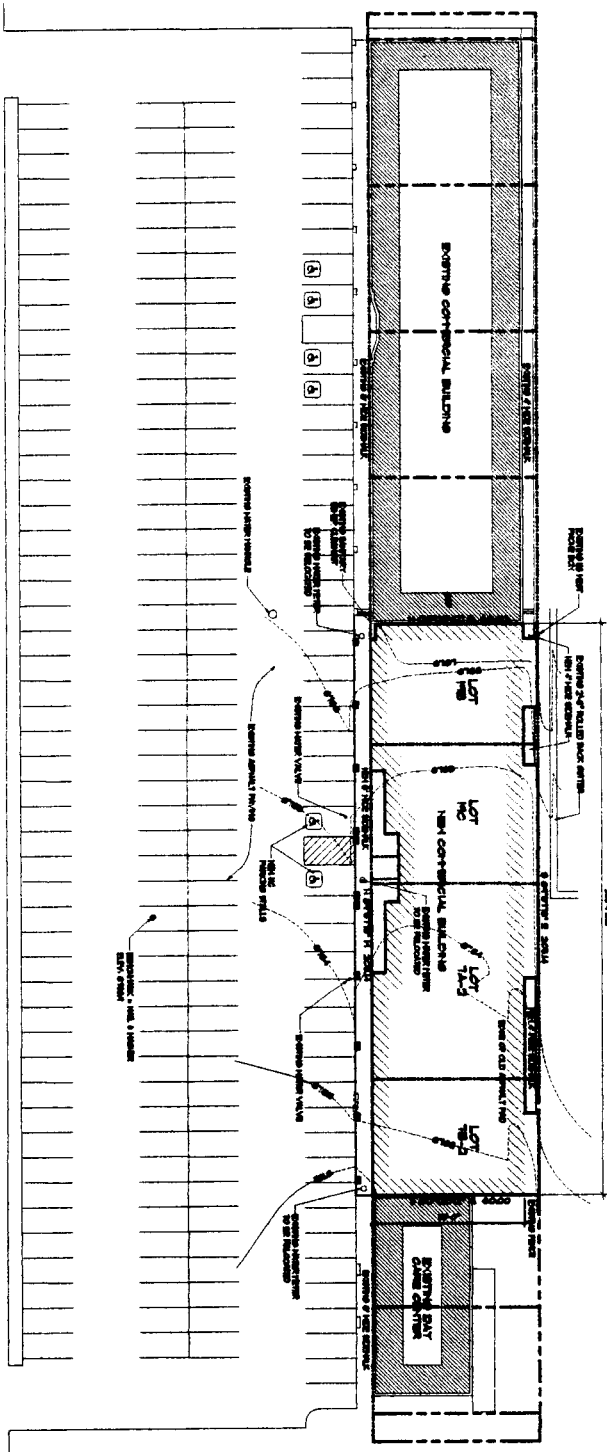


EXHIBIT C - SITE PLAN

RECEIVED

MAY - 5 1998

PARK CITY
PLANNING DEPT.



REFERENCE NOTES

COOPER/ROBERTS ARCHITECTS, A.P.A.
240 WEST 300 NORTH
SALT LAKE CITY, UTAH 84103
(801) 355-5915 FAX (801) 355-9085

PROJECT # 1
DATE: 10/1/97
SHEET: 1 OF 1

PREPARED BY: MARK PROTHIERO, OWNER
PROJECT: NEW/RENOVATE PARK CITY, UTAH

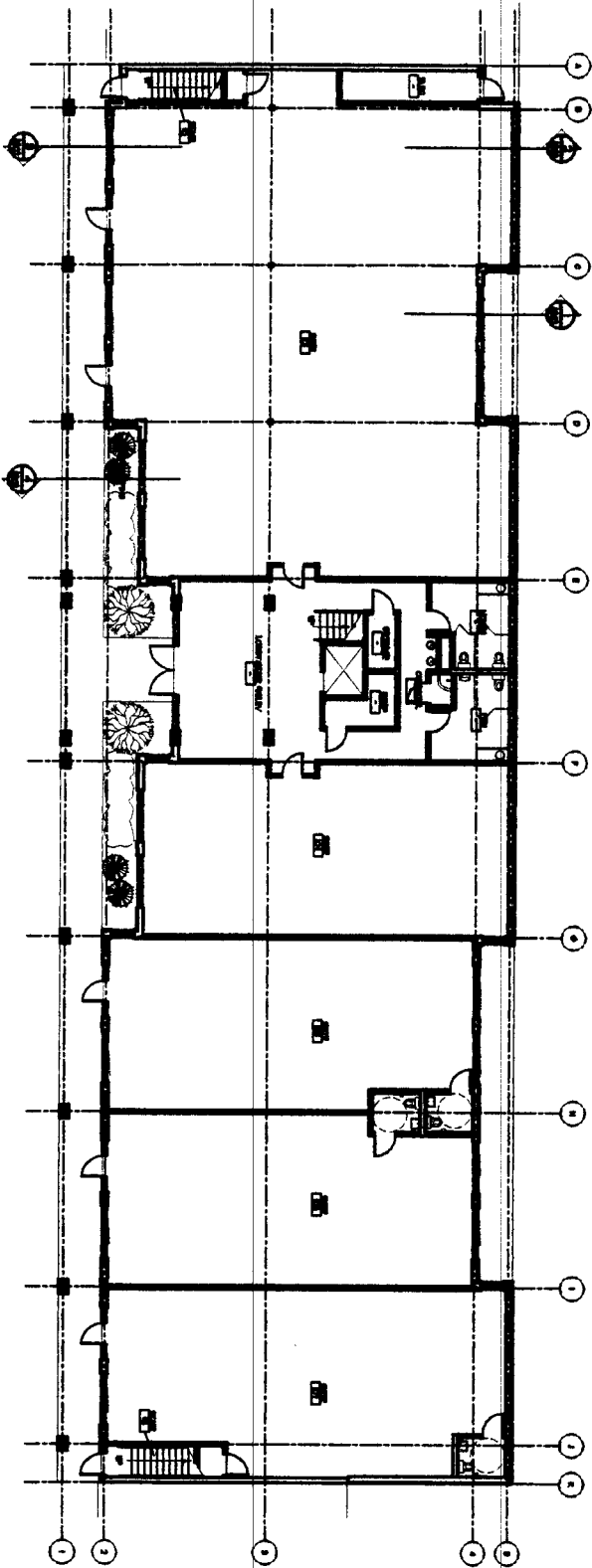
PRELIMINARY
SITE PLAN

SD101

EXHIBIT D - FLOOR PLANS

RECEIVED

PARK CITY
PLANNING DEPT.



REFERENCE NOTES

[illegible]

FIRST LEVEL
SQUARE FOOTAGE CALCCS.

COOPER/ROBERTS ARCHITECTS, AIA

242 WEST 300 NORTH
SALT LAKE CITY, UTAH 84103
(801) 355-5915 FAX (801) 355-9065

DESCRIPTION	MATERIALS
--------------------	------------------

1
2
3
4

NOTES

Year	1991	1992	1993	1994
1991	1991	1992	1993	1994

RELEASING BUILDING

MARK PROTHKO, OWNER

1544 SINDSWINDEN DRIVE
SANDHURST, ONTARIO L4S 1A7 CANADA

PROSECUTION SQUARE, PARK CITY, UTAH

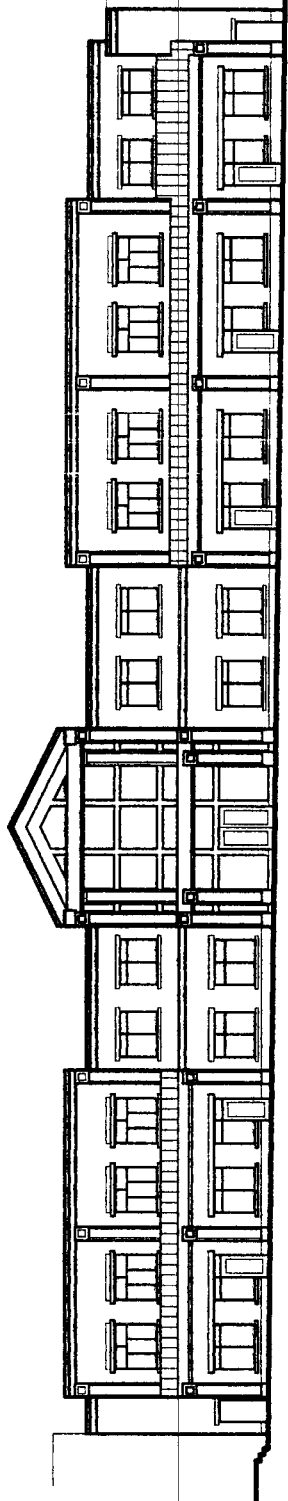
CONCEPTS

FIRST LEVEL

FLOOR PLAN

55

REFERENCE NOTES



57

0 SOUTH ELEVATION

RECEIVED
MAY -5 1996
PARK CITY
PLANNING DEPT.

COOPER/ROBERTS ARCHITECTS, AIA
282 WEST 300 NORTH
SALT LAKE CITY, UTAH 84103
(801) 355-5915 FAX (801) 355-9685

PROJECT # 97-001
DATE 11/28/95
BY J. COOPER
CHECKED BY M. ROBERTS

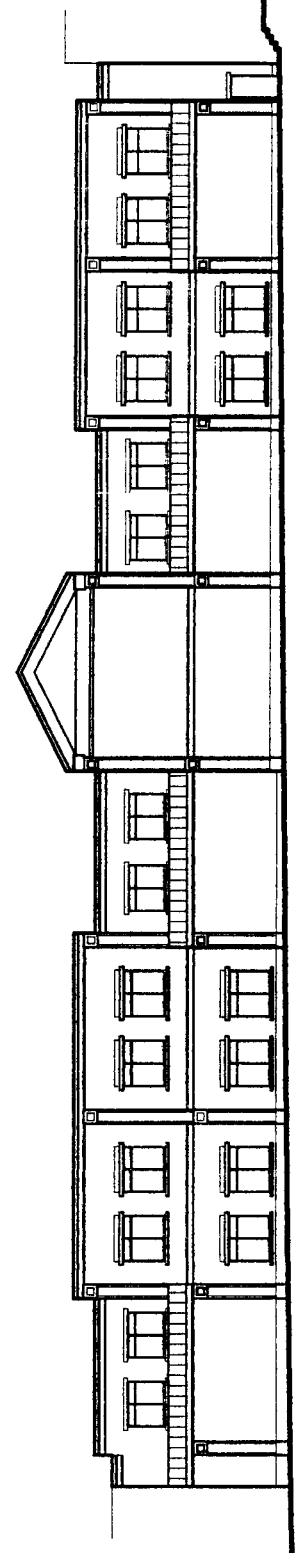
BELLEFAIRE BUILDING
MARK PROTHRO, OWNER
104 E. RENOVATION DRIVE
PROSPERITY, KANSAS CITY, MO 64111

EXTERIOR
ELEVATIONS

A201

EXHIBIT E - ELEVATIONS

0 NORTH ELEVATION



Ordinance No. 98-

AN ORDINANCE APPROVING A PLAT AMENDMENT, AMENDING PROSPECTOR SQUARE SUPPLEMENTAL AMENDED PLAT TO COMBINE LOTS 49A, 49B, 49C, 49D OF LOT A & 19B, 19C, 7A-2 & 7B-2 OF LOT B AT 1912 & 1944 SIDEWINDER DRIVE, PARK CITY, UTAH

WHEREAS, the owner, Prothro Enterprises, of the property known as 1912 & 1944 Sidewinder Drive, have petitioned the City Council for approval of an amendment to the amended Prospector Square Supplemental 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 May 13, 1998 the Planning Commission held a public hearing to receive public input on the proposed final plat amendment and forwarded a positive recommendation of approval to the City Council; and

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

WHEREAS, the proposed plat amendment combines lots 49A, 49B, 49C, 49D of Lot A (1912 Sidewinder Drive) and 19B, 19C, 7A-2 & 7B-2 of Lot B (1944 Sidewinder Drive) into one parcel.

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:

1. The property is in the GC Zone.
2. A Construction Mitigation Plan is necessary to mitigate the impacts of new construction in this heavily built out commercial neighborhood.
3. The revision is necessary to combine both properties into one lot of record.

4. The proposed Lot A is 12, 561 square feet, and Lot B will be 12, 308 square feet.
5. The applicant consents to all conditions of approval.

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

1. There is good cause for the amendments as a better design can be facilitated on Lot A, and the building on Lot B will be brought into conformance with the Uniform Building Code.
2. Neither the public nor any person will be materially injured by the proposed plat revision.
3. The proposal is consistent with both the Park City Land Management Code Chapter 7 & 15 and State subdivision requirements.

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

1. The City Attorney and City Engineer's review and approval of the final form and content of the amended plat is a condition precedent to recording the plat.
2. All standard Project Conditions shall apply and Land Management Codes shall apply.
3. The final plat shall be recorded at Summit County within one year from the date of City Council approval. If recordation has not occurred within one year time, the approval and the plat shall be considered void.
4. All exterior lighting shall comply with the City's Lighting Ordinance and will need to be shown on the elevations prior to final building permit issuance.
5. A master sign plan describing general location and material type will need to be detailed and shown on elevations prior to issuance of building permit.
6. A Construction Management Plan (CMP) shall be submitted to and approved by the Community Development Department prior to the issuance of any building permits. The plan shall address staging, material storage, construction time lines, special signs, parking, fencing, and any other construction related details to the satisfaction of the Community Development Department.
7. All modifications to the plans approved hereby (Exhibit E) as specified by conditions, and all final design aspects, such as architectural detailing, building materials, colors, lighting, sign area must be submitted to and are subject to approval by the Community

Development Department or the Planning Commission prior to the issuance of any building permits.

8. All proposed public improvements are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawing. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
9. Any desired modification to the approved plans, after the issuance of a building permit, must be specifically requested and approved by the Community Development Department in writing prior to execution.
10. All Standard Project Conditions of Approval apply to this project.

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

PASSED AND ADOPTED this 15th day of June, 1998.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, Deputy City Attorney

PARK CITY

1884

CITY COUNCIL REPORT

DATE: June 18, 1998
DEPARTMENT: Planning Department
AUTHOR: Alison Kuhlow *AK*
TITLE: 313 Daly Avenue Subdivision
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Staff recommends the City Council conduct a public hearing and consider Staff's recommendation to approve the subdivision to combine two (2) metes and bound parcels in Block 74 Park City Survey into two (2) platted lots.

DESCRIPTION:

A. Topic.

PROJECT STATISTICS

Project Name: 313 Daly Avenue Subdivision
Owner: Robert McMahon
Location: 313 Daly Avenue
Zoning: Historic Residential (HR-1) District
Adjacent Land Uses: Residential
Project Planner: Alison Kuhlow

B. Background.

The owner of the metes and bounds parcels A and B, Robert McMahon, submitted an application to combine the two parcels into two platted lots, Lot 1 and Lot 2, please refer to Attachment B. A 900 square foot historic structure currently sits in the center of Parcel A. The applicant, as part of the subdivision and historic district design review process has proposed to raise and move the historic structure to the newly created Lot 1. Lot 2 will be vacant allowing for the construction of either a single family or duplex structure.

The 900 square foot structure at 313 Daly Avenue is an historic home and has incurred several additions since its original construction in the 1900's. An addition of approximately 1700 square feet is proposed on the east side of the structure and is currently being reviewed by the Historic District Commission. Currently, the structure sits front and center on Parcel A. Parcel A is approximately 9500 square feet in area.

The applicants also own a metes and bound parcel of land, Parcel B, approximately 7426 square feet in

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area, adjacent to and east of Lot A. The parcel, which is heavily vegetated and very steep, was deeded to the applicant by Royal Street Land Company in 1996 and was never formally subdivided. The general development along Daly Avenue also includes a variety of structures from single family historic homes to new duplexes. The adjacent property to the north contains an historic single family home and the property to the south consists of 2700 square foot home.

The Planning Commission forwarded a positive recommendation to the City Council at their May 27, 1998 Meeting.

C. Analysis

The Plat Amendment request is to combine two (2) metes and bound parcels to create two (2) platted lots. Lot 1 would be approximately 8636 square feet and Lot 2 8241 square feet in area. As currently configured Parcel B could not be separately developed since there is no access to the parcel from a public right-of-way and it was not legally subdivided. The size of the structures located on the parcel will be limited by the setback, and height requirements of the Land Management Code for the HR-1 District. Currently the applicant could add additional structures to Parcel A as long as setbacks and the floor area ratio for the lot as specified for the zone are maintained.

The applicant is proposing to construct a 1700 square foot addition to the historic structure, which will be moved to sit entirely on Lot 1. Because the existing structure is an historic house the Floor Area Ratio of the HR-1 District does not apply. All other requirements of the Land Management Code shall apply. Any addition to the structure requires approval by the Historic District Commission and shall meet the applicable criteria of the Historic District Design Guidelines, including compatibility with the existing structures in the surrounding area.

Lot 2 has the potential to accommodate a duplex, due to the lot's width and area. All future construction to occur on Lot 2 shall comply with the Land Management Code regulations and shall be reviewed within the context of the Historic District Design Guidelines. As part of the Conditions of Approval, Staff is requiring the maximum square footage of future development on Lot 2 be limited to 2800 square feet (plus the 400 square foot garage allowance). Under the current floor area ratio, Lot 2 could have a maximum floor area ratio of 3604 square feet plus the allowance for a garage. The restriction on the maximum square footage will ensure compatibility between any proposed development and the existing structures in the neighborhood which range in size from 1000 square feet to 3592 square feet.

Staff has recommended a decrease in the maximum floor area ratio for Lot 1 to ensure compatibility between the exiting historic and modern structures along Daly Avenue.

A "no-build" area is dedicated on the proposed plat stating that the rear 65 feet, on both Lot 1 and Lot 2, shall be used as open space only. No structures shall be permitted within the open space area. Staff has visited the site and believes that the 65' no build setback area allows a reasonable addition to be constructed on the historic home and adequate area to accommodate a single family or duplex structure on Lot 2, without impacting the steep wooded hillside.

		Lot 1		Lot 2			
Lot Size		8636 square feet		8241 square feet			
Setbacks		Addition		Single Family		Duplex	
	• Front	10 feet	total 30 feet	12 feet	total 30 feet	12 feet	total 30 feet
	• Rear	10 feet		10 feet		10 feet	
	• Side	3 feet/total 10 feet		3 feet/total 10 feet		5 feet/total 10 feet	
Height		27'		27'			
F.A.R.		N/A		2800 square feet/+400 square feet per unit for garage			

D. Notice

Notice of the Planning Commission public hearing was sent to property owners within 300' on May 11, 1998. 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 March 31, 1998, where representatives from the local utilities and City Staff were in attendance and found it to be in conformance with all current requisite City development codes of which we are currently aware.

ALTERNATIVES

- A. Approval of the proposed subdivision plat amendment combining Parcel A and Parcel B, Block 74 Park City Survey and thereby allowing for two lots to accommodate the existing historic home and a future structure.
- B. Deny the subdivision and retain the original Record of Survey which allows for an addition to the existing structure, and an increase in the total amount of units as long as setback, height and floor area all comply with the HR-1 guidelines. The applicant does meet the minimum lot requirements for a duplex lot and would be able to construct the additional unit as long as it complied with the Historic District Design Guidelines.
- C. Continue the item and request further evaluation from the Staff.

SIGNIFICANT IMPACTS:

The proposed amendment will result in two (2) lots which meet the minimum lot requirement for the HR-1 District. The subdivision will increase the potential density of the developed units on the lots. The subdivision allows for the preservation of open space on both proposed lots, and restricts the square footage for the future dwelling on Lot 2. Given the required setbacks, the historic district height

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restrictions, and the predominant ownership pattern and house size in the area, the lot combination results in proposed structures which are compatible in mass and scale with the immediate neighborhood.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

If the subdivision is not approved as proposed, no portion of Parcel B would be preserved as open space.

RECOMMENDATION:

Staff recommends that the City Council conducts a public hearing, consider Staff's recommendation to adopt the attached ordinance for 313 Daly Avenue based on the following Findings of Fact, Conclusions of Law and Conditions of approval:

Findings of Fact:

1. The property is located in the HR-1 zoning district.
2. The plat amendment combines two parcels into two lots.
3. Historic structures are a valuable asset which contribute to the distinct character of the Park City community. It is desirable for new construction and additions to historic homes to be compatible with the mass, scale, and architecture of the Park City Historic District. It is desirable for additions to be placed to the rear of historic structures in such a manner as to maintain the perceived scale and character of the original structure.
4. The rear parcel is steep and heavily wooded with significant trees.
5. Future additions to 313 Daly Avenue require review and approval by the Historic District Commission.
6. Dedication of a ten (10) foot non-exclusive snow storage easement along Norfolk is necessary to provide adequate snow removal services.
7. Construction activity on this property will have impacts on Daly Avenue and adjacent properties. A Construction Mitigation Plan (CMP) is necessary to mitigate any adverse impacts on neighboring properties and streets.
8. The actual buildable area on Lot 2, due to exclusion of the rear 65' as a "no-build" area, is approximately 4810 square feet. This meets the minimum requirement for a duplex.
9. Restricting the floor area on Lot 2 will ensure compatibility with the adjacent structures in the neighborhood.
10. Increased front yard setbacks comply with the Historic District Design Guideline policy of staggered front yard setbacks along streetscapes.
11. The applicant stipulates to all the conditions of approval.

Conclusions of Law

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1. There is good cause for this plat amendment in that two contiguous parcels under common ownership are combined into two lots with conditions restricting the rear 65 feet to remain as open space.
2. Neither the public nor any person will be materially injured by the proposed plat amendment as conditioned.
3. The proposal as conditioned is consistent with all applicable sections of the Land Management Code.

Conditions of Approval

1. City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval is a condition precedent to plat recordation.
2. To preserve and protect existing vegetation on the steep slope, the rear 65' of both Lot 1 and Lot 2 shall remain as open space only. No structures shall be constructed on the 65' "no-build" area as shown and indicated on the plat.
3. Any future additions to the existing historic structure on Lot 1 shall be consistent with the Park City Historic District Design Guidelines in effect at the time of application and shall be reviewed and approved by the Historic District Commission prior to issuance of any building permits.
4. The final plat shall be recorded at the County within one year from the date of City Council approval. If recordation has not occurred within the one year time frame, this approval and the plat shall be considered null and void.
5. A Construction Mitigation Plan, submitted to and approved by the Community Development Department, will be required prior to any construction on the newly created lot.
6. The ten foot (10') non-exclusive utility and snow storage easement along the Daly Avenue frontage shall be dedicated to Park City and shown on the amended plat.
7. The maximum floor area for future development on Lot 2 is restricted to 2800 square feet (plus 400 square feet per unit for garage allowance).
8. Lot 2 shall have a minimum front yard setback of twelve feet (12').

EXHIBITS:

Attachment A - Ordinance

Exhibit A - Location Map

Exhibit B - Proposed Plat

Exhibit C - Standard Project Conditions

Ordinance No. 98-

AN ORDINANCE APPROVING THE 313 DALY AVENUE SUBDIVISION, A PLAT AMENDMENT TO THE PARK CITY SURVEY METES AND BOUNDS PARCELS A AND B, OF BLOCK 74, LOCATED AT 313 DALY AVENUE, PARK CITY, UTAH

WHEREAS, the owners of the property known as Park City Survey Parcel A and B of Block 74, have 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 May 27, 1998, to receive input on the proposed condominium plat;

WHEREAS, the Planning Commission, on May 27, 1998, forwarded a positive recommendation to the City Council; and,

WHEREAS, on June 18, 1998, 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 HR-1 zoning district.
2. The plat amendment combines two parcels into two lots.
3. Historic structures are a valuable asset which contribute to the distinct character of the Park City community. It is desirable for new construction and additions to historic homes to be compatible with the mass, scale, and architecture of the Park City Historic District. It is desirable for additions to be placed to the rear of historic structures in such a manner as to maintain the perceived scale and character of the original structure.
4. The rear parcel is steep and heavily wooded with significant trees.
5. Future additions to 313 Daly Avenue require review and approval by the Historic District Commission.
6. Dedication of a ten (10) foot non-exclusive snow storage easement along Norfolk is necessary to provide adequate snow removal services.

7. Construction activity on this property will have impacts on Daly Avenue and adjacent properties. A Construction Mitigation Plan (CMP) is necessary to mitigate any adverse impacts on neighboring properties and streets.
8. The actual buildable area on Lot 2, due to exclusion of the rear 65' as a "no-build" area, is approximately 4810 square feet. This meets the minimum requirement for a duplex.
9. Restricting the floor area on Lot 2 will ensure compatibility with the adjacent structures in the neighborhood.
10. Increased front yard setbacks comply with the Historic District Design Guideline policy of staggered front yard setbacks along streetscapes.
11. The applicant stipulates to all the conditions of approval.

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

SECTION 3. PLAT APPROVAL. The amendment to the Park City Survey Parcel A and B of Block 74, to be known as the 313 Daly Avenue Subdivision, is approved as shown on Exhibit A, with the following conditions:

1. City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval is a condition precedent to plat recordation.
2. To preserve and protect existing vegetation on the steep slope, the rear 65' of both Lot 1 and Lot 2 shall remain as open space only. No structures shall be constructed on the 65' "no-build" area as shown and indicated on the plat.
3. Any future additions to the existing historic structure on Lot 1 shall be consistent with the Park City Historic District Design Guidelines in effect at the time of application and shall be reviewed and approved by the Historic District Commission prior to issuance of any building permits.
4. The final plat shall be recorded at the County within one year from the date of City Council approval. If recordation has not occurred within the one year time frame, this approval and the plat shall be considered null and void.
5. A Construction Mitigation Plan, submitted to and approved by the Community Development Department, will be required prior to any construction on the newly created lot.
6. The ten foot (10') non-exclusive utility and snow storage easement along the Daly Avenue frontage shall be dedicated to Park City and shown on the amended plat.
7. The maximum floor area for future development on Lot 2 is restricted to 2800 square feet (plus 400 square feet per unit for garage allowance).

8. Lot 2 shall have a minimum front yard setback of twelve feet (12').

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

PASSED AND ADOPTED this 18th day of June, 1998.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

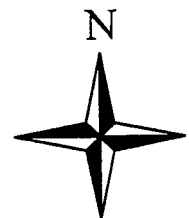
Approved as to form:

Mark D. Harrington, Deputy City Attorney

313 Daly Avenue



Exhibit A
Location Map



70



1. The above address of the property is 244 Bay Ave.

A SUBDIVISION LOCATED IN THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

U.S. GOA 2868
23 MAIN ST
APR. 1966
(45)

REVIEWED FOR CONFORMANCE TO SNYDERVILLE
IMPROVEMENT DISTRICT STANDARDS ON THIS
DAY OF _____, 1998 A.D.

APPROVED BY THE PARK CITY
PLANNING COMMISSION THIS
DAY OF _____, 1998 A.D.

1 FIND THIS PLAY TO BE IN
CONCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS
DAY OF 1958.

PROVIDED AS TO FORM INS
Y OF 1998 A.D.

IN COUNCIL THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS DAY OF , 1904 A.D.

APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS _____ DAY OF _____
1946 A.D.

STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF _____ BOOK _____ PAGE _____
CLERK

PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

1. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 9, Architectural Review); Uniform Building, Fire and related Codes; the Park City Design Standards, Construction Specifications, and Standard Drawings; and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
2. All modifications to plans as specified by conditions, and all final design details, such as material and color samples, shall be submitted to and approved by the Community Development Department prior to issuance of any building permits.
3. The applicant is responsible for compliance with all conditions of project approval.
4. A Line Extension Agreement with the Snyderville Basin Sewer Improvement District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
5. Final landscape plans, when required, shall be reviewed and approved by the Community Development Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof.
6. Construction staging areas shall also be clearly defined and approved by the Community Development Department, and shall be placed so as to minimize site disturbance. The landscape plans shall include plans for revegetation of all areas disturbed during construction.
7. Final grading, drainage, utility, erosion control and revegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Community Development Department. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
8. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the Community Development Department, posted prior to occupancy.
9. All construction shall be completed according to the approved plans on which building permits are issued. The approved plans include all site improvements shown on the site plan. "Site improvements" shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grades, walls, landscaping, lighting, planting, paving, paths, and trails, and similar improvements, as shown on the set of plans on which final approval and building permits are based.
10. Any desired modifications to approved plans, after the issuance of a building permit, must be specifically requested and approved in writing prior to execution.
11. Plans shall conform to all design standards for persons with disabilities as required by any applicable federal, state and local laws.
12. Access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
13. The required utility easements along street frontages shall include language to allow for these areas to be used for snow storage. Typically, a 10-foot snow storage easement is required above Deer Valley Drive (approximate elevation of 7,200 feet). A five foot easement is necessary below this elevation.
14. Lockout units are not permitted unless specifically approved.
15. The infrastructure review and approval is transferrable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or termination of the permit as specifically conditioned.
17. The name of a master planned development, plat, record of survey, subdivision, condominium project, or other approved project may not be changed without review and approval by the Community Development Department, said approval is not to be unreasonably withheld. The Community Development Department's review shall be limited to prevent confusion of the project with others in terms of emergency and delivery services and project identification.

Exhibit C
Standard Conditions of Approval



COUNCIL AGENDA REPORT

DATE: June 18, 1998
DEPARTMENT: Administrative Services
AUTHOR: Tom Bakaly, Finance Manager *TJB*
TITLE: FY 1999 Budget (next year) & FY 1998 Revised Budget (current year)
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATION:

- 1) Public Hearing: Hold and close a public hearing on the revised budget for FY 1997-98 (Revised) and FY 1998-99 (Adopted Budget). This is the final public hearing on the budget.
- 2) Review the budget materials and adopt a resolution (attached) that does the following:
 - Revises the FY 1997-98 budget
 - Formally adopts the FY 1998-99 City Manager's Recommended budget with recommended changes as described in this report and in Attachment A
 - Adopts the "Certified Property Tax Rate" {No Tax Increase Rate} for FY 1998-99 and authorizes staff to file the certified tax rate with the County

DESCRIPTION:

A. Topic: In accordance with Utah State Code, the City Council must adopt a budget for each fiscal year. The attached resolution and Attachment A revises the FY 1997-98 budget (current) and formally adopts the FY 1998-99 budget for next year.

B. Background: On May 7, 1998, the City Council received the City Manager's recommended budget that showed recommended changes to the FY 1997-98 (current) budget and a recommended budget for FY 1998-99. On June 4, 1998, the City Council adopted the tentative budget and policies concerning the distribution of grant funds which they adopted on June 4, 1998. The budget summary pages attached to this report depicting the City's budget have been modified to reflect City Council adjustments during budget review sessions.

The budget presentation for this year dealt primarily with the recommended operating and capital budgets for FY 1998-99. This year, in accordance with the City's two-year budget format, City Council focused on changes to the FY 1998-99 Plan that was adopted last year. There will not be a budget document created this year because it is the "off year" of the two-year budget.

C. Analysis:

Since receiving the adjustments to the FY 1998-99 Plan on May 7, 1998, the City Council has heard presentations from staff regarding the Operating and Capital Budgets for FY 1997-98 (current year's budget), and the FY 1998-99 Budget.

FY 1997-98 Operating Budget:

Library Donation Fund: The Library receives donations for book purchases and other programs. These donations must be recognized as an expense so that the contributions are designated for their specific use. The total amount of the expense adjustment is \$16,436.

FY 1998-99 Operating Budget:

General Fund Property Tax & Debt Service Fund: It is necessary to adjust the tentative budget to reflect an increase in property tax revenue due to increase property values. This a no-tax-increase budget, but the City does receive additional revenue related to new growth. The figures have not been received from the County. Regardless of what the numbers from the County say, the City cannot receive more property tax revenue than it has budgeted. Since we don't have the County numbers, we should budget the revenue figure high so that we hopefully do not have to amend the budget after the County numbers are received. It is recommended that General Fund property tax revenue be increased \$400,000 to reflect new growth. It is also recommended that the Debt Service property tax revenues be increased \$3,000. The budget will be adjusted next year to reflect the actual property tax receipts once they are known.

Capital Budget:

Lower Park Avenue RDA: Similar to General Fund property tax data, we do not have the RDA data at this time. Therefore, we need to budget the tax increment at a relatively high level to ensure receipt of all of the tax increment that the City is entitled to. The budget for tax increment has been increased \$300,000. This entry is offset by a corresponding increase for Lower Park Avenue projects. The budget will be adjusted next year to reflect the actual tax increment receipts once they are known.

Police Computer Software: The Police Department has been experiencing difficulties with its software. Updating the software the department uses for a cost of \$100,000 would greatly assist Police operations. Attached is a brief memo on this subject from the Chief of Police. Staff will be prepared to answer Council questions on June 18, 1998. Before purchasing the software, staff would need to receive authorization from City Council.

Planning & Permitting: In the City Manager's Report for June 11, 1998, City Council received a copy of a memo from the Community Development Department concerning a contract upgrade for the City's planning and permitting system. The memo describes the issues concerning the upgrade. From a funding standpoint, the department had originally intended to use unspent ("carry-forward") money from this year for the purchase. As Council knows, the City is not guaranteeing departments that "carry-forward" funds will be available for expenditure next year. Therefore, the proposed expenditure has been added to the budget for FY 1998-99 that is scheduled for adoption on June 18, 1998.

Please note that both the Police and Permitting software purchases are proposed to be funded by the General Fund through a transfer to CIP budget. Please see Attachment A for a listing of the CIP budget changes.

D. Department Review: Departmental review was provided in the form of presentations during the budget review process that took place during the month of May.

ALTERNATIVES:

A. Approve the Request - Adopt by resolution the revised FY 1997-98 budget and FY 1998-99 budget as summarized in Attachment A.

B. Deny the Requested Changes - City Council could deny (in total or in part) the recommended changes. The impact of such denial would need to be elaborated upon at the June 18, 1998 City Council meeting.

C. Continue the Item - June 18 is the last date that adoption can occur in order for us to meet the filing dead lines with the State and County. A City Council meeting is not scheduled for June 25, 1998, so the budget is scheduled for final adoption on June 18, 1998.

D. Do Nothing - Not an Option.

SIGNIFICANT IMPACTS: Establishes the level of service that the City will provide for the next year and authorizes expenditure of funds. The total FY 1998-99 budget is approximately \$32.1 million. The budget is balanced without a property tax increase.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

The specific impacts of not approving individual recommended changes have been discussed, but could be elaborated upon further if necessary.

RECOMMENDATION:

The City Council should adopt by resolution (attached) the revised FY 1997-98 budget and adopt the 1998-99 budget on June 18, 1998.

June 12, 1998

MEMORANDUM

TO: Tom Bakaly
Finance Manager

FROM: Lloyd D. Evans, Sr.
Chief of Police

SUBJECT: **POLICE RECORDS MANAGEMENT SOFTWARE**

The current software applications for records management was purchased in 1987 from a local company call CRIS. Over the last few years we have experienced a problems with the system meeting our needs and be reliable. Through Rod Daughetee in Technical Services, we have been working with the software vendor attempting to repair the problems we are experiencing. However, this vendor has developed a new product and are only minimally supporting our version of the software. We are uncertain how long our current application will last, so in anticipation of a potential failure in our system causing us to replace our current system, we are requesting funds be set aside, in the amount as per the City Manager's and Technical Services request.

Resolution No. ____-98

**A RESOLUTION REVISING THE BUDGET FOR FY 1997-98
ADOPTING THE BUDGET FOR FY 1998-99 AND ADOPTING A FY 1998-99
CERTIFIED PROPERTY
TAX RATE FOR PARK CITY MUNICIPAL AND ITS RELATED AGENCIES**

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

WHEREAS, a public hearing was held on May 14, June 4, and June 18, 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. BUDGET AND PLAN ADOPTED. The budget as summarized in the Attachments to this resolution is hereby adopted as the revised budget for FY 1997-98 (effective June 18, 1998) and the budget for FY 1998-99 (effective July 1, 1998) for Park City Municipal Corporation and its related agencies.

SECTION 2. CERTIFIED TAX RATE. The Finance Manager is authorized, after Summit and Wasatch Counties have provided the certified property tax data, to compute the Certified Property Tax rate for FY 1998-99 at a "no tax increase rate." As is City practice, the tax rate for both Counties will be the same. This resolution hereby adopts the Certified Property Tax rate for FY 1998-99.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect June 18, 1998 for the FY 1997-98 budget and July 1, 1998 for the FY 1998-99 budget.

PASSED AND ADOPTED this 18th day of June, 1998

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

Resolution No.

**A RESOLUTION ADOPTING THE PARK CITY REDEVELOPMENT AGENCY
BUDGET FOR FISCAL YEAR 1998-99**

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

WHEREAS, public hearings were held on May 14, June 4, and June 18, 1998 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 1998-99 Redevelopment Agency Budget for Park City, Utah.

	<u>Main Street</u>	<u>Park Avenue</u>
Main Street Debt Service	\$ 755,230	
Main Street CIP	2,320,711	
Lower Park Avenue CIP		\$1,669,122
Subtotal	<u>\$3,075,941</u>	<u>\$1,669,122</u>
LESS:		
Interfund Transactions	(820,711)	
Beginning balance	(955,230)	(19,122)
NET RDA TAX INCREMENT	<u>\$1,300,000</u>	<u>\$1,650,000</u>

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect on July 1, 1998.

PASSED AND ADOPTED this 18th day of June, 1998.

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.

**RESOLUTION ADOPTING THE PARK CITY MUNICIPAL BUILDING AUTHORITY
BUDGET FOR FISCAL YEAR 1998-99**

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

WHEREAS, public hearings were held on May 14, June 4, and June 18, 1998 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 1998-99 Municipal Building Authority Budget for Park City, Utah:

Debt Service Fund	\$4,872,623
Capital Improvement Program	568,182
Subtotal	\$5,440,805
Less Ending Balance	(2,181,959)
TOTAL	\$3,258,846

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect on July 1, 1998.

PASSED AND ADOPTED this 18th day of June, 1998.

PARK CITY MUNICIPAL BUILDING AUTHORITY

Chairman Bradley A. Olch

Attest:

Janet M. Scott, Deputy Secretary

Park City Municipal Budget for FY 1998 & 1999

	FY 98 Budget				FY 99 Budget			
	Original	Adjusted	Change		Plan	Adjusted	Change	
Total all funds Combined	\$ 49,223,010	\$ 79,167,468	\$ 29,944,458	60.8%	\$ 65,834,965	\$ 49,149,606	\$ (16,685,359)	-25.3%
LESS:								
Interfund	(8,574,692)	(8,816,489)	(241,797)		(5,709,671)	(7,935,656)	(2,225,985)	
Ending Balance	(9,793,385)	(16,618,734)	(6,825,349)		(8,160,894)	(9,106,419)	(945,525)	
	<u>\$ 30,854,933</u>	<u>\$ 53,732,245</u>	<u>\$ 22,877,312</u>	74.1%	<u>\$ 51,964,400</u>	<u>\$ 32,107,531</u>	<u>\$ (19,856,869)</u>	-38.2%
Less: Adjustment Due to Carry-over of Prior Year Appropriations for Capital Improvements			(19,102,105)					
New Appropriations			<u>3,775,207</u>	12.2%			<u>(19,856,869)</u>	-38.2%
Capital Improvement Budget (New appropriations)			53,125				(20,918,245)	
Operating Budget:								
Adjustments & Options								
Public Works			28,882				149,443	
Leisure			0				7,814	
Police			10,132				69,347	
Community Development			11,485				43,116	
Administrative Services			(4,747)				154,016	
General Government			4,217				166,763	
Non-Departmental			0				75,000	
Grants			0				99,972	
Debt Service			4,097,113				215,905	
Contingency			(425,000)				80,000	
			<u>3,775,207</u>				<u>(19,856,869)</u>	

Park City Municipal Budget for FY 1998 & 1999

	FY 98 Budget			FY 99 Budget		
	Original	Adjusted	Change	Plan	Adjusted	Change
RESOURCES:						
Sales Tax	\$ 5,823,000	\$ 5,823,000	\$ 0	\$ 5,703,000	\$ 5,823,000	\$ 120,000
Building/Planning	3,146,000	3,140,922	(5,078)	3,309,050	2,982,850	(326,200)
Charges for Services	4,617,839	4,617,839	0	4,708,984	4,763,672	54,688
Intergovernmental	908,166	1,225,788	317,622	9,976,486	1,941,386	(8,035,100)
Franchise Tax	919,000	919,000	0	919,000	919,000	0
Other	1,809,577	7,505,680	5,696,103	15,369,494	2,164,394	(13,205,100)
Interfund Transactions	8,574,689	8,816,489	241,800	5,709,671	7,935,656	2,225,985
Property Tax	7,247,198	7,247,198	0	7,173,709	7,876,709	703,000
Beginning Balance	16,177,541	39,871,552	23,694,011	12,965,571	14,742,939	1,777,368
	<u>\$ 49,223,010</u>	<u>\$ 79,167,468</u>	<u>\$ 29,944,458</u>	<u>\$ 65,834,965</u>	<u>\$ 49,149,606</u>	<u>\$ (16,685,359)</u>
REQUIREMENTS:						
Community Development	\$ 2,217,091	\$ 2,228,576	\$ 11,485	\$ 2,357,333	\$ 2,400,449	\$ 43,116
Public Works	5,182,469	5,211,351	28,882	5,306,358	5,455,801	149,443
Public Safety	2,365,996	2,376,128	10,132	2,510,053	2,579,400	69,347
CIP Budget	7,794,437	26,949,667	19,155,230	28,324,604	7,406,359	(20,918,245)
Leisure Services	4,489,822	4,489,822	0	4,641,296	4,649,110	7,814
Administrative Services	1,797,128	1,792,381	(4,747)	1,873,502	2,027,518	154,016
General Government	1,128,446	1,132,663	4,217	1,151,512	1,318,275	166,763
Non-Departmental	1,504,390	1,504,390	0	1,484,390	1,559,390	75,000
Grants	312,428	312,428	0	238,175	338,147	99,972
Debt Service	3,637,726	7,734,839	4,097,113	3,632,177	3,848,082	215,905
Contingency	425,000	0	(425,000)	445,000	525,000	80,000
Interfund Transfers	8,574,692	8,816,489	241,797	5,709,671	7,935,656	2,225,985
Ending Balance	9,793,385	16,618,734	6,825,349	8,160,894	9,106,419	945,525
	<u>\$ 49,223,010</u>	<u>\$ 79,167,468</u>	<u>\$ 29,944,458</u>	<u>\$ 65,834,965</u>	<u>\$ 49,149,606</u>	<u>\$ (16,685,359)</u>
REQUIREMENTS:						
Personnel	\$ 10,815,856	\$ 10,853,325	\$ 37,469	\$ 11,535,868	\$ 11,864,957	\$ 329,089
Materials, Supplies & Services	7,422,314	7,540,814	118,500	7,298,151	7,661,533	363,382
Capital Outlay	8,554,037	27,704,867	19,150,830	29,053,204	8,207,959	(20,845,245)
Debt Service	3,637,726	7,633,239	3,995,513	3,632,177	3,848,082	215,905
Interfund Transactions	8,574,692	8,816,489	241,797	5,709,671	7,935,656	2,225,985
Contingencies	425,000	0	(425,000)	445,000	525,000	80,000
Ending Balance	9,793,385	16,618,734	6,825,349	8,160,894	9,106,419	945,525
	<u>\$ 49,223,010</u>	<u>\$ 79,167,468</u>	<u>\$ 29,944,458</u>	<u>\$ 65,834,965</u>	<u>\$ 49,149,606</u>	<u>\$ (16,685,359)</u>

Park City Municipal Budget for FY 1998 & 1999

	FY 1998 Adj Budget	FY 1999 Budget
Park City Municipal Corporation		
General Fund	16,087,653	16,586,385
Police Special Revenue Fund	11,845	0
Recreation Fund	1,937,739	1,787,600
Golf Course Fund	1,749,375	1,456,954
Water Fund	9,257,441	5,247,279
Transportation and Parking Fund	6,817,514	5,141,607
Debt Service Fund	365,387	375,145
SID - Debt Service Fund	6,815	6,815
Fleet Services Fund	776,546	775,784
Circuit Court Fund	195,065	178,299
Equipment Replacement Fund	3,066,477	656,746
Self Insurance Fund	2,391,230	1,746,704
Capital Improvement Fund	<u>14,347,577</u>	<u>4,049,190</u>
	\$ 57,010,664	\$ 38,008,508
Park City Municipal Building Authority		
Debt Service Fund	7,128,249	568,182
Building Authority	<u>2,347,451</u>	<u>4,872,623</u>
	\$ 9,475,700	\$ 5,440,805
Park City Housing Authority		
Housing Authority	\$ 109,416	\$ 0
Park City Redevelopment Agency		
RDA Debt Service	6,309,561	1,703,712
RDA Main Street	4,173,390	2,327,459
RDA Lower Park Ave.	<u>2,088,737</u>	<u>1,669,122</u>
	\$ 12,571,688	\$ 5,700,293
Grand Total All Units	\$ 79,167,468	\$ 49,149,606
Less: Interfund Transfers	(8,816,489)	(7,935,656)
Less: Ending Balance	(16,618,734)	(9,106,419)
	\$ <u>53,732,245</u>	\$ <u>32,107,531</u>

Park City Municipal CIP Budget for FY 1998 & 1999

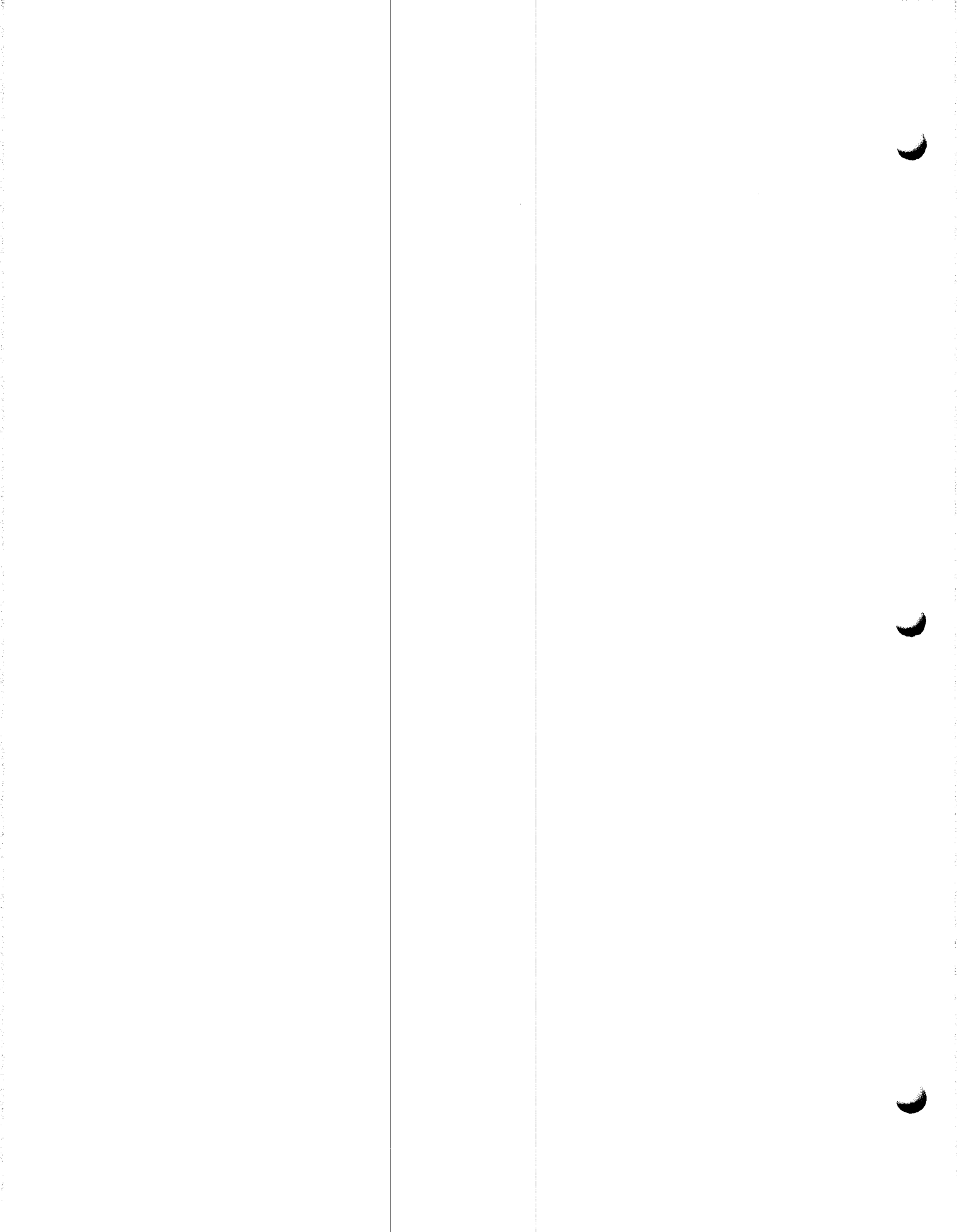
CIP PROJECT	TITLE	FY 1998 ADJ BUDGET	FY 1999 ADJ BUDGET
	CIP BUDGET - Carryforward of Prior Year Balance	19,102,105	
	New Appropriations:		
1	Planning/Capital Analysis		(35,000)
37	Hillside Ave Design and Widening		(182,323)
48	City Park Improvements		(24,000)
52	Gambel Oak Park	10,000	
54	Trails Implementation	72,302	28,000
74	Meadows Drive Connection @ Middle School		(75,000)
85	Pavement Management	201,573	220,000
96	Miner's Hospital Improvements	4,352	
110	China Bridge & Marsac Hill Landscape Project		50,000
140	Park Meadows Rec Facility		(50,000)
418	Water Source Development & Protection		300,000
419	Transit Coaches	18,000	(18,000)
426	Public Works Facility	(250,000)	500,000
436	School Fields	(372)	
439	Old Sewer Plant	56,233	(60,000)
441	Auto Meter Reading	(290,456)	
445	Affordable Housing Program	55,200	(30,700)
460	Park Meadows Sidewalk	(35,302)	(15,000)
481	Main Street Parking	(360,000)	(7,000,000)
485	Lower Park Ave Street Improvement		78,648
494	Marsac Building Remodel		150,000
495	Implementation of Old Town Streets & Utl Plan	175,000	(175,000)
496	Bonanza/Kearns Intersection	136,318	(28,500)
548	Source Protection Study	(9,656)	
563	Education Center		(15,000)
575	Bleachers	(6)	
576	Prospector Park Expansion	3,820	
577	Buildings	100,000	
578	Bonanza Drive Buffer	(16,328)	
579	Library Donation Expenditures	53,772	
583	Water System Repairs & Replacements		20,000
584	Pump Station Upgrades		157,000
585	Last Chance Pump Station	(194,364)	12,000
586	Spiro Water Filtration Plant Filter		65,000
588	Boothill Pump Station		(530,000)
589	Coleman Purchase	100,000	(100,000)
591	Public Works Equipment (New)	4,139	
592	City Wide Signage		(12,000)
594	4th Street Boardwalk	5,000	
596	Cochise Court Drain		10,000
597	Bonanza/Deer Valley Dr Signalization	(137,530)	
598	GIS/Computer Mapping	47,590	10,000

ATTACHMENT A

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Park City Municipal CIP Budget for FY 1998 & 1999

CIP PROJECT	TITLE	FY 1998 ADJ BUDGET	FY 1999 ADJ BUDGET
599	Additional Amenities (Flower Projects)	(44,714)	
601	Education Center - Outside Sitting Area	(7,510)	
602	Fiber Optics		200,000
603	Gateway Parking Membrane	83	
605	Land Improvements-Mawhinney		(10,000)
609	Fence Road Access		(20,000)
612	Land Improvements-Baingo		(2,000)
614	Royal St. Wall, Drain & Rail Replacement		58,700
615	Baingo-Wortley Land Purchase	(263,317)	(692,770)
616	Land Improvements-Colman		(5,000)
617	Meadows Curb / Gutter	(26,250)	
620	Sandridge Parking Lot	360,000	
626	Cemetery Storage building	22,000	(22,000)
627	Snow Creek to Holiday Ranch Loop		(36,800)
630	Bus Shelters		(24,000)
631	Tank 15 Fairway Hill	(36,559)	
632	Deer Valley Line 10"	(1,493)	
633	Olympic Thoroughfares, Equipment & Facilities		(2,980,000)
636	Underground Service Lines		(62,500)
643	Public Area Improvements		100,000
648	5 Year CIP Funding	(2,915,027)	
664	Park City Temporary Parking Facility		(1,500,000)
667	Salt Storage Dome		(53,000)
669	Park City Pedestrian Olympic Improvements		(1,320,000)
672	Intermodal Facilities	500,000	(8,600,000)
676	Building Maintenance Equip	16,500	
677	Zion's Purchase/Carwash Demolition & Improv	602,250	100,000
679	Burnis Watts Purchase	937,469	
680	Offret Land Purchase	1,002,408	
682	Emergency Repair Storage		45,000
683	Systems Improvements		100,000
684	Easy Street Pedestrian Improvements		61,000
685	Historic District-Acquisition/Loan fund	50,000	
686	Offret/Mawhinney-Exisiting Bldg Improvement		250,000
687	Senior Center Parking Lot	20,000	
689	Radio Transmit Ability		45,000
690	Water Engineering Review		35,000
691	Pro Shop	88,000	
693	Building Permit Computer		65,000
694	Police Computer		100,000
	New Capital Improvement Appropriations	53,125	(20,918,245)





DATE: June 18, 1998
DEPARTMENT: City Manager's Office
AUTHOR: Jan Scott *JS*
TITLE: Council Compensation
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Hold a public hearing and adopt an ordinance establishing compensation for the Mayor and City Council for Fiscal Year 1998-1999 in Park City, Utah

DESCRIPTION:

A. Topic: UCA Section 10-3-818, specifically provides that a public hearing be held prior to changing the rate of compensation for elected and statutory officers.

B. Background: On June 19, 1997, Council adopted Ordinance 97-28 which included salaries for the Mayor and City Council and the pay plan schedules for employees. The pay plans are adopted the first year of a two-year budget cycle. During the 1997 budget review, Council determined that an across-the-board 2% increase was appropriate, as recommended by staff.

C. Analysis: Although the pay plans are adopted every two years, it is necessary to comply with state law and the Park City Municipal Code. This public hearing has been advertised and the public is entitled to reasonable notice and the opportunity to comment.

D. Department Review: Legal Department.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: If the ordinance is not adopted, compensation levels for Council and the Mayor will remain at the 1997-98 level.

RECOMMENDATION: Hold a public hearing and adopt an ordinance reflecting a 2% increase in the Mayor's and City Council's compensations.



Ordinance No. 98-

**ORDINANCE ESTABLISHING COMPENSATION FOR
FOR THE MAYOR AND CITY COUNCIL FOR FISCAL YEAR 1998-1999
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 18, 1998;

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:

	<u>FY 1998-1999</u>
Mayor	\$17,014
City Council	10,022

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

PASSED AND ADOPTED this 18th day of June, 1998.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, Deputy City Attorney

