PARK CITY
1884

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JUNE 17, 1999

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 17, 1999.

AGENDA

Work Session - City Council Chambers - Lower Level

3:45 p.m.	Council questions/comments
4:00 p.m.	Olympic budget
4:40 p.m.	Parking committee interim report
	Review of regular meeting
5:00 p.m.	Housing resolutions
5:30 p.m.	Interlocal agreement - interconnect pipeline project
5:50 p.m.	Other meeting questions/comments

Regular Meeting - City Council Chambers - Lower Level

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

III COMMUNICATIONS FROM COUNCIL AND STAFF

IV WORK SESSION NOTES AND MINUTES OF MEETINGS OF MAY 20, 1999

V PUBLIC HEARINGS

1. Resolution adopting a final revised budget for FY 1998-1999; a final budget for FY 1999-2000; and a tentative plan for FY 2000-2001 for Park City Municipal Corporation and its related agencies and authorization for the computation of the property tax rate that reflects the issuance of general obligation bonds

2. Ordinance establishing compensation for the Mayor and City Council for FY 1999-2000 in Park City, Utah

3. Final draft of Park City Transit Development Plan **(motion to continue to a date uncertain)**

VI NEW BUSINESS

1. Resolution adopting the Transportation Element for the General Plan of Park City, Utah

2. Resolution adopting a final revised budget for FY 1998-1999; a final budget for FY 1999-2000; and a tentative plan for FY 2000-2001 for Park City Municipal Corporation and its related agencies and authorization for the computation of the property tax rate that reflects the issuance of general obligation bonds

3. Ordinance establishing compensation for the Mayor and City Council for FY 1999-2000 in Park City, Utah

4. Resolution between Park City Municipal Corporation and Weber Basin Conservancy District adopting an interlocal agreement for participation in the Atkinson Water District interconnect pipeline project

VII OLD BUSINESS

Affordable housing resolutions:

(a) Resolution amending Resolution No. 7-95, Affordable Housing Guidelines and Standards for Park City, Utah

(b) Resolution adopting Affordable Housing Guidelines and Standards for Park City, Utah

VIII ADJOURNMENT

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PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JUNE 17, 1999

Present: **Mayor Brad Olch; Council members Hugh Daniels; Roger Harlan; Shauna Kerr; and Paul Sincock**

Toby Ross, City Manager; Bob Johnston, Leisure Services Director; Mark Harrington, Deputy City Attorney; Frank Bell, Director of Olympic Planning; Tom Bakaly, Director of Capital Projects and Budget; Hope Bleecker, Transportation Director; Meg Ryan, Planner

George Hull, Parks and Recreation Board Chairman

Absent: **Council member Chuck Klingenstein**

1. **Council questions and comments.** Hugh Daniels suggested that a thank-you letter be sent to the representatives of the School District and Summit and Wasatch Counties who attended the joint dinner meeting. There was discussion about Council using the trolley for the 4th of July parade. The Business Labor and Economic Development Interim Committee met yesterday to discuss the 2002 Winter Games. He was distressed to learn about SLOC delaying paying back the $59 million to the state and local cities, because it may have to borrow the money to pay it back. The Mayor explained that there is a gap of 60 to 90 days from January before the network pays, and a postponement would eliminate borrowing the money and paying interest. Hugh Daniels insisted that he doesn't care if the state agrees to the delay, the cities should be paid as that was the deal. He understood that this will go to the Revenue and Taxation Committee; Ms. Kerr indicated that she will follow-up on this with the League. Mr. Daniels added that the Sports Advisory Committee will met in July and there is an Olympic Oversight Committee meeting tomorrow. The County Commission took action on the 1% Restaurant Tax grants on Monday. The City's Lost Prospector Trail was approved but the cross-country track groomer was put abeyance. There are six grants that have been put on hold until they can speak to the applicants. There was a question on whether the groomer would be available to the Snyderville Basin Recreation District, Mountain Trails Foundation and others to set additional trails, within reason, and not at the expense of the City. Roger Harlan reported that the Parks and Recreation Board met yesterday where there was a presentation from Hill Air Force Base and a discussion on a temporary skateboard park to open by August. The sites considered include the Treasure Mountain Middle School, east end of the Racquet Club parking lot, or the south end of Sullivan Road. He felt paving and materials would be donated and although temporary, it would be a positive direction. Roger Harlan asked if there is Council support so that this proposal could go before the Planning Commission for a conditional use permit on July 14. He added that using the Sullivan Road site would be a good test to evaluate a permanent location. George Hull, Parks and Recreation Board Chairman, stated that the idea is to speed things up so that something can be provided for the kids until a permanent park is built. The Park City

Mountain Resort ramps are too difficult to use and the City will have to buy ramps anyway, and Mr. Hull suggested that these be purchased now since the City has been promising this for a long time. There was discussion that a conditional use permit would be required at any location and the school site may not have enough supervision in the summer, while more could occur in the park. Roger Harlan discussed the objections from adjacent property owners at the Park City Mountain Resort's skateboard park, but the noise was found not to be invasive. Council concurred to proceed. In response to a question from Paul Sincock, Bob Johnston reported that the farmhouse and shed buildings are nearly completed. There is some retaining wall work and the installation of the sewer needs to be installed before it is open for the public. It is scheduled for Planning Commission review on July 28. John Lind reported on the City's efforts in reestablishing a flower garden on Iron Horse Drive disturbed by a project. Mark Harrington advised Council that staff will be requesting authorization to proceed with a contract next week on this pressure reducing valve project. Shauna Kerr reported that she attended a Quality Growth Commission Meeting where she was appointed to a subcommittee for the critical lands fund to help decide what lands will be purchased with those funds. The next meeting of the Quality Growth Commission is July 14 at 11 a.m.; on July 22, she will be attending the Smart Growth Conference in Portland, Oregon.

Bob Johnston pointed out that Council named the City Park baseball field "Jack Sutton Field" a couple of weeks ago and staff video taped the presentation which was shown.

2. **Olympic budget.** Frank Bell explained that the budget is more appropriately described as a financial plan because it is a tool through which the City will manage its fiscal resources between now and the 2002 Winter Olympics. It is a piece of the operating budget and while Council is not legally mandated to create it or approve it, staff recommends that Council adopt the budget by resolution so that it becomes an official tool to manage finances. The budget addresses anticipated municipal expenditures and revenues for a three year Olympic period and runs a year longer than the municipal budget. The budget does not assume a public safety disaster and according to current policies, those are managed through contingency planning which is addressed. The final assumption is that the document assumes a great deal of flexibility and changing circumstances. The Games are three years out and the budget is designed for quick amendments with an understanding that circumstances with respect to Olympic participation will change over time and information may become more certain as time goes on. Mr. Bell anticipates bringing this budget back to Council quite frequently for review.

The obvious problem on the outset is the $924,000 deficit between anticipated revenues and anticipated expenses. Given the uncertainty of numbers at this time, it is too early to categorically state that the Games will end up costing more than what is generated. Of the venue cities that have prepared a budget, Park City's budget is neither unusual or particularly large and expenditures are easier to predict than revenues. There are three years to examine strategies to improve revenues and cut expenditures and the goal is to not have a deficit after the Games. The budget does not project a tax increase. Mr. Bell continued that at least 40% of the revenue side of the budget comes from the use of existing City resources, primarily staff time, and the budget does not contemplate hiring any new full-time positions. It is envisioned using a lot of temporary people, internal staff doing more or different tasks, volunteers, and seasonal employees. There is large in-house planning and delivery of City services. The lion's share of the expenses outlined will fall during the Olympic year from July 1, 2001 until after the completion of the Games and up until now, the City has expended less than 5% of the Olympic budget. Capital improvement projects are not included in this budget. Mr. Bell emphasized that although this is an imprecise document it is not an unrealistic document. It is a tool from which we can better manage our resources and understand our responsibilities as the Games approach. It also provides an early warning mechanism that we need to work hard to ensure the fiscal plight of local government comes to the attention of state and federal officials who may be willing to provide some relief in critical areas such as public safety and transportation. Aside from funding, there is an effort toward better understanding potential tax revenues generated by the Games, and exploring sharing resources and programs with other venue cities and counties to cut expenses.

Tom Bakaly explained the program approach to this budget. He added that the operating budget includes $30,000 related to the Olympics and funds for the Olympic Planning Office. He reviewed expenses from 1988 to 1995, including $65,000 granted to the Organizing Committee and $15,000 spent during the bid process. The total is $342,057 which is broken down between travel, research, and planning. Special events is the business Park City is in and it is planned to spend some of existing resources on the Olympics. There was discussion about the "existing" column which represents staff and programs already budgeted in the operating budget, and there will probably need to be some overtime and additional expenditures. There is $1 million budgeted for stabilization and contingency costs. Staff is recommending that Council look at the three levels of services and prioritize. Revenue projections have been difficult to predict and roughly 40% is "existing". Mr. Bakaly displayed a number of graphs.

Program

Transportation, planning and operations	7.7%
Regulatory	8.8
Operations and maintenance	12.7
City asset coordination	4.4
Look and feel of Games	5.9
Olympic planning and policy	5.6
Public safety	25.5
Other	29.4

Mr. Bakaly explained that "Other" includes community outreach, risk management, staff coordination, and valuing employees, etc. There really hasn't been much budgeted for enhancements and a party for $600,000 has not been included. The focus is on public safety, operations, maintenance, and regulatory services. There is a recommendation to dress up the town for the Games which is funded and this would include City facilities, even if they are not being rented.

Budget Estimated Expenditures

Planning, games and events	87.6%
Expenses (July 95 - June 99)	3.0
Bid expenses (88-95)	.7
Stabilization and contingency costs	8.7

Budget by Department

Non-Departmental	7.3%
Administrative Services	8.5
Public Works	21.7
Public Safety	25.5
Community Development	8.6
Leisure Services	11.5
General Government	14.2

Mr. Bakaly pointed out that the Olympic, Budget, and City Manager's Offices are in General Government. Community Development would be dedicated to regulatory services that would be reimbursed by SLOC or sponsors. Non-departmental contains the "party money"

Budget by Object

	FY 1999-00	**FY 2000-01**	**FY 2001-02**
Personnel	85.9%	89.1%	51.1%
Materials, supplies, services	14.1	10.2	47.3
Capital outlay		.7	1.7

Mr. Bakaly explained that the majority of costs cover personnel and most are existing.

Additional and Existing Costs

Additional	63.2%
Existing	36.8

It is the City's intent to bring additional police officers through the Public Safety Command to meet our needs. The Police Budget is $2.5 million; $2 million is set aside for outside sources and overtime.

Planning, Games and Events

Essential services	55.8%
Important services	30.4
Enhancement services	13.8
Additional costs	41.6%
Existing costs	58.4

Revenues

Intergovernmental revenue	19%
Sponsor fees	2
Asset rental	5
Other revenues	18
SLOC fees	12
Prior resources	4
Existing City resources FY2000-02	40

Tom Bakaly pointed out that existing City resources is almost half. It is anticipated that the Public Safety Command will pay for the additional public safety costs. If that doesn't happen, staff will have to reexamine the expenditure side.

Estimated Revenues	**$10,523,505**
Estimated Expenditures	**11,448,151**

Mr. Bakaly acknowledged the hard work of Linda Cook. Olympic policies will be discussed next week and the budget resolution the first week of July. In response to a question from Hugh Daniels about deferred sales tax paid in 2002 from the state, Mr. Bakaly noted that it is not included in the budget as there is a question whether that will occur. Hugh Daniels felt it should show up here or the General Fund. Frank Bell recalled that that number is less than $100,000.

Roger Harlan felt that we will short-change our residents and visitors if only essential services are provided. The Olympics should not be sterile in its ambiance and he supports people having a great time even at the sacrifice some essential services. Tom Bakaly noted that staff contemplated this and $378,000 is budgeted for the look and feel of the Games. It is a matter of the Council and the community making priorities.

Paul Sincock complimented staff on this professional document. He emphasized that the additional costs for staging the Olympics is $7.2 million; $6.3 million roughly in revenues. It still has the same shortfall of $924,000, but the other $4 million are expenses that the City would be incurring anyway. To say the Olympic budget is $10 million is a misnomer as it is closer to $7.2 million in expenses. He agreed with Mr. Harlan about the look and feel of the Games. There is a Cultural Arts Task Force working throughout the community who have ideas, and this group is applying for grants to enhance the funding of this aspect of the Games. Hugh Daniels added that if costs spent to date are removed, the total is under $7 million. Tom Bakaly added that there are financial policies related to the Olympics which can be discussed next week. Hugh Daniels stressed that the City will not be the bank for non-profits during the Games.

3. **Parking committee interim report.** Hope Bleecker explained that the purpose of the committee is to look at the existing system and there have been five meetings. The committee focused on the visibility of the program and consistency and has forwarded a recommendation on a scofflaw policy. Through discussions with the committee, the staff feels encouraged that some element of stabilization of the program is being reached. There was discussion about whether the meters should change color and the signage needs to be a staged approach. Consistency continues to come up with the group in an effort to search for a year-round scenario that can work. Members are concerned about reactions of the customers. The program needs to address some of the surplus and the peak hour issues to be more successful in our management of parking. There are no other goals but to try to focus on customers. Ms. Bleecker added that the committee has completed its work but would like to continue in looking at a year-round program. This should take at least three or four more meetings and a subsequent presentation in July. As a diverse group, it may not be possible to reach consensus, but there may be a series of alternatives that Council could review. It is the Council's goal to manage parking to assure efficient use of existing resources and the committee is trying to monitor and assess the receptiveness of various user groups. She pointed out another Council goal of generating sufficient revenue to pay for program costs and to mitigate unintended impacts and the committee would like additional time to comment on the importance of these two goals to Council before they begin their work as a group.

Hugh Daniels commented that his concern with signs and colors is that the Historic District Commission is involved, and didn't believe optic yellow is possible. Additionally, the City paid additional money to get them the color they are and it is important to know the cost. He felt that people who have hundreds of dollars in tickets should be pursued. There hasn't been significant utilization in private lots and there may be the ability to negotiate with owners of garages on lower Main Street and bring them into the program. At some point, there may be free days or free holidays, but he has noticed that it varies with the community and hoped the group will consider the local or Salt Lake visitor and not advertising it to the destination visitor. The goals of the Council still make sense and should be the guiding principles. Mr. Daniels warned that the needs of the entire community, including costs, should be considered, not just the business community. It should break even in program costs and he is not interested in subsidizing it. Mr. Daniels thanked those who have participated on the committee.

Roger Harlan agreed that people with tickets need to pay. Paul Sincock also agreed with Mr. Daniels that it needs to be revenue-neutral or make money and doesn't want to subsidize it this fiscal year. This will undoubtedly include year-round parking. He wasn't sure about the hours but agreed with four hours on Swede Alley rather than eight. The monthly employee parking program is a good deal and he felt that the violations are modest compared to other cities. Mr. Sincock asked if there was discussion about removing meters on Main Street if there was an adequate plan to assure employees didn't park there. Ms. Bleecker stated that it has come up, but has not been detailed; it is not an option that is favorable to all members. There is an issue of collecting all of the employee license plate numbers in our data base and having a more restrictive fine schedule for them. There are a number of complications in doing this and an effective scofflaw policy may achieve that as well. Paul Sincock stated that he would support any plan that is reasonable to remove meters off of Main Street only, but it can not jeopardize the revenue neutrality of the program.

Ms. Kerr stated that she feels differently, and it is more important to her to have the program customer friendly and allocating a valuable resource. It is not as great a concern to her to make money or be revenue-neutral. Allocating parking has some costs associated with it, and there would be costs in replicating parking. It is important to her that there's a system that functions and is encouraged that the committee is still willing to develop ideas further. Ms. Kerr continued that year-round offers consistency and this should be kept in mind when considering changing hours. The deadbeat policy should be enforced. There was discussion about implementing paid parking this summer. Hope Bleecker commented that many in the group don't see the existing system functioning year-round. Ms. Kerr suggested that there could be reflective materials on the meters that would make them more visible without having to paint them. Shapes are as important as colors. The Mayor asked for a hard date for completion of the work of the committee. Ms. Bleecker felt that the committee needs to meet for four more meetings and should be coming back the end of July. Paul Sincock expressed his appreciation of the committee's efforts.

Mr. Harlan expressed his skepticism in all merchants cooperating and giving the City information on employees as there wasn't total buy-in before paid parking, and he would hate to invest a lot of staff time on this type of registration program. Hope Bleecker stated that the committee anticipated difficulties in such a program and recommend the Council supporting the scofflaw policy.

4. Review of regular meeting:

Housing resolutions. Meg Ryan explained that Council reviewed this in December, March and April. Council provided direction in April on the percentage for mitigation and the commercial component. The main effort of these policies is geared toward employees, long term residents, seniors, and disabled. The mitigation for annexation and master plan developments is proposed at 10% for residential and 20% for commercial. Hugh Daniels believed that Council talked about a higher number for residential. Toby Ross recalled that it was discussed but the direction was 10%. Hugh Daniels stated he is interested in raising the residential to 15% and Ms. Kerr indicated her support. Meg Ryan pointed out that staff would like more clarification on that and another issue is determining an obligation under the commercial component. With the objective of making this as clear as possible to determine costs and to understand the targeted market, an average wage is calculated, the rents and sales price can be determined, and the developer can build any kind of unit configuration. The second option would be to perform an employee generation study tailored directly to the project, and there is a lot of data available to the developer. The last issue of discussion is the in-lieu fee which was described as the cost of production plus land, but this document reflects the average subsidy to produce the unit. The units at 1465 Park Avenue were used as an example calculated at about $166,000 per unit. Staff felt that was somewhat prohibitive, and that more units could be leveraged with an in-lieu alternative. She also asked if there was a preference for rental or ownership. The goal is to make this as easily read as possible and to achieve the City's goal in providing units to a cross-section of people.

Ms. Ryan explained that the changes will set a maximum cap for projects that would be assisted by the City. Annexations and master plan developments will also require that a housing plan be submitted. The developer will either have the predetermined alternative to chose or the right to conduct his own study. Resolution No. 7-95 would remain in effect, as amended, for the outstanding projects that need to rely on the information in that document. The other resolution is for all new projects. The housing application and data handbook would be administratively updated. The Mayor asked how the City can protect itself with keeping the in-lieu fee current. Ms. Ryan explained that the resolution requires that every two years, the data is revisited and the in-lieu fee would be recalculated at the time the project is approved. Toby Ross added that another protection is that the in-lieu fees can only be used at Council's discretion. Paul Sincock stated that he likes the formula which should be applied to Flagstaff. Toby Ross explained that UPCM agreed to 20% of the unit equivalents, not to this formula, and believed this to be a mutually understood.

The City Manager clarified that the numbers in the maximum mortgage need to be adjusted and the formula will result in a reduced number. Hugh Daniels favored purchase units but a rental option should be available. He agreed with the Mayor that the in-lieu fee is low but it is an option, and the percentage on residential units should be higher than 10%. Council agreed on 15%. Ms. Ryan acknowledged the help of Phyllis Robinson and Bob Rosenthal. It was explained that the ratio of rental and ownership is fiscally neutral. Hugh Daniels didn't feel that the resolution should determine a mix, but there could be a policy statement that Council prefers to some degree owner units. Shauna Kerr asked that next year, the issue of promoting for-sale units be revisited. Toby Ross stated that if a project is not federally assisted, there is already an incentive to provide for-sale units.

Interlocal agreement - interconnect pipeline project. Tom Daley explained that this was signed by Weber Basin and Atkinson Water Service District. The Planning Commission forwarded a positive recommendation on the condition that it does not fuel County growth and not subsidize new infrastructure or water in the County. He didn't believe that either of these comments are concerns. In response to a concern raised by Hugh Daniels regarding the City's 22% obligation and the event the Rockport line does not go forward. The City Manager explained there is a fail-safe of a mandatory obligation of Atkinson to buy enough water to pay our 22%.

Council compensation. Paul Sincock believed the Council's base salary should be different as service on the Council requires a lot of time. He is particularly concerned about people interested in running for office who are discouraged by the costly endeavor because the amount of time that needs to be devoted. He suggested $1,500 for the Mayor and $1,200 for the Council members and that the Mayor get no more than 25% more than Council members. Hugh Daniels agreed that compensation be tied to employee increases, but employees have had various adjustments based on the market. However, compensation shouldn't be arbitrarily changed without checking with other cities. Mr. Sincock reiterated that he doesn't want to discourage people from running for office.

Budget. Hugh Daniels expressed concern that a separate budget be prepared for the Water Service District. Tom Bakaly explained that it was the opinion of the City Attorney that this was not necessary as it is delineated in the City's budget.

Prepared by Janet M. Scott

PARK CITY
1884

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JUNE 17, 1999

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 17, 1999. 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; Meg Ryan, Planner.

II PUBLIC INPUT

The Mayor invited the public to comment on any matter of City business, not scheduled on the agenda. Hearing none, the public input session was closed.

III COMMUNICATIONS FROM COUNCIL AND STAFF

Hugh Daniels offered to present a report on the Restaurant Tax Grants at a work session. Rick Lewis reported that the bulb-out project began today and the signs for the Heber Avenue park will be installed next week. There will be a request to pressure-wash the street so it can be painted by artists. There was discussion about removing the paint from the street. The grand opening will be July 10. Toby Ross indicated that he attended the legislative interim session on impact fees and the appeals process was discussed. Fairness of administration and affordable housing were also addressed.

Tom Bakaly added that he attended a arts and recreation tax meeting at the County, which was well attended. There was discussion that this 1/10 of 1% sales tax may not happen for a year so that the distribution of the tax can be changed at the legislature from 70% to arts and culture and 30% to recreation to 50%/50%. It doesn't appear as though it is going to be geographically based as far as distribution, but rather than merit. Hugh Daniels felt this is a good issue for a work session. Paul Sincock continued that the there seems to be buy-in from all areas in the County and consensus of maintaining the 70%/30% split.

IV WORK SESSION NOTES AND MINUTES OF MEETINGS OF MAY 20, 1999

Hearing no corrections or omissions, 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

V PUBLIC HEARINGS

1. Resolution adopting a final revised budget for FY 1998-1999; a final budget for FY 1999-2000; and a tentative plan for FY 2000-2001 for Park City Municipal Corporation and its related agencies and authorization for the computation of the property tax rate that reflects the issuance of general obligation bonds - Tom Bakaly, Director of Capital Projects and Budget, explained that COSAC identified $4 million as an appropriate amount to issue and the tax rate will be set accordingly. Last fall, the public was informed that the assessment would be $18 per $100,000 of assessed value, but this is less than half as not all the $10 million will be issued. With no comments or questions from the Council or the public, the public hearing was closed.

2. Ordinance establishing compensation for the Mayor and City Council for FY 1999-2000 in Park City, Utah - Roger Harlan appreciated the comments made in work session and it was explained that if Council elected to change its compensation, it would require a public hearing. Paul Sincock believed that when this rate was set Council several years ago, the meetings were not as frequent. The compensation is low in consideration of all of the time involved and he suggested that a survey be conducted with other cities. He indicated that he has received comments from people interested in running for office, but can't afford to. Hugh Daniels agreed and that compensation needs to be compared to what is being done in other communities to make sure that the base is appropriate. He added that in his accounting three years ago for hours and depending upon the week, the hourly compensation is between $2 per hour to about $6 per hour. With no further comments, the public hearing was closed.

3. Final draft of Park City Transit Development Plan **(motion to continue to a date uncertain)** - The Mayor requested a motion to continue to a date uncertain. Roger Harlan, "I so move". Hugh Daniels seconded. Motion carried.

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

VI NEW BUSINESS

1. Resolution adopting the Transportation Element for the General Plan of Park City, Utah - Eric DeHaan explained that a public hearing was held on June 3, 1999 and the only substantial change made since that time where language refers to utilization of private parking areas on Main Street. This is the first element of Phase 2 of the General Plan. With no comments, the Mayor requested a motion to approve. Paul Sincock, "I so move". Shauna Kerr seconded. Motion carried.

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

2. Resolution adopting a final revised budget for FY 1998-1999; a final budget for FY 1999-2000; and a tentative plan for FY 2000-2001 for Park City Municipal Corporation and its related agencies and authorization for the computation of the property tax rate that reflects the issuance of general obligation bonds - Shauna Kerr, "I move approval". Paul Sincock seconded. Motion carried.

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

3. Ordinance establishing compensation for the Mayor and City Council for FY 1999-2000 in Park City, Utah - Hugh Daniels, "I move approval". Paul Sincock seconded. Motion carried.

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

4. Resolution between Park City Municipal Corporation and Weber Basin Conservancy District adopting an interlocal agreement for participation in the Atkinson Water District interconnect pipeline project - See staff report and work session notes. Shauna Kerr, "I move approval. Hugh Daniels seconded. Motion carried.

Hugh Daniels	Aye

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

VII OLD BUSINESS

Affordable housing resolutions:

(a) Resolution amending Resolution No. 7-95, Affordable Housing Guidelines and Standards for Park City, Utah - and

(b) Resolution adopting Affordable Housing Guidelines and Standards for Park City, Utah - Meg Ryan pointed out that this was discussed during work session, and based on the Council's discussion, requested adoption with the following changes: (1) change the residential mitigation from 10% to 15%; (2) adjust the maximum purchase price to reflect adjustment in amortization payments; and (3) add a statement that it is the Council preference to put home ownership over rental at this time, with the option to make formula adjustments in the future, if necessary. Paul Sincock, "I move approval, as amended". Shauna Kerr seconded. Motion carried.

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

VIII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned.

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

Prepared by Janet M. Scott

PARK CITY SUMMIT COUNTY UTAH
CORPORATE
Seal
MARCH 1,
1884

Janet M. Scott

Janet M. Scott, City Recorder

DATE: June 17, 1999
DEPARTMENT: Public Works
AUTHOR: Hope E. Bleecker, Transportation Director HB 6/17/99
Brian Andersen, Parking Operations Manager BA 6/17/99
TITLE: Parking Advisory Committee Report
TYPE OF ITEM: Informational

SUMMARY RECOMMENDATIONS: Review current work to date of the Citizens Advisory Committee on Parking.

DESCRIPTION:

A. Topic. Parking Advisory Committee Report.

B. Background. Pursuant the last Council meeting on parking (February 25, 1999), a Citizens Advisory Committee was formed to assist staff in looking at ways to improve the existing parking program. The process for forming that committee was to ask the input of Historic Main Street Business Alliance (HMBA) to solicit volunteers for a temporary short-term seven member advisory board. The HMBA compiled a selection list of volunteers and the committee was jointly formed by the City staff and the HMBA. Members of the retail, office, and restaurant communities, as well as citizens at large now form the committee. A member list is attached. The group has convened weekly on five occasions. Three of the meetings have been spent educating the group on the program. The group took a site tour with staff to review specific instances of signing and problems with meter presentation. The remainder of the time has been spent in developing recommendations.

C. Analysis.
The Citizens Advisory Committee was designed to represent a diverse and balanced variety of interests. Opinions on specific program elements vary greatly. The goal of the process has not been to form consensus, but to take advantage of the opportunity to interface with stakeholders who are closely affected by the parking regulations and to work toward policy recommendations. For parking systems to work effectively over time, they need to be flexible in design and easily altered when conditions and opportunities change. Success of the program is reliant upon local government support and citizen review.

Staff solicited committee members on their opinions on the following program elements:

Signs
Marketing
Enforcement and Collections
Employee Permit Rates and Designated Parking Areas
Consistency (12 month operation vs. 6 month)
Time Regulations
Days and Hours of Operation

A summary matrix of opinions on program elements is attached as Exhibit A.

Short-Term Policies

The first three program elements are technical in nature. They are pragmatic responses to the issues presented regarding customer satisfaction and violations and are **essential** component areas for "tweaking" in Park City's pay and display parking system.

Signs - There is strong support for improvement of existing signs on Main Street. Specifically, signs that are more optic, frequent, and double sided. The committee agreed that the parking staff should place signs where they are warranted and should work to achieve the goal of compliance and user-friendliness. Other recommendations included painting the meters an optic color, possibly yellow or silver, or at least a lighter color than the current black. The committee agrees to leave this issue under the purview of the staff and encourages swift and expeditious treatment of problem areas. One committee member felt there is a deeper problem related to poor understanding of the pay by space technology and felt the only remedy is to replace the existing machines with single space meters.

Marketing - Several responses on marketing yielded ideas to target locals, visitors, and business owners separately. When the parking regulations were changed in January 1998, the public was not well informed which resulted in negative publicity. It would be a good idea for program changes to be introduced in multi-media formats. They should be developed in a cost-effective manner. The design approach should be secondary to the effort dedicated to signs and to meter presentation. Ultimately, the parking program should **not** have to be "marketed" but rather, it should be readily apparent from the street. The program should not be dependent on brochures and television advertisements to work properly. The purpose of materials and brochures should be to inform people about new regulations and significant changes that are departures from the normal operation.

Enforcement - The comments on enforcement varied slightly, but by and large the committee advocated consistent and cost-effective enforcement. No major complaints about Ampco or the approach to enforcement were rendered.

A scofflaw policy targeting motorists who have accrued significant fines will strengthen the City's effort. An ordinance change which targets persons who have accrued more than $300 in violations should be produced. That ordinance should be swiftly reviewed by the legal department for liability issues associated with the alternative ultimately recommended by staff. The committee agreed that the details of such a policy recommendation should be pulled together quickly and should be forwarded to the Council for approval.

Issues Outstanding

The following issues should be examined within the context of an overall system since the variables are not mutually exclusive and have the capacity to alter the outcome of program goals if changed. Therefore, the committee has not developed specific recommendations on program components.

Employee Permit Costs and Locations - Only one of the committee members firmly stated that employee permit rates should be raised. There may be some tolerance for increases as the committee reviewed data which showed that Park City has an extremely low employee parking rate ($10 month). There is a general tolerance for a range of $10-$30 per month. There should be a pro-rated option if quarterly passes are considered. (Quarterly rates would be necessary if the program operated year-round, otherwise monthly rates are appropriate.) Also, there is support for adding another permit area in the north end of Main Street such as the Gateway Garage. Employees should have spaces to park other than in the south area of Main Street (China Bridge Garage).

Year-Round - Like staff and the Council, the committee members favor a consistent year-round program. There are rather obvious advantages which would work in favor of staff, motorists, business owners, and policy makers if a year-round program could be put into effect. Additional review time will be needed if the Council wants recommendations on a year-round scenario from the parking committee. Many committee members favor the addition of variable rates, free parking components within the present paid areas and other measures to address the shoulder season surplus of parking. The committee has requested new financial projections on several scenarios and an opportunity to review these alternatives with staff. As Council remembers, some alternatives were reviewed in February. However, those reviews were limited in scope and did not consider all impacts of variable rates, increased revenue from less hobbled enforcement and signing policies, or other finite assumptions that would make the program function more effectively.

Time Regulations - There is little consensus on this issue. Staff's recommendation is that the element should be included in a report which evaluates year-round alternatives.

Days of Operation - The group is also divided on operation of the program during Sundays and Holidays. Staff's recommendation is that it should be included in the report which evaluates year-round alternatives.

Financial Data

Updated financial results for the paid parking program are attached as Exhibit B, revenue and expenses spreadsheet. A review of this spreadsheet reveals four important points concerning the program's financial status:

1. Program revenues, when foregone revenues are included, are very close to the original forecast.
2. The first time nature of the program and unforeseeable start-up costs have resulted in higher

expenses than originally forecasted for the period reviewed.

3. The program's negative cash flow to date has been aggravated by:

- The seasonal approach to the paid parking program that removes parking revenue streams during periods of free parking while fixed costs continue.
- Foregone revenues associated with program promotion ($10 Quick cards, merchant tokens, etc., changes in permitted areas (decision to permit China Bridge), parking ticket warning programs (soft start), and parking ticket courtesy cards (soft start).

4. The financial results for Winter 1999 and Summer 1998 show that positive cash flows are attainable during periods when the existing paid parking program is in effect.

Future Efforts

One observation rendered by the parking committee is that the program is focused largely on traffic management of cars and less on how people use the downtown (and its parking).

1) Some committee members have concerns that the goals of the program do not reflect customer values. There is a general concern that the parking system needs to support and invigorate the downtown district. Obviously, improving parking conditions is only one means to that end. However, the parking program should fit in well with the Downtown District's overall values. The committee would like to suggest new goals which can more accurately focus on customers who use the paid parking system.

The goals of the system as adopted by the Council on October 30, 1997 were:

a) To manage parking to assure efficient use of existing resources;
b) To monitor and assess the receptiveness of various user groups and parking rates and regulations;
c) To generate sufficient revenue to pay for program costs;
d) To mitigate unintended impacts;

The committee's immediate goals are to clarify the position of the Council regarding program subsidy and to clarify what role the committee can play in further design of any changes to the parking system. Their future objectives are listed below.

1) Alternatives which fulfill the goals of a business enhancement district and a customer friendly system should be identified. Those scenarios should provide for a year-round format. Scenarios should include additional free components, variable rates, and other elements recommended by staff, the Council, and committee members.

2) Identify pros and cons of alternatives in order to successfully meet program goals.

3) Recommend a set of goals and objectives which are acceptable to Council, staff and committee with a corresponding program.

Department Review. This memorandum has been forwarded for comment to the Planning Department, the City Manager, and the Office of Capital Management and Budget (OCMB). Staff from OCMB have been included in the process are prepared to work with the committee to generate financial outcome of the recommended scenarios.

ALTERNATIVES:

A. **Implement suggestions from the Parking Committee to date. Review the plans for continuation of the Parking Committee's work and provide input. Render input on program goals.**

B. **Suggest an alternative process to staff and the committee.**

SIGNIFICANT IMPACTS:

A. The short-term suggestions are within normal budget constraints and do not require Council authorization. They are in process now. Transportation Department Staff are working closely with the Planning Department staff to quickly resolve any issues regarding signing and to keep them informed. Any other significant changes and improvements such as those defined under "Issues Outstanding" can be evaluated over the next four weeks. The Council should 1) provide input on that process before it takes place and 2) clarify their position on goals and their vision for the parking program.

RECOMMENDATION:

Review the summary of work to date by the Citizens Advisory Committee on Parking. Support continued review of additional alternatives and provide input on program goals.

Exhibit A

Wish List Results

Signs	Marketing	Enforcement	Employee Permit Rates/Locations	Consistency	Days of Operation	Time Regulation Changes 11-8
More Standardized	Target local/visitors separately	No Change, Residential needs attention	No Change	More signage; agree with current policy	No Change and no free Sunday or Holiday	No Change
More Optic signs/meters	Permanent Written Policy for Business Owners	2-10pm weekdays 11-10pm weekends	No Change; limit 5 per business Need Lower Main Location	All year Main Street Seasonal on Swede unless free parking	Year round with free parking on Swede and 4 hour limit on Swede	Main Same; Swede 2-10pm
Incorporate Historic District logo with verbiage stating paid parking Blue rectangles not easy to read Eliminate this color and change to reflective green.	Eliminate Credit Cards/more sales calling	3 hour time limit on Swede: eliminate meters on Swede	Sign China Bridge effectively	Year round $.75 per hour	Sunday free	10-6pm
Need attention, but work through trial and error	No Marketing	Same levels year round	Permits more expensive Need Lower Main location	Seasonal, with time limits and make sure buses run on time	No change	3 hour Main, Year round
Remove signs and install single space meters	Announcement of year round single space meters	Consistent enforcement with profitable cost	No Change	Year round	Sundays free, National and significant local Holidays free	9-6pm
Reword "free zones" for clarity Stronger colors to distinguish metered areas	Direct Mail, Radio, Newspaper to locals to counter misinformation that occured at the start	No Change	Current system encouraging	Year round with free time limit zones on Swede during Spring and Fall	No Change	12:00 start and service oriented bus

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Exhibit B

Pay Parking Revenues and Expenses
July 1, 1997 - Apr 16, 1999

		FY 1998			FY 1999				
		Winter (July to April 15th)	Spring (Apr 15-Jun 30)	FY 98 Total	Summer (July - Aug 98)	Fall (Sept 1 - Nov. 15)	Winter**** (Nov 16 - April 15)	FY 99 To Date	Program To Date
	Type								
1	Parking Tickets*	$77,010	$9,406	$86,416	$6,765	$10,500	$55,181	$72,446	$158,862
2	Parking Permits	$7,251	$1,515	$8,766	$2,735	$7,300	$4,844	$14,879	$23,645
3	Sale of In-Car Meters	$34,689	($28)	$34,661	$8,533	$2,300	$29,621	$40,454	$75,115
4	Sale of Quick Cards	$3,505	$0	$3,505	$1,850	$145	$3,505	$5,500	$9,005
5	Sale of Tokens	$11,018	$210	$11,228	$1,327	$70	$2,237	$3,634	$14,862
6	Parking Meter Revenue	$114,106	$7,320	$121,426	$71,026	$8,186	$199,709	$278,921	$400,347
	Total Revenue	**$247,580**	**$18,423**	**$266,003**	**$92,236**	**$28,501**	**$295,096**	**$415,833**	**$681,836**
	Expenses:								
	Type								
7	Personnel	$48,220	$25,704	$73,924	$32,416	$30,201	$68,590	$131,207	$205,131
8	Services and Supplies	$95,036	$17,145	$112,181	$5,843	$6,830	$31,479	$44,152	$156,333
9	Street Signs	$100,261	$3,977	$104,238	$1,326	$8,811	$17,914	$28,051	$132,289
10	Ampco Contract**	$58,335	$41,668	$100,002	$33,334	$41,668	$78,478	$153,479	$253,481
11	Parking Meters***	$18,879	$13,485	$32,364	$10,788	$13,485	$26,970	$51,243	$83,607
	Total Expenses	**$320,731**	**$101,979**	**$422,709**	**$83,707**	**$100,994**	**$223,431**	**$408,132**	**$830,841**
	Gain or Loss	**($73,151)**	**($83,556)**	**($156,706)**	**$8,529**	**($72,494)**	**$71,666**	**$7,701**	**($149,006)**

Possible Forgone Revenue:

Promotions	$16,385	$10 Quick Cards, Rideshare Incentive, Main Street Tokens, etc.
Changes in Permitted Areas	$32,000	Decision to Permit China Bridge (all of 3rd & part of 2nd)
Parking Ticket Warnings (Soft Start)	$44,044	6,525 warnings issued during winter of 98 at $15 each (45% collection rate)
	$21,256	3,149 courtesy cards issued during Summer 98 at $15 each (45% collection rate)
	$17,928	2,656 courtesy cards issued during Fall \Winter 99 at $15 each (45% collection rate)
Total Possible Forgone Revenue	**$131,613**	

* $40,614 collected between July -Dec 1998 (Paid Parking Program Not in Operation)
** Amortization of Annual Contract Cost (1998 $200,000, 1999 $180,499)
*** Amortization of $323,640 Parking Meter Cost over 60 months
**** Winter 99 meter revenues include payments through April 20 and credit card payments

Committee Member List

Retail
Mary Black, Hilda's
Clark Johnson, Tommy Knockers

Restaurant
John Sutton, Mulligan's
Rick Anderson, Eating Establishment

Citizens
Peter Tomai, Aspen Construction (Former Office Tenant)
Eric Nelson
Diane Roberts, Old Town Resident

Members at Large
Robbie Beck, HMBA
Steve Hooker, HMBA

PARK CITY
1884

COUNCIL AGENDA REPORT

DATE: June 17, 1999

DEPARTMENT: Office of Capital Management & Budget

AUTHOR: Tom Bakaly, Director of Capital Management & Budget, Kent Cashel, Accountant.

TITLE: FY 1998-99 Adjusted Budget (this year) FY 1999-00 Budget (next year) and 2000-01 Financial Plan.

TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATION:

- Hold and close the Public Hearing on the budget that was opened and continued on May 20th, May 27th , June 3rd, and June 17th 1999.

- Adopt a resolution (attached) that does the following:

  Adopts the FY 1998-99 adjusted budget with recommended changes.

  Adopts the FY 1990-00 budget with recommended changes.

  Adopts the FY 2000-01 plan.

  Adopt the Certified No Increase Tax Rate that includes the tax rate increase associated with a $4,000,000 (principal) General Obligation bond as authorized by the voters in November, 1998.

- Acting as the Municipal Building Authority adopt a resolution (attached) approving the FY 1999-00 Municipal Building Authority budget.

- Acting as the Redevelopment Agency adopt a resolution (attached) approving the FY 1999-00 Redevelopment Agency budget.

- Adopt an ordinance (attached) that approves the amount of compensation for the Mayor and City Council.

DESCRIPTION:

A. Topic: In accordance with Utah State Code, the City Council must adopt a budget, by resolution, for each fiscal year. The attached resolution, adopts the FY 1998-99 adjusted budget (with recommended changes), adopts the FY 1990-00 budget (with recommended changes) and adopts the FY 2000-01 plan (with recommended changes).

B. Background: On May 13th, staff presented a balanced budget to City Council. The capital and operating budgets were reviewed in detail by City Council on May 13, May 20, May 27th and June 3rd, 1999. On June 3rd, the Council adopted a tentative budget in accordance with State law. A final technical clean-up of the budget was conducted, after these meetings, by the Office of Capital Management & Budget. The focus on June 17th will be to review and comment on the changes that were made as a result of this technical cleanup and to review and move on the aforementioned resolutions and ordinance.

C. Analysis:

OPERATING BUDGET

Revenues:
Increases in budgeted revenues , detailed in the table below, resulted from a revenue re-forecast. This re-forecast was based upon 3 months of additional collection data that was not available at the time the recommended budget revenues were originally forecast.

Revenue Source	1999	2000	2001
Transit Sales Tax		$25,000	$25,000
Property Tax		$195,000	
General Sales Tax		$100,000	$100,000
Total Increase\(Decrease)		$320,000	$125,000

Departmental Changes:
City Council did not request any changes to the Operating Budget when it was presented on May 13th & May 20th, 1999. A few minor changes were recommended by staff on May 27th, June 3rd & June 17th, 1999. On June 3rd staff also pointed out some changes made to the Requested Option Vs Recommended Option report contained in pages 11-27 of the Tentative Budget Document. Details of those changes can be found in the Resolution attachments.

Grants:

On May 13th, 1999 City Council reviewed the City's Grant's Budget, the changes that resulted from that review may be found in the resolution attachments. Changes resulting from the technical cleanup of the budget are contained in the table below.

Grantee	Description	FY 2000	FY 2001
Unspecified	**Additional Carry-forward (Unspent FY 1999 Grant Contingency Balance)**	**$4,000**	

CAPITAL IMPROVEMENT PROGRAM BUDGET (CIP):

On May 13, 1999, the City Council completed its project-by-project review of the CIP. Details of the changes that resulted from this review were presented to Council on May 27th, 1999 and may be found in the Resolution attachments. Staff has completed a technical clean-up of the CIP and details of the changes that were the result of this clean-up are contained in the text & table below.

Project 712 **Building Replacement & Enhancement**
Project total cost was increased to reflect $9702 of an unbudgeted Utah Energy Grant collected in late May 1999.

Project 624 **Resurface Tennis Courts**
Project cost was increased $2000 (transfer from Project # 648 Five Year CIP Funding) to account for expenses incurred prior to project closeout.

Project 709 **Property Improvements**
Project total cost was increased by $37,000 to account for increase in impact fee funding.

Project 671 **Public Safety Complex**
Project total cost was increased by $332,345 to account for increase in impact fee funding.

Project 37 **Hillside**
Project total cost was increased by $222,159 to account for increase in impact fee funding.

Project 437 **Prospector Entry Corridor**
Project total cost was increased by $32,892 to account for increase in impact fee funding.

Project 648 **5 Year CIP Funding**
Project total cost was increased $1,750,000 to reflect an additional General Fund transfer that was made to reduce the FY 1999 General Fund ending balance. This reduction was necessary to comply with Utah State Law that requires General Fund balances to remain at or below 18% of General Fund expenditures. This transfer required an offsetting entry to the General Fund Contingency to reflect FY 99 actual expenditures coming in less than budget and FY 99 actual revenues exceeding those budgeted. This change is consistent with City budget policy (page 31 of the FY 2000 Park City Municipal Corporation Tentative Budget).

Project #	Project Description	Change
712	Building Replacement & Enhancement	$9,702
624	Resurface Tennis Courts	$2,000
648	Five Year CIP Funding	($2,000)
709	Property Improvements	$37,000
671	Public Safety Complex	$332,345
37	Hillside	$222,159
437	Prospector Entry Corridor	$32,892
648	5 Year CIP Funding	$1,750,000
		$2,384,098

Property Tax Rate:

On June 3rd, 1999 Council authorized the Director of Capital Programs & Budget to calculate and file the City's Certified No Increase Tax Rate. As of June 14th assessed valuation data required to calculate the Certified No Increase Tax Rate had not been received from the County Assessor, as such this rate has not yet been calculated. Therefore, we are asking City Council to adopt the "Certified No Increase Rate." The actual tax rate will be calculated once the valuation data is received.

In November of 1998 voters approved the issuance of a $10,000,000 (principal) General Obligation bond to fund the purchase of open space. The Citizens Open Space Action Committee, appointed by City Council has recommended that $4,000,000 (principal) of this bond be issued in FY 2000. Assuming current interest rates, this issuance will increase property taxes on a primary residence, $8.40 per $100,000 of assessed valuation.

City Council\Mayor Compensation:

The attached ordinance, when passed and adopted, authorizes a 4.5% increase in FY 2000 City Councillor's and Mayor's compensation. This increase reflects the average growth rate of the pay plan for all City employees. There was a public hearing concerning the salaries of City Council members and the Mayor held on June 3rd, 1999.

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 and Adopt The Resolution & Ordinance - Adopt the resolution & Oridinance that adopt the City Manager's recommended FY 1998-99 Amended Budget (with revisions) FY 1999-00 budget (with revisions), and the FY 2000-01 Plan (with revisions).

B. Deny the Requested Changes - City Council could deny (in total or in part) the recommended changes.

C. Continue the Item - June 17 is the last date that adoption can occur in order for us to meet the filing deadlines with the Counties and State. Continuing this item would cause the City to miss this deadline.

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 budget is balanced without a tax increase.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

The specific impacts of not approving individual recommended changes will be discussed during budget presentations on June 17th.

RECOMMENDATION:

The City Council should pass and adopt the resolution that adopts the FY 1998-99 Amended Budget (with revisions) FY 1999-00 budget (with revisions), and the FY 2000-01 Plan (with revisions). Final adoption of the budget occurs on June 17, 1999.

The City Council should also adopt the attached resolutions relating to the Municipal Building Authority and Redevelopment Agency budgets.

Finally, the City Council should adopt the City Council\Mayors pay plan as recommended in the attached ordinance. There was a public hearing concerning the salaries of City Council members and the Mayor held on June 3rd, 1999.

Resolution No. _____-99

A RESOLUTION ADOPTING A REVISED BUDGET FOR FY 1998-99, A BUDGET FOR FY 1999-00, A FINANCIAL PLAN FOR FY 2000-01 FOR PARK CITY MUNICIPAL CORPORATION 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 20, and June 3, 1999, and June 17, 1999 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. REVISED BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended Budget presented on May 13, 1999 and with changes as summarized in the Attachments to this resolution is hereby adopted as the Revised 1998-99 Operating Budget for Park City Municipal Corporation and its related agencies.

SECTION 2.BUDGET AND FINANCIAL PLAN ADOPTED. The budget as outlined in the City Manager's Recommended budget presented on May 13, 1999 and with changes as summarized in the Attachments to this resolution is hereby adopted as the budget for FY 1999-00 and the financial plan for FY 2000-01 for Park City Municipal Corporation and its related agencies.

SECTION 3.CERTIFIED PROPERTY TAX RATE. The City's Director of Programs & Budget is authorized, after Summit & Wasatch Counties have provided the certified property tax data, to compute and file the City's Certified Property Tax rate for FY 1999-00 at a "no tax increase rate". The Director of Capital Programs and Budget is also authorized to compute and file the City's Certified Property tax rate for the issuance of General Obligation Bonds as approved by a vote of the people in November of 1998. 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 1999-00.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect June 17^{th} 1999 for the FY 1998-99 revised budget. And July 1, 1999 for the FY 1999-00 budget and 2000-01 financial plan.

PASSED AND ADOPTED this 17th day of June, 1999.

PARK CITY MUNICIPAL CORPORATION

____
Mayor Bradley A. Olch

Attest:

____
Janet M. Scott, Deputy Secretary

Approved as to form:

____
Mark D. Harrington, Asst. City Attorney

The tables and text below contain details of budgetary changes made to the tentative budget presented to City Council on May 13th, 1999.

Revenues:
Increases in projected revenues , detailed in the table below, resulted from a revenue re-forecast. This re-forecast was based upon 3 months of additional collection data not available at the time the recommended budget revenues were originally forecast.

Revenue Source	1999	2000	2001
Transit Sales Tax		**$25,000**	**$25,000**
Property Tax		**$195,000**	
General Sales Tax		**$100,000**	**$100,000**
Total Increase\(Decrease)		**$320,000**	**$125,000**

Operating Budget

City Council did not request any changes to the Operating Budget when it was presented on May 20, 1999. A few minor changes were recommended by staff on May 27th, 1999. Details of those changes as well as those that resulted from a technical clean-up of the operating budget appear in the text and table below.

A minor increase was made to the City Council\Mayor personnel line. This increase was made to reflect a 4.5% increase in FY 2000 salaries and a 2% increase in FY 2001 salaries. These increases reflect the growth rate of the pay plan for all City employees.

Minor changes to the personnel line of several departments were necessary due to a calculation error that resulted in a small number of positions being calculated at an incorrect salary & benefit rate.

The $ 42,500 same level adjustment for Fleet was made necessary by a system error that did not include these expense increases. The revenue source (inter-fund transfers) to fund this same level adjustment was reflected in the Tentative Budget distributed to Council on May 13th, 1999.

Department\Program	Line Item	1999	2000	2001
Public Works\Streets	**Equipment Rental** (Annual Lease Payment For Salt Storage Dome)		**$10,650**	**$10,650**
City Manager\Capital Mgmt & Budget	**Office Equipment** (Move Funding From 1999 to 2000)	**(50,000)**	**$50,000**	
PublicWorks\Transportation	**Uniforms**		**($1,000)**	**$1,000**
City Council\Mayor	**Personnel**		**$1,751**	**$1,788**
Admin Svcs	**Personnel**			**$1,491**
Police Dept	**Personnel**			**$1,491**
Community Development	**Personnel**			**$1,491**
Olympic Planning	**Personnel**			**$2,669**
Leisure Services	**Personnel**			**$1,491**
Public Works	**Personnel**			**$1,491**
Office of Cap Mgmt & Bud	**Personnel**			**$1,491**
Fleet	**Same Level Adjust**	**$42,500**		
Total Changes		**($7,500)**	**$61,401**	**$25,053**

Grants:

<u>Mountainlands:</u> At the May 13, 1999 meeting, the City's grants program was discussed at length. City Council directed staff to research whether RDA funds could be used to fund a $5,000 affordable housing grant increase to Mountainlands Community Housing Trust. Staff has determined that this is a permitted use of RDA funds. Therefore, Mountainlands' grant for FY 1999-00 could be $25,000 ($20,000 General Fund and $5,000 in RDA funds). This frees up the $2,500 General Fund grant increase that staff had recommended for Mountainlands.

Victim Advocacy Group: The Victim Advocacy Group has requested a $10,000 grant from the City. At the May 13, 1999 meeting, City Council seemed unwilling to increase the annual grant allocation or further reduce the grant continency fund contribution to fund this grant request. Roughly 2 years ago, the Domestic Peace Task Force (DPTF) received a grant increase of about $5,000 from the City. At the time, the Victim Advocacy Group was part of the DPTF. City Council requested that the Victim Advocacy Group and the DPTF explore the possibility of transferring some of DPTF's grant funds to the Victim Advocacy Group.

The DPTF is willing to transfer $5,000 of its grant allocation on an ongoing basis to the Victim Advocacy Group. By adding the $2,500 in grant funds made available by using RDA funds for the grant described above, Council could give an ongoing $7,500 grant to the Victim Advocacy Group with no net impact to the General Fund from what was presented on May 13, 1999. The DPTF is also willing, for this year, to act as a "pass-through" for the Victim Advocacy Group. This means that the City would give the DPTF an extra $2,500 and the DPTF would give the Victim Advocacy Group $7,500.

The Grants Subcommittee has discussed this issue and recommends, giving the Victim Advocacy Group a $7,500 grant as described above. The Grants Subcommittee recommends that this grant be on a one-time basis and would like to revisit the issue next year with additional information from the Victim Advocacy Group.

Grantee	Description	FY 2000	FY 2001
Mountainlands	General Fund Contribution	($2,500)	
Mountainlands (Total Grant Amount to $25,000)	RDA Tax Increment Contribution	$5,000	$5,000
Domestic Peace Task Force	New Grant for the Victim Advocacy Group (Funded by a Reduction in the General Fund Contribution to Mountainlands)	$2,500	
Unspecified	Additional Carry-forward of Unspent Grant Contingency Balance	$4,000	

CAPITAL IMPROVEMENT PROGRAM BUDGET (CIP)

On May 13, 1999, the City Council completed its project-by-project review of the CIP. Detailed in the text & table below, are the changes resulting from that meeting. Included also are changes that staff recommended at the May 20th & May 27th City Council meetings and changes that resulted from a technical clean-up of the CIP that was presented to Council on June 3rd, and June 17th 1999.

Project 712	Building Replace	Staff increased total project cost by $182,000 to reflect additional need supported by an analysis conducted by the City's Building Maintenance Department. This additional cost was offset by like reductions in CIP project #5 (Equipment Replacement) and project #6 (Computer Replacement).
Project 3	Info Sys Enhance	Staff increased project total cost by $25,000 This additional cost was offset by like reductions in CIP project #5 (Equipment Replacement) and project #6 (Computer Replacement).
Project 648	5 Year CIP Funding	City Council, at its May 13th, 1999 meeting directed staff to increase the funding available for this project by reducing, by a like amount, the funding for project #677 (Olympic Plaza), project #700 (Gillmore Park & Ride), and project # 709 (Property improvements).
Project 48	City Park	Staff moved FY 2003 & FY 2004 impact fees from this project& placed them in project # 739. This movement was made at the request of Council members at its May 13th, 1999 meeting.
Project 74	Meadows Drive	City Council, at its May 13th, 1999 meeting, directed staff to remove this project from the CIP.
Project 481	Main Street Parking	The amount of In-Lieu-of-Parking-Fees collected was greater than anticipated when the Tentative Budget was balanced. This change allocates the additional collection of this restricted revenue source to the proper project. The total project cost could have been reduced by a like amount of unrestricted sources. However, staff opted not

		to do so unless directed otherwise by City Council.
Project 697	Traffic Calming	To facilitate project startup prior to July 1, 1999 (requested by the City's Public Work's Director at the May 20th Council meeting) and to comply with impact fee restrictions the funding source for this project was changed as detailed in the table below. Total project cost was not affected by these changes.
Project 579	Library Donation	Staff increased the Total Cost of this project to account for unbudgeted library donations received in FY 1999. This change will ensure the balance of these restricted library donations are reserved for Library projects.
Project 708	Trails Master Plan	Staff increased the total cost of this project to account for unbudgeted restricted State contributions to trails. Total project cost could be reduced by a like amount of unrestricted funds but staff chose not to do so unless otherwise directed by City Council.
Project 712	Building Replace	Staff increased the total cost of this project to reflect $9702 of unbudgeted Utah Energy Grant funding collected in late May 1999.
Project 624	Resurface Tennis Courts	Staff increased the total cost of this project by $2000 (transfer from Project # 648)Five Year CIP Funding) to account for expenses incurred prior to project closeout.
Project 709	Property Improve	Staff increased the total cost of this project by $37,000 to account for increase in impact fee funding.
Project 671	Pub Safety Complex	Staff increased the total cost of this project by $332,345 to account for an increase in impact fee funding.
Project 37	Hillside	Project total cost increased by $222,159 to account for increase in impact fee

Project 437 Prospector Entry Staff increased the total cost of this project by $32,892 to account for increase in impact fee funding.

Project #	Project Description	Change
712	Building Replacement & Enhancements	$182,000
3	Information Systems Enhancements & Upgrades	$25,000
6	Equipment Replacement - Computer	($75,000)
5	Equipment Replacement - Rolling Stock	($132,000)
677	Olympic Plaza (Funds Transferred to 5 Year CIP Funding)	($56,607)
700	Gillmore Park & Ride Funding (Funds Transferred to 5 Year CIP Funding)	($50,000)
709	Property Improvements (Funds Transferred to 5 Year CIP Funding)	($41,000)
648	Five Year CIP Funding	$147,607
48	City Park (Move 2003-04 Impact Fees to Phase II)	($1,500,000)
739	City Park Improvements Phase II	$1,500,000
74	Meadows Drive	($257,500)
481	Main Street Parking (Allocate excess balance of 1999 Parking-In-Lieu-Fees to project)	$65,187
697	Traffic Calming (Impact Fees removed as funding source)	($250,000)
697	Traffic Calming (Rental Income added as funding source)	$6,600
697	Traffic Calming - (Other Fees added as funding source)	$135,359
697	Transfer From General Fund - (Added as funding source)	$108,041
579	Library Donations Expense - (Project Cost adjusted to reflect unbudgeted library donations for 1999)	$33,003
708	Trails Master Plan Implementation - (Project cost adjusted to reflect unbudgeted State contributions during 1999).	$99,120

712	Building Replacement & Enhancement	$9,702
624	Resurface Tennis Courts	$2,000
648	Five Year CIP Funding	($2,000)
709	Property Improvements	$37,000
671	Public Safety Complex	$332,345
37	Hillside	$222,159
437	Prospector Entry Corridor	$32,892
648	5 Year CIP Funding	$1,750,000
	Total Change	**$2,323,908**

Changes in Requested vs. Recommended Options (Pages 11- 27)

			1999			2000			2001		
Page	Department	Option	Requested Option	Reported Option	Difference	Requested Option	Reported Option	Difference	Requested Option	Reported Option	Difference
	Admin. Services										
11	Human Resources	Reclass HR Manager			$0	$12,654	$8,613	$4,041	$12,654	$9,810	$2,844
11	Finance	Same Level Adjust	$7,500	$7,500	$0	$7,678	$9,140	($1,462)	$7,678	$9,140	($1,462)
11	Technical Services	Same Level Adjust			$0	$35,060	$34,811	$249	$40,060	$39,811	$249
11	Technical Services	Reclasses			$0	$9,238	($12,013)	$21,251	$9,238	($12,107)	$21,345
11	Technical Services	Reclass Sys Eng			$0	$7,112	$3,448	$3,664	$7,112	$3,506	$3,606
11	Technical Services	Reclass Tech Serv. Mgr.			$0	$4,473	$4,703	($230)	$4,473	$4,796	($323)
	Community Development										
13	Planning Dept	Same Level Adjust	($5,000)	($5,000)	$0	$5,700	$700	$5,000	$5,700	$700	$5,000
13	Planning Dept	Pres Planner			$0	$30,833	($15,904)	$46,737	$30,833	($14,871)	$45,704
13	Planning Dept	Reclasses			$0	$4,473	$1,548	$2,925	$4,473	$2,840	$1,633
14	Building Dept.	Same Level Adjust			$0	$11,700	$6,000	$5,700	$16,700	$11,000	$5,700
14	Building Dept.	Environmental Specialist			$0	$95,791	$40,945	$54,846	$77,791	$41,854	$35,937
14	Building Dept.	Reclasses			$0	$4,473	$1,548	$2,925	$4,473	$2,840	$1,633
14	Building Dept.	Senior Blg Inspect			$0	$83,507	$84,277	($770)	$65,507	$67,259	($1,752)
	General Government										
15	OCM&B	Grants Accountant			$0	$58,126		$58,126	$58,126	$54,058	$4,068
15	OCM&B	Analyst Position			$0	$51,985	$43,471	$8,514	$51,985	$49,845	$2,140
17	Legal	Increase Intern II			$0	$4,603	$10,510	($5,907)	$4,603	$10,510	($5,907)
	Leisure Services										
18	Leisure Services Admin	Same Level Adjust			$0	$15,317	$4,550	$10,767	$14,067	$5,300	$8,767
18	Parks and Cemetery	Same Level Adjust			$0	$32,250	$49,250	($17,000)	$61,750	$54,250	$7,500
18	Parks and Cemetery	Additional Areas	$6,800	$6,800	$0	$12,800	$12,800	$0	$27,816	$27,093	$723
18	Building Maintenance	Same Level Adjust			$0	$73,800	$58,800	$15,000	$91,800	$86,800	$5,000
18	Building Maintenance	BM 2			$0	$19,091		$19,091	$70,432	$31,000	$39,432
19	Building Maintenance	New Maintenance Worker			$0	$64,001	$40,573	$23,428	$44,101	$41,267	$2,834
19	Building Maintenance	Supplies Transit Center			$0	$2,059	$19,436	($17,377)	$70,491	$59,184	$11,307
19	Library	Library Reclasses			$0	$36,606	$51,894	($15,288)	$50,316	$51,673	($1,357)
19	Library	Part Time Temp Money	$28,281	$11,178	$17,103	$28,281	$10,395	$17,886	$28,281	$10,395	$17,886
19	Library	Same Level Adjust	$1,000	$1,000	$0	$14,500	$7,580	$6,920	$17,200	$7,780	$9,420
19	Racquet Club	Reclass Nick Calas			$0	$6,762	$7,058	($296)	$6,762	$7,431	($669)
19	Racquet Club	Reclass Front Desk Supv.			$0	$3,406	$2,739	$667	$3,406	$2,795	$611
20	City Recreation	Fitness Coord (GRD 4)			$0	$7,807	$7,881	($74)	$7,807	$8,211	($404)
20	City Recreation	Front Desk Reclass			$0	$8,290	($12,919)	$21,209	$8,290	($12,919)	$21,209
21	LS Golf Maintenance	Maintenance	$50,813	$50,813	$0	$41,625	$76,025	($34,400)	$76,025	$76,025	$0
	Public Safety										
22	Police	Clerk Position I			$0	$29,550	$38,001	($8,451)	$29,550	$38,576	($9,026)
22	Police	PO I Position (2)			$0			$0	$114,808	$72,068	$42,740
	Public Works										
25	Swede Alley Parking	Same Level Adjust			$0	$15,900	$15,400	$500	$15,900	$15,400	$500
25	Water Operations	Proj Admin Water			$0	$67,633	$63,203	$4,430	$63,933	$61,634	$2,299
26	Transportation	Transit Analyst			$0	$64,895	$53,464	$11,431	$61,695	$51,097	$10,598
		Subtotal Difference			$17,103			$244,052			$289,785
		Total Difference	$550,940								

Resolution No. -99RDA

A RESOLUTION ADOPTING THE PARK CITY REDEVELOPMENT AGENCY BUDGET FOR FISCAL YEAR 1999-2000

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

WHEREAS, public hearings were held on May 20, May 27, May 3, and June 17, 1999 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 1999-2000 Redevelopment Agency Budget for Park City, Utah.

	Main Street	Park Avenue
Main Street Debt Service	$1,209,601	
M,ain Street CIP	$1,975,541	
Lower Park Avenue CIP		$5,266,078
Subtotal	$3,185,142	$5,266,078
LESS:		
Interfund Transactions	(295,000)	(3,773,945)
Special Revenues	(962,895)	
Beginning balance	(627,247)	(192,133)
NET RDA TAX INCREMENT	$1,300,000	$1,300,000

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect on July 1, 1999.

PASSED AND ADOPTED this 17th day of June, 1999.

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. -99mba

RESOLUTION ADOPTING THE PARK CITY MUNICIPAL BUILDING AUTHORITY BUDGET FOR FISCAL YEAR 1999-00

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

WHEREAS, public hearings were held on May 20th , May 27th June 3rd , and June 17th, 1999 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 1999-00 Municipal Building Authority Budget for Park City, Utah:

Debt Service Fund	$4,276,661
Capital Improvement Program	$32,000
Subtotal	$4,308,661
Less Ending Balance	(2,384,482)
TOTAL	$1,924,179

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect on July 1, 1999.

PASSED AND ADOPTED this 17th day of June, 1999.

PARK CITY MUNICIPAL BUILDING AUTHORITY

Chairman Bradley A. Olch

Attest:

Janet M. Scott, Deputy Secretary

Approved as to form:

Mark D. Harrington, Asst. City Attorney

PARK CITY 1884

Ordinance No. 99-

ORDINANCE ESTABLISHING COMPENSATION FOR FOR THE MAYOR AND CITY COUNCIL FOR FISCAL YEAR 1999-2000 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 17, 1999;

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

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

	FY 1999-2000
Mayor	$1,481.60 per month
City Council	872.71 per month

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

PASSED AND ADOPTED this 17th day of June, 1999.

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

STATE OF UTAH
REGISTERED PROFESSIONAL ENGINEER
22-160113-2202
ERIC WEEKS DEHAAN
6/10/99

DATE: June 17, 1999
DEPARTMENT: Community Development
AUTHOR: Eric DeHaan, P.E., City Engineer
TITLE: Transportation Element of the General Plan

SUMMARY RECOMMENDATIONS: The City Council should approve the Resolution adopting the Transportation Element of the General Plan of Park City.

DESCRIPTION:

A. Topic: The General Plan forms the philosophical and legal basis for a town's zoning ordinances and land use decisions. The Transportation Element of the General Plan, which is presented for adoption, is therefore important in Park City's long-range planning and in the various developments and project applications we consider.

B. Background: The Planning Commission has already considered (and recommended approval to the City Council) Phase 1 of the General Plan. The draft elements of Phase 2 are in various stages of completion and will be presented to the Council during 1999. The Environmental Element has been circulated for review. The Transportation Element has been in the process of preparation for about 15 months and the version presented here represents a version reflecting comments from three different Planning Commission meetings. The format of the element is consistent with that of the other elements. Minor changes have been made in accordance with Council direction at your June 3 meeting, at which time a Public Hearing was held.

C. Analysis: This is the final version of the Transportation Element. One of many points of discussion is the Streets Master Plan update. Park City adopted a Streets Master Plan in 1984 as well as a more recent Trails Master Plan. The 1984 Streets Master Plan identified a network of Arterial roadways and Collector roadways which is relevant still today.

The Planning Commission's comments spanned the whole spectrum of Transportation issues and are reflected in this version of the Element. The Planning Commission did not support the Snow Creek Intermodal Center and all specific support for Snow Creek has therefore been removed from the Element. Certain specific changes to the Element have been made as a result of the Council meeting on June 3rd when the Element was discussed and a Public Hearing was held.

D. <u>Department Review</u>: The document presented here has been reviewed by the Public Works Department as to maintenance concerns and transit issues, our Public Affairs Department as to various trails issues, the Planning Department and, of course, the Engineering Department.

<u>ALTERNATIVES</u>: The City Council should discuss any changes to the Transportation Element. The Council should approve the Resolution adopting the Transportation Element. If more changes are needed, the item can be continued to a future meeting.

<u>SIGNIFICANT IMPACTS</u>: The Transportation Element will guide Park City through the next phase of our development, and many significant decisions will be made relying in part upon this element. Other values such as safety and budgets will also enter into the public decision-making process. We therefore cannot dictate via the element, for example, that a much-needed bus system throughout the Snyderville Basin shall be created, but we can give strong encouragement for such a system subject to funds being made available. The element will also boost our ongoing efforts at trails planning and will clarify our intent that pedestrians shall be treated equally rather than as subservient to cars.

<u>RECOMMENDATION</u>: The City Council should ~~hold~~ adopt the Resolution adopting the Transportation Element.

Resolution No. _____-99

RESOLUTION ADOPTING THE TRANSPORTATION ELEMENT OF THE GENERAL PLAN FOR PARK CITY, UTAH

WHEREAS, the Comprehensive Plan was adopted by City Council in 1985 and certain elements have not been substantively amended or replaced since that time; and

WHEREAS, the Utah State Municipal Land Use Development and Management Act specifies that municipalities prepare and adopt a comprehensive, long-range general plan to accomplish the purposes of the Act; and

WHEREAS, the City Council recognized the inadequacy of the 1985 Comprehensive Plan and the need to adopt an effective planning tool to address the many planning challenges which have been prompted by the dramatic changes in the community over the past twelve years; and

WHEREAS, the City Council identified the adoption of a new General Plan as a high priority and appointed a Citizen Advisory Task Force in 1995, recognizing public participation as an integral component in the long range planning of the community; and

WHEREAS, Phase 1 of the revised General Plan was adopted on March 20, 1997; and

WHEREAS, the Planning Commission held work sessions on the Transportation Element on January 27, 1999 and March 10, 1999, and the City Council held a public hearing on June 3, 1999, and

WHEREAS, good transportation planning is vital to the convenience of our residents and visitors, and good transportation is crucial to our lifestyle in our world-class mountain resort community; and

WHEREAS, the City Council considered public input, recommendations from its staff and consultants, the Citizen Advisory Board, and the Planning Commission and deems it in the best interest to proceed with the adoption of the Transportation Element of the General Plan.

NOW, THEREFORE BE IT RESOLVED by the City Council of Park City, Utah that the Transportation Element is hereby adopted and becomes effective upon the adoption of this Resolution.

PASSED AND ADOPTED THIS 17th day of June, 1999.

PARK CITY MUNICIPAL CORPORATION

____

Mayor Bradley A. Olch

Attest:

____

Janet M. Scott, City Recorder

XI. TRANSPORTATION ELEMENT

Issue Statement

Park City was originally founded prior to the invention of the automobile, and many streets are narrow and randomly aligned. The renaissance of Park City has occurred in the "auto age." As a result, community transportation patterns (including travel within the area as well as regional access to Park City) have developed around the instant mobility provided by the private automobile. In recent years, however, the negative effects of our reliance on the automobile have become apparent, in the form of traffic congestion, parking shortages, and traffic noise. The private automobile, coupled with the strong growth of the region, threatens to degrade the character of the community that is the basis of Park City's success. While the importance of the private vehicle must be addressed and accommodated as part of this plan, the auto's appropriate role must be clearly delineated to minimize its negative impacts. It is critical for our survival as a mountain resort community that we integrate several methods of transit, including arterial roadways, increased bus service, interconnected mixed use trails, park and ride, shuttle services, and sidewalks in our pedestrian-oriented areas.

Discussion

In comparison with other American communities of similar size, Park City has a relatively well-rounded transportation system, including a strong local transit program and a substantial network of pedestrian and bicycle facilities. However, a large majority of travel in Park City – particularly among residents and employees – is still accomplished using a private vehicle. Of total travel during the peak winter season, approximately 90 percent consists of auto drivers and passengers, 8 percent consists of transit passengers, and 2 consists of pedestrians and bicyclists. Transit ridership is a substantially higher proportion of total travel among visitors than it is among residents. Within Park City, roughly 60 percent of travelers consist of "locals" – residents and employees – during the peak winter season, while visitors comprise the remaining 40 percent.

Specific problems relating to the use of the automobile consist of the following:

- Traffic congestion during morning and (particularly) evening peak travel periods during the ski season. Particular "hot spot" locations include the Deer Valley Drive/Park Avenue/Empire Drive intersection, the Deer Valley Drive/Swede Alley intersection, the Bonanza Drive/Kearns Boulevard intersection, and upper Main Street.

- Traffic congestion throughout the year in the Prospector Square area, generated by high traffic volumes and the many driveway intersections.

- Limited parking availability in the Old Town area, particularly during winter evenings and during special events.

- Traffic volumes and vehicle speeds on residential streets which exceed the environmental capacity of quiet neighborhoods.

- High-volume arterial streets (particularly State Highway 224 and 248) that form substantial "barriers" to pedestrian and bicycle travel.

Transportation options in Park City are constrained by a variety of factors:

- Topography plays a critical role in shaping the Park City transportation network. In particular, the steep slopes bounding the Old Town area funnel travel paths (on both auto and transit modes) through a narrow passage between the more open areas to the north and east.

- The existing built environment limits options to expand the roadway system. In the Old Town area, the presence of existing buildings (particularly historic structures) limit the feasible options to expand parking. Developed residential areas on the fringe of the community also limit the ability to provide new access to Park City and Deer Valley.

- Park City's sometimes severe winter weather impacts the design of transportation facilities. Roadway slopes should be limited to avoid undue hazard from icy conditions. In addition, snow removal and snow storage are important design considerations.

- Financial factors must be carefully considered in ensuring that transportation programs are sustainable. Both capital and operation/maintenance costs must be met within available funding.

- The dramatic variation in transportation demands generated by visitors reduces the effectiveness of building transportation facilities to meet peak demands. Given the high cost of new roadways and parking improvements, it is not financially feasible to build facilities for use only on the highest activity days. Rather, transportation management techniques must be developed to provide access during peak periods.

- During peak seasons, many of the people using Park City's transportation system consist of visitors that are unfamiliar with the roadway system, parking facilities or transit system. Clear signing and strong public information programs are therefore important in ensuring efficient mobility, but signing has its own negative visual impact.

Intent

Because transportation is so vital to our mountain resort lifestyle as well as the health and safety of residents and visitors, it is Park City's intent that this Transportation Element be of equal importance with other elements of the Park City General Plan. Park City wants to provide a balanced, integrated transportation system for residents, visitors, and employees that reduces congestion and pollution. We want to identify the overall transportation system network including trails, bike paths, and pedestrian walkways which will meet the needs of the community in the future. We must recognize the pervasive importance of the automobile, so we need to establish the 25-year primary and secondary roadway system for the developed areas of Park City and for expansion areas but it is the intent of Park City that this roadway system be non-growth inducing . In doing so, we must:

- Seek to balance public and private transportation both within and outside the Park City area by increasing the number of available transportation choices. Investigate expanding transit to the rest of Summit and Wasatch Counties subject to appropriate funding being provided and suitable interlocal agreements with all affected agencies having been reached.

- Continue to support a vibrant downtown while endeavoring to reduce congestion by motor vehicles.

- Minimize the need to construct new parking spaces through the use of shared parking.

- Consider assuming jurisdictional control over State roads within the City limits.

Management of transportation facilities to maximize the capacity of the existing system, properly applied, can relieve traffic problems at both a lower impact to the community and a lower total impact on municipal coffers. Management strategies can include the following:

- Remote parking/transit shuttle programs for special events, and for day skier access associated with peak ski periods.

- The use of traffic control officers to effect ingress and egress at activity centers during particularly heavy traffic periods.

- Mobile Intelligent Traffic Signing (permanent changeable message board signs are regarded as inappropriate for Park City).

- Shared use of parking facilities.

- Parking meters and/or fees for parking in lots and garages.

Key to efficient management of the transportation system is the use of *communication* tools to help solve *transportation* problems. Communication should be improved through the use of low-wattage radio transmissions, describing means to avoid traffic congestion, and encouraging the use of transit services and remote parking lots; mobile intelligent traffic signing (variable message signs); "reader board" displays providing real-time information regarding traffic congestion, provided in key activity centers such as ski base areas and public parking facilities; and information on parking and the alternative modes that is included in advertising and promotional information.

Policies

Transit Policies

- Transit funding shall be adequate to operate services year-round, while also ensuring adequate replacement of capital assets. High-frequency service will be provided between all commercial and activity centers. Service to residential areas will depend upon the demand for and the cost-effectiveness of such service.

- Investigate expanding transit into the Snyderville Basin, and to serve commuters, subject to appropriate funding being provided and suitable interlocal agreements with all affected agencies having been reached.

- The availability and convenience of transit service shall be improved, to attract a greater proportion of visitors and residents.

- A series of transit facilities should be considered. If constructed, these facilities together with the rest of the City's transit system shall be operated to maximize the convenience of transit, pedestrian, and bicycle transportation options. Transit routes shall avoid residential streets if equivalent collector-road routes are available.

- The primary modes of access to Main Street commercial businesses shall be via transit, bicycle, and on foot. Persons arriving in the area via auto shall be encouraged to carpool, to use public and private parking facilities in lower Main Street and surrounding areas, and to park at the Resort Center, and at individual lodging facilities.

- The mobility of the public shall be optimized when evaluating all modal options together (one mode isn't more important than another, but overall mobility is very important). Transportation programs should focus upon moving people, rather than moving vehicles.

- Increase the proportion of visitor travel on transit service.

- Increase the proportion of resident travel on transit service.

Roadway Policies

- Paved roads shall be installed in new developed areas prior to building permit issuance. Roads shall conform to the Streets Master Plan even if this involves a higher standard than the development would otherwise necessitate. For example, the Silver Pointe Condos needed to install Rossie Hill Drive between two adjacent roads, not just along the project's front boundary.

- Neither roads nor trails will be closed for construction except for emergencies or safety reasons; detours must be reasonably convenient.

- All arterial roadways shall have Frontage Protection Zone protection and limitations on driveway access. Owners of property fronting on arterial roadways should be strongly encouraged to provide access from adjacent collector streets, or through shared use of driveways. To ensure long-term maintenance of adequate traffic conditions, it is crucial that arterial capacity not be degraded through unnecessary access points.

- The impact of traffic on residential streets should be minimized as much as possible through a combination of educational, enforcement and engineering strategies such as traffic calming devices.

- Improve substandard roads as appropriate for the neighborhood. As long as safety is not an issue, the width of roads and streets shall be minimized.

Bicycle/Pedestrian Policies

- Park City is a bicycle and pedestrian-oriented mountain resort town, and because bikes and pedestrians are so vital to Park City's economy and sense of community, their needs shall be accommodated first in the event there is a vehicular/pedestrian conflict.

- Pedestrian and bicycle links between neighborhoods shall be provided concurrent with the first phase of any development. Trails shall conform to the trails master plan. Trails within and adjacent to Park City shall connect to trails which exist and/or are being planned within unincorporated Summit County.

- Portions of trails not presently connecting to other trails shall still be constructed, in anticipation of future trail construction in accordance with the trails master plan.

- In all residential areas, it is appropriate to construct sidewalk adjacent to the curb on one side of new streets. In all commercial and recreational areas, it is appropriate to construct sidewalks adjacent to the curb on both sides of new streets.

- Increase the proportion of total travel via non-motorized modes.

Land Use Policies

- Zoning shall recognize the interrelationship of land uses and transportation modes. No transportation improvements should be made which would encourage inappropriate or premature growth.

- Cluster land use densities close to major transit stops – The potential for transit ridership drops off dramatically with distance from the nearest transit stop, particularly when this distance exceeds 1/4 mile. Land use plans shall therefore concentrate high intensity uses near existing transit stops or modify the transit routes so an efficient transit stop lies within 1/4 mile.

- The street network should be developed to allow efficient transit service – Through streets shall be provided in new developments that allow transit service within easy walking distance of all residences and good access to adjacent arterial streets. Street plans should be reviewed by transit staff.

- Convenient pedestrian and bicycle connections to transit stops – As all transit passengers are also pedestrian (on one or both ends of their trip), safe and convenient pedestrian and bicycle facilities shall be provided to each transit stop.

- Site design that serves both auto and transit users – Rather than using parking lots to separate commercial uses from adjacent arterial streets (and transit stops), commercial developers shall be strongly encouraged to prepare site plans to cluster the commercial uses near major intersections. This encourages transit use by allowing a more convenient travel path from the bus stop, and also encourages increased walking between buildings.

- Mixed land uses – Zoning designations shall be reviewed to identify opportunities to provide neighborhood-serving commercial uses with convenient walking or bicycling distance from residential areas. This strategy reduces auto use while providing increased opportunities for transit and pedestrian activity.

- Drive-up windows are generally inappropriate outside of certain commercial areas and should be discouraged, or prohibited except in those areas.

- Development in commercial areas shall be pedestrian-friendly.

- A variety of landscaping and other compatible land uses shall be encouraged within road rights-of-way where feasible.

Parking Policies

- Due to the high "peaking" characteristic of parking demands during winter and summer and the high cost of providing additional parking in the Old Town area, it is not financially feasible to provide a space for *all* vehicles during the very busiest periods. Rather, a system of high-frequency transit shuttles serving outlying parking areas shall be developed.

- Reduce the peak winter commercial demand for parking in the Old Town area.

Actions

Roadway Improvements

- The Transportation Element of the General Plan and the Streets Master Plan shall be reviewed annually and updated as necessary.

- Within other planning criteria, improve the safety and capacity of the State Highway 248/Bonanza Drive/Deer Valley Drive access route between Quinn's Junction and Old Town/Deer Valley/Resort Center. This corridor will become increasingly important to maintaining adequate traffic conditions as possible roundabouts, congestion, and new traffic signals reduce the ability of State Highway 224 to serve Park City. A very high level of design and aesthetic quality is appropriate.

- Increase the management of the roadway system through communication technologies. Establish "real-time" communication program for traffic congestion, including low-wattage radio and mobile intelligent traffic signing.

- Review the capacity constraints of Bonanza Drive and develop design solutions to improve the vehicular and pedestrian movement through this area.

- Effect the following intersection improvements:
  - Park Avenue/Deer Valley Drive: Construct 2nd Southbound Left Turn Lane if gains in efficiency outweigh adverse aesthetic impacts and the impact on pedestrian convenience.
  - Park Avenue/Kearns: Construct 2nd Southbound Left Turn Lane if gains in efficiency outweigh adverse aesthetic impacts and the impact on pedestrian convenience.
  - Deer Valley Drive/Marsac: Construct Modern Roundabout
  - Deer Valley Drive/Swede Alley: Channelize

- Modify roadways between Old Town and the Resort Center to provide a direct route for transit vehicles that avoids Park Avenue/Empire/Deer Valley Drive intersection.

- When development occurs in the region along U.S.40 east of Deer Valley, plan for road connections to U.S.40 and its frontage road and prohibit road connections to Deer Valley.

- When development occurs in the Round Valley Area, plan for road connections to U.S. 40 and S.R. 248 and prohibit road connections to Park Meadows.

- Implement a City-wide traffic calming program, establishing standards for traffic calming techniques and graduated phasing of measures. Enforcement and sign-improvements should be considered for all residential streets with speeding problems. Proactive engineering strategies including traffic calming should be considered for residential streets carrying over 1,000 vehicles per day, experiencing a speeding problem that cannot be resolved through other measures, or where a majority of residents indicate a desire for physical modification.

- Investigate signal pre-emption technology for emergency response vehicles.

- Continue our pro-active cooperation with the Utah Department of Transportation on the review of all projects affecting State Routes 224 and 248 and on any projects affecting that portion of U.S. 40 and its frontage roads in the vicinity of Park City. Consider taking jurisdictional control of State roads within the City limits.

- Slow the traffic on Marsac within the Old Town area by utilizing enforcement and calming techniques.

- Continue to implement road and street repairs and upgrades within Old Town while not widening Old Town streets, in general.

- Street systems should be intentionally designed to allow convenient pedestrian/bicycle access from nearby trails, public facilities, and commercial centers, as well as to allow convenient service by transit vehicles. Include appropriate control signs for trail/road intersections.

- Monitor traffic volumes and conditions and install traffic signals when warranted at the following intersections: Bonanza/Ironhorse, Park Avenue/Ironhorse, Highway 224/Snowcreek Drive.

- Modern roundabouts should be considered as an alternative to signalization, or to improve capacity of intersections.

Roadway Transit Improvements

The following modifications to the Park City roadway system are recommended to improve transit operations, and pedestrian access to transit stops:

- Modify Park Avenue between Heber Avenue and Empire Drive to better serve as a pedestrian/bicycle corridor. Through the elimination of some on-street parking and selective narrowing of travel lanes, additional street space should be provided for pedestrian facilities, transit stops, and landscaping.

The street design, however, should ensure that emergency vehicles are not unduly delayed.

- Sign right turn lanes at signalized intersections as "bus jump-queue" lanes where appropriate, in order to provide a travel time savings to transit passengers.

- Implement street modifications to provide a direct travel route between Old Town and the Park City Resort base area. This will improve the convenience of transit service, while improving the operation of the Deer Valley Drive/ Park Avenue/Empire Drive intersection by reducing the number of bus movements.

- Formalize bus routes inside Park City's developed areas and within annexation areas. Provide bus turnouts and appropriate intersection radii on these routes.

Parking Improvements

- Develop and monitor parking programs in the Old Town area to encourage improved utilization of parking spaces.

- Meet the highest peaks in demand through shared use of existing parking, served by shuttles.

- Use Park City Mountain Resort and Deer Valley parking as overflow parking during peak winter evenings, served by high-frequency transit shuttle.

- Consider removing some parking on Main Street. Use this space to expand pedestrian areas, and to provide dedicated truck loading space.

- Remove some parking on Park Avenue to provide for expanded sidewalks, while maintaining adequate parking for area residents.

- Revise parking codes to encourage use of alternative transportation modes. In addition to the existing minimum parking requirements, maximum allowable parking limits should also be imposed to discourage excess parking that needlessly encourages auto use while reducing the urban design quality of new developments. Reductions in minimum parking requirements should also be allowed for shared use between nearby commercial and public uses, and for the provision of bicycle parking facilities.

Transit Improvements

- Apply advanced technologies and flexible service concepts to maximize the convenience of transit services.

- Provide comfortable and convenient bus shelters and other amenities for transit passengers subject to funding being available.

- Maximize the role of the private sector in the provision of new transit services outside of Park City.

- Redesign fixed-route services to focus on major travel corridors, connecting commercial, recreational, residential and intermodal activity centers, including the following: Old Town, Prospector Square, Resort Center, Deer Valley Ski Area, the Park Avenue Corridor, Quinn's Junction, The Canyons, and Kimball Junction. Encourage or facilitate service on State Highway 224 outside of Park City if there is adequate operating subsidy from other public and/or private organizations along the service corridor.

- Consider Flex Route services to serve residential neighborhoods throughout Park City if financially feasible and operationally efficient. These routes will include scheduled service to bus stops, and will also serve individual homes on request. A fare shall be charged for deviation requests.

- Consider the creation of express transit routes which would avoid residential streets.

- Facilitate the provision of express commuter and skier service to downtown Salt Lake City, with UTA or through a competitive contracting arrangement with a private transportation firm if financially feasible.

- Facilitate the development of commuter services to Kamas, Coalville, and Heber City subject to appropriate interlocal agreements having been reached.. These services should be implemented gradually, in such a manner that operating costs can be completely recouped from passenger fares.

- Consider a high-frequency service between Old Town and the Resort Center during peak seasons, to reduce traffic congestion and parking demands in Old Town.

- Provide convenient, attractive and enjoyable facilities compatible in design with surrounding uses that encourage use of non-auto travel modes, maximize the efficiency of transit services, and bolster the economy of the community.

- *Old Town Transit Facility (approximately 2,500 interior square feet) with five bus bays maximum* serving local fixed and flex routes, providing drop-off space for tour buses, providing shuttle services, providing bus information, and providing amenities for pedestrians and bicyclists. Facility shall be designed in scale and architecture in such a manner as to be compatible with adjacent historic buildings.

- Consider an alternate transit facility, possible near 224 or 248 or elsewhere, if appropriate.

Pedestrian/Bicycle Improvements

- Maximize the potential use of non-motorized travel modes through provision of convenient, safe, and attractive facilities connecting all important activity centers.
- Consider the expansion of pedestrian facilities on Main Street through elimination of parking in key locations and/or the installation of "bump-outs" in the sidewalks.

- Complete the stairs renovation program.

- Construct an attractive auto/bike/pedestrian crossing of Kearns Boulevard (State Highway 248), in the vicinity of Comstock Drive, to reduce any safety hazard and to eliminate the substantial effect of the highway as a barrier to non-motorized travel.

- Consider the construction of an attractive bicycle/pedestrian underpass of State Highway 224, located between Kearns Boulevard and Holiday Ranch Loop Road, in order to eliminate the highway as a barrier to non-motorized travel.

- Require the installation of bicycle racks at all public, commercial and recreational facilities.

- Develop pedestrian connections from activity centers to transit facilities.

- The Trails Master Plan shall be reviewed annually and updated as needed.

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DATE: June 17, 1999
DEPARTMENT: Legal/Public Works
AUTHOR: Thomas A. Daley/Jerry W. Gibbs, P.E.
TITLE: Atkinson/Park City Water Interconnect Agreement
TYPE OF ITEM: Contractual

SUMMARY RECOMMENDATIONS: Approve the Atkinson/Park City Water Interconnect Pipeline Agreement.

DESCRIPTION:

A. Topic: Water Pipeline Interconnect Agreement

B. Background:

Park City, Atkinson (Summit County's water service district), and the Weber Basin Water Conservancy District have been meeting bi-weekly for six months to discuss the importation of Weber Basin Water into the Snyderville Basin through a pipeline originating in the Rockport Reservoir. The Rockport Pipeline Project, as it is called, will require a year of planning, six months for design, and a minimum of eighteen months for construction. Additionally, there may be concurrent Federal and/or State procedural requirements that will take an indeterminate amount of time to satisfy.

Our discussions have also addressed Atkinson's immediate need for a new water source. The existing water quality is so poor that Atkinson is delivering bottled drinking water to their customers. Atkinson recently drilled one well that could meet one-half to two-thirds of their water demands if water rights are successfully applied to that source. Atkinson also drilled a test well which produced water of poor quality.

Consequently, Atkinson asked Park City to supply water to Atkinson customers until the Rockport Pipeline Project is completed. Under this arrangement, Park City would divert a maximum of 250 gallons per minute to Atkinson's existing tank in the north end of Round Valley. Staff has determined that this amount of water could be supplied to Atkinson without any adverse affects on the Park City Water Service District system. The water would be gravity fed through the "Interconnect Pipeline." Weber Basin Water Conservancy District has agreed to finance, design, and construct this project prior to completing the negotiations for the Rockport

Pipeline Project.

C. Analysis:

An "Interconnect Agreement" has been drafted and reviewed by staff from Weber Basin, Atkinson, Summit County and Park City. The elements of the "Interconnect Agreement" are:

- Weber Basin will finance, design and construct the Interconnect Pipeline;
- Final cost will be rolled into the total importation project;
- Atkinson will secure all easements;
- Any money given to Atkinson by Summit County will be in the form of a loan to be repaid from water revenues and *not* the general fund;
- Interconnect Pipeline design will begin immediately;
- Park City will provide capacity up to 250 gallons per minute to Atkinson;
- Atkinson will purchase a minimum amount of water to cover Park City's costs;
- The price of water actually used will be $438 per acre foot;
- Park City will maintain the line; and
- Atkinson will limit new connections to their system.
- In the event Rockport Pipeline Project does not go forward, the risk of building the Interconnect Pipeline will be shared as follows: 44.4% Atkinson, 33.3% by Weber Basin, and 22.3% by Park City.
- If the Rockport Pipeline Project goes forward, Park City and Atkinson would share the cost of the Interconnect Pipeline in proportion to their respective shares of the Rockport Pipeline Project, ie 38% Park City and 62% Atkinson.
- Park City will supply water only as long as it remains surplus to Park City's needs.
- Atkinson will file a change application with the State Engineer seeking to change the point of diversion and place of use of Atkinson's water rights in an amount sufficient to cover the water Park City supplies through the Interconnect Pipeline.

This Interconnect Agreement requires the approval of Weber Basin, Atkinson (Summit County) and Park City. Weber Basin approved the agreement at their May 28, 1999 board meeting. Summit County approved the agreement at their June 7, 1999 meeting.

D. Department Review: This agreement has been reviewed by the City Manager, Legal and Public Works. The Planning Commission was provided an overview of the Rockport Pipeline Project and the Interconnect Pipeline at their May 12, 1999 meeting and reviewed the Interconnect Agreement at its June 16, 1999 meeting.

ALTERNATIVES:

A. Approve the Interconnect Agreement and Authorize the Mayor to sign: Staff recommends this alternative.

B. Approve the agreement with modifications: The Agreement was drafted only after extensive negotiations. Park City's exposure is limited by the fact that Atkinson must purchase an amount of water sufficient to cover Park City's costs and yet Atkinson cannot purchase more than 250 gallons per minute, curtailing both the effects on Park City Water Service District and potential growth in the Atkinson area.

C. <u>Do not approve the agreement:</u> Not recommended. This is an opportunity to initiate the Rockport Pipeline Project while assisting Summit County with their water problem.

D. <u>Continue the Item</u>: Not recommended. The Interconnect Pipeline is time-sensitive because construction must begin immediately in order for service to begin this Fall.

D. <u>Do Nothing</u>: This would have the same effect as not approving the agreement.

<u>SIGNIFICANT IMPACTS</u>: Atkinson needs water immediately. Construction of the Interconnect Pipeline must begin in the next 30 to 45 days or it will not be built prior to this Winter.

<u>CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION</u>: A delay in the decision will delay the project until next Spring.

<u>RECOMMENDATION</u>: Approve the agreement and authorize the Mayor to sign the Atkinson/Park City Water Interconnect Agreement.

WATER PIPELINE INTERCONNECT AGREEMENT

WEBER BASIN WATER CONSERVANCY DISTRICT
ATKINSON SPECIAL SERVICE DISTRICT
PARK CITY MUNICIPAL CORPORATION

THIS WATER PIPELINE INTERCONNECT AGREEMENT (the "Agreement"), is made and entered into as of this ______ day of ______________, 1999, by and among Weber Basin Water Conservancy District, a political subdivision of the State of Utah ("Weber Basin"), the Atkinson Special Service District, a political subdivision of the State of Utah ("Atkinson"), and Park City Water Service District, a political subdivision of the State of Utah ("Park City"). (Weber Basin, Atkinson and Park City are hereby sometimes referred to singularly as a "Party" or collectively as the "Parties.")

RECITALS

A. Weber Basin, in part under agreement with the United States Bureau of Reclamation, owns certain water rights and operates an extensive water storage, treatment and distribution system commonly known as the Weber Basin Project, by means of which water is made available, by contract, to municipalities and other entities and persons desiring to use water within Weber Basin's boundaries.

B. Atkinson and Park City own and operate approved water systems to supply water for municipal purposes within their respective boundaries in Summit County.

C. Summit County is within Weber Basin's boundaries, and owners of property within Summit County have paid taxes to Weber Basin which have been utilized by Weber Basin in providing water storage, treatment and distribution services to contract holders within its boundaries.

D. Weber Basin, Atkinson, Park City and Summit County have entered into a Memorandum of Understanding and Agreement, dated November 18, 1996 (the "MOU"), a copy of which is attached hereto as <u>EXHIBIT "A"</u>, which sets forth a framework for a formal interlocal agreement (the "(Interlocal Agreement"), to be executed among the Parties in connection with the construction, by Weber Basin, of a phased capital facilities project (the "Summit County Project"), to deliver to Atkinson and Park City up to 6,600 acre-feet of contract water (the "Contract Water"), from water available to Weber Basin under its existing water rights and existing and future sources of water supply.

E. In conformance with the provisions of Section 1 of the MOU, Weber Basin is currently holding the Contract Water in reserve for Atkinson and Park City and is proceeding with the design and engineering for the Summit County Project.

F. The Summit County Project will entail, among other things, the construction of water transmission pipelines for the delivery of water from Weber Basin's sources of supply to Atkinson and Park City, including, without limitation, the construction of a water transmission pipeline and related facilities extending from Atkinson's water storage reservoir to a point of connection with Park City's existing municipal water system (the "Interconnect Pipeline"), the general location of which, as of the date hereof, is shown on the drawing attached as EXHIBIT "B" hereto and incorporated by reference herein.

G. Due to the partial failure of Atkinson's culinary water wells, Atkinson is currently unable to provide a secure water supply to its customers and thus has an immediate need to obtain an additional, emergency source of water for the operation of its system.

H. The purpose of this Agreement is to provide for the immediate construction of the Interconnect Pipeline and related facilities (the "Interconnect Project"), through which Park City shall provide water to Atkinson, from Park City's sources of water supply, to be delivered through the Interconnect Pipeline to Atkinson at its water storage reservoir as depicted on EXHIBIT "B" hereof, until such time as Weber Basin is able to deliver Contract Water through the Summit County Project.

I. The Parties are willing, and deem it to be in the best interest of the public, to immediately commence the Interconnect Project, and to proceed with the delivery of water subject to the terms, covenants and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the foregoing, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. INCORPORATION OF RECITALS. The foregoing Recitals are hereby incorporated into and made a part of this Agreement.

2. CONSTRUCTION OF THE INTERCONNECT PIPELINE. In a spirit of mutual cooperation, the Parties agree to commence the Interconnect Project as soon as reasonably possible in order to enable Atkinson to provide a secure, interim water supply to its customers. Weber Basin shall design, engineer and construct the Interconnect Project, at its initial expense, subject to the provisions of this Agreement. The Parties acknowledge and agree that the Interconnect Project shall be incorporated into and become an integral part of the Summit County Project. Unless otherwise agreed to by the Parties, title to the Interconnect Pipeline shall vested in Weber Basin.

3. EASEMENT ACQUISITION. All temporary and permanent easements necessary for the construction, ownership, operation, maintenance, repair and replacement of the Interconnect Pipeline shall be acquired by Atkinson, at Atkinson's expense. Upon completion of the Summit County Project, title to the easements shall be transferred by Atkinson to Weber Basin

and Weber Basin shall reimburse Atkinson for all costs incurred by Atkinson in connection with acquisition of the easements. It is agreed that said easement costs shall be included as part of the Summit County Project.

4. FINANCING OF CONSTRUCTION. Construction of the Interconnect Project shall be financed by Weber Basin, subject to the provisions of Paragraph 5, Reimbursement.

5. REIMBURSEMENT AND OWNERSHIP.

a. In the event the Parties mutually agree that they shall not proceed with the Summit County Project, the costs incurred in connection with the Interconnect Project shall be shared one-third (1/3) by Weber Basin and two-thirds (2/3) by Aktinson and Park City. As between Atkinson and Park City, the portion of the cost to be born by them (the "Atkinson/Park City Cost Share"), shall be paid 66.666% by Atkinson, and 33.333% by Park City. Payment of the Atkinson/Park City Share shall be due and payable to Weber Basin within one (1) year of the date the Parties mutually agree not to proceed with the Summit County Project. In such event, Weber Basin shall convey title to 66.666% of Interconnect Line and all easements and appurtenances to Atkinson and Park City, to be owned by them in the same proportion as the Atkinson/Park City Cost Share, with Weber Basin retaining 33.333% of the title to the Interconnect Line and all easements and appurtenances.

b. In the event the Summit County Project is completed, then there shall be no reimbursement due and owing by Atkinson and Park City to Weber Basin under this Agreement, it being the understanding of the Parties that payment of the cost for the Interconnect Project will be provided for in the Interlocal Agreement, which shall thereupon control. In such event, title to the Interconnect Line and all easements and appurtenances shall belong to Weber Basin as provided in the Interlocal Agreement.

6. ATKINSON FINANCIAL OBLIGATIONS. Atkinson hereby represents and agrees that any contribution of funds by Summit County to Atkinson in connection with any financial obligation of Atkinson hereunder, shall be evidenced by a loan as between the County and Atkinson so that all financial obligations of Atkinson hereunder shall strictly be obligations of Atkinson and not obligations of Summit County. Atkinson shall set its rates and charges sufficient to pay the obligations incurred by Atkinson hereunder. Atkinson's rules and regulations and all Atkinson water sales contracts shall provide, where applicable, that all contract fees and charges if not paid when due, shall be certified to the treasurer and assessor of Summit County, and the provisions of Section 17A-2-1321, U.C.A. 1953, as amended, shall be applied, so that delinquent fees and charges, together with penalties and applicable interest shall be certified as a lien on the delinquent premises on a parity with other general county taxes that are a lien.

7. OPERATION AND MAINTENANCE OF INTERCONNECT LINE. Until such time as water is available to Atkinson from Weber Basin through the Summit County Project, the Interconnect Pipeline shall be operated, maintained and repaired by Park City. At such time as

water is available to Atkinson from Weber Basin through the Summit County Project, the Interconnect Pipeline shall thereupon be operated, maintained, repaired and replaced as provided in the Interlocal Agreement.

8. STATE ENGINEER APPROVAL. Use of water under the water rights of Park City and/or Atkinson for delivery to Atkinson through the Interconnect Pipeline as provided in this Agreement shall require the prior approval of the Utah State Engineer. The Parties agree that a temporary change application (the "Application") shall be filed with the State Engineer seeking to obtain authority for such use. The Parties shall cooperate with each other in the preparation and filing of the Application. It is agreed that the Application shall be renewed annually, if necessary, during the period in which water is delivered hereunder by Park City to Atkinson.

9. CONDITIONS PRECEDENT. A decision of the State Engineer approving the Application, and completion of construction of the Interconnect Pipeline by Weber Basin, shall be express conditions precedent to the obligation of Park City to deliver water to Atkinson under this Agreement.

10. WATER DELIVERY FROM PARK CITY. With respect to Atkinson and Park City:

a. Park City shall deliver water to Atkinson pursuant to the Application through the Interconnect Pipeline as provided herein at flow rates requested by Atkinson up to a maximum flow rate of 250 gallons per minute. The amount of water delivered by Park City to Atkinson shall be metered.

b. Atkinson shall pay Park City for water delivered hereunder at a charge of FOUR HUNDRED THIRTY-EIGHT DOLLARS ($438.00) per acre-foot, due and payable by Atkinson as billed by Park City. Park City shall have the right to make reasonable adjustments in the amount to be charged for water to be delivered hereunder, on an annual basis, commencing one year after completion of the Interconnect Project, based upon Park City's increased costs identified and fairly charged in providing service to Atkinson.

c. Water shall be delivered by Park City to Atkinson hereunder until such time as (i) Contract Water is able to be delivered to Atkinson by Weber Basin through the Summit County Project, (ii) Atkinson has otherwise developed its own permanent source of water supply other than Contract Water, or (iii) Park City, in its sole discretion, no longer has surplus capacity in its system to do so; whereupon, Park City shall provide Atkinson with six month's written notice and Atkinson shall thereupon be required to secure an alternative source of supply.

d. In the event the Parties do not proceed with the Summit County Project, then Atkinson agrees that it shall take delivery of at least 200 acre-feet of water from Park City during the term of this Agreement.

e. In the event the Parties do not proceed with the Summit County Project, Atkinson and Park City agree that Interconnect Line shall remain operable as a means of providing for an emergency, back-up source of supply.

11. ATKINSON MORATORIUM. With respect to Atkinson and Park City, during the term of this Agreement, Atkinson shall maintain in place its moratorium on the issuance of any new water connection approval letters authorizing connection to the Atkinson system. Notwithstanding the preceding sentence, new connections to the Atkinson system shall be allowed for those persons or entities presently entitled to a connection to the Atkinson system or for those persons or entities who provide to Atkinson additional water rights and dependable sources of water supply in conformance with the rules and regulations of Atkinson. In order to insure that these additional connections to the Atkinson system do not place an increased demand on Park City to provide water to Atkinson under this Agreement, Atkinson shall first consult with Park City before issuing any new water connection approval letters stemming from additional water rights and sources of water supply which may be tendered to Atkinson under Atkinson's rules and regulations. In the event Atkinson is successful in obtaining a dependable source of water supply from new wells to be drilled by Atkinson, then Atkinson, in consultation with Park City, may fully or partially lift the moratorium.

12. MISCELLANEOUS PROVISIONS.

a. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

b. Attorney's Fees. In the event that this Agreement or any provision hereof shall be enforced by an attorney retained by a Party hereto, whether by suit or otherwise, the fees and costs of such attorney shall be paid by the Party who breaches or defaults hereunder, including fees and costs incurred upon appeal or in bankruptcy court.

c. Severability. If any term or provision of this Agreement shall, to any extent, be determined by a court of competent jurisdiction to be void, voidable, or unenforceable, such void, voidable or unenforceable term or provision shall not affect the enforceability of any other term or provision of this Agreement.

d. Captions. The section and paragraph headings contained in this Agreement are for the purposes of reference only and shall not limit, expand or otherwise affect the construction of any provisions hereof.

e. Further Action. The Parties hereby agree to execute and deliver such additional documents and to take further action as may become necessary or desirable to fully carry out the provisions and intent of this Agreement.

f. Warranty of Authority. The individuals executing this Agreement on behalf of the parties hereby warrant that they have the requisite authority to execute this Agreement on behalf of the respective parties and that the respective parties have agreed to be and are bound hereby.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

ATTEST:

Secretary

WEBER BASIN WATER CONSERVANCY DISTRICT

By: Stephen A. [illegible]
President

APPROVED:

Jody L. Williams
District's Attorney

ATKINSON SPECIAL SERVICE DISTRICT

By: Sheldon D. Richins
Chairman

APPROVED:

District's Attorney

PARK CITY WATER SERVICE DISTRICT

By: ______________________
Chairman

APPROVED:

District's Attorney

PARK CITY
1884

CITY COUNCIL
STAFF REPORT

DATE:	June 17, 1999
DEPARTMENT:	Community Development Department
AUTHOR:	Megan B. Ryan MBR
TITLE:	Proposed amendments to housing standards 7-95 and creation of new resolution for future affordable housing projects
TYPE OF ITEM:	Legislative

SUMMARY RECOMMENDATIONS: Review, discuss, and consider adopting the attached Resolutions.

DESCRIPTION

A. Item
Proposed amendment to Resolution 7-95 concerning affordable housing guidelines and standards for Park City and adoption of a resolution for standards for new projects.

B. Background
On April 15th the City Council held a second public hearing on the proposed amendments to a new resolution in regards to housing. Prior discussions have been held on this item on December 10, 1998, and March 18, 1999.

C. Analysis
At the April 15th meeting the Council directed staff to research two main issues:

1. Mitigation Standard

Based on discussion from the last meeting the Council agreed to a 20% mitigation standard for employees generated from the retail, restaurant, hotel, and office uses of a project.

The Section would read as follows in the new resolution:

1.Mitigation Requirements

Ten percent (10%) of the total residential units constructed shall be provided for affordable housing. Housing shall also be provided for twenty percent (20%) of employees generated by the retail, restaurant, hotel, and office components of the project.

The Housing Authority reserves the right to increase or decrease the mitigation percentages (by amending this resolution) based on the Annual Housing Affordability Update conducted by City and other compelling market data as presented by the staff and community.

Staff has also learned that the 20% mitigation standard is also under review by Summit County for large scale development projects.

2. Delineate a minimum standard on commercial requirement that gives developer direction and flexibility.

After several discussions the staff proposes to offer the developer two alternatives. Option A allows the developer to select a predetermined target (based on quantifiable data) that will satisfy the housing requirement. Option B allows the developer to tailor the housing requirement to the project rents and purchase prices are calculated on the details of the specific project.

The Section would read as follows in the new resolution:
Housing Mitigation Plan
A Housing Mitigation Plan shall be submitted to the Housing Authority for review. The Housing Mitigation plan shall be evaluated based on the following:
1. compliance with the standards set forth below;
2. ability to address the need for affordable housing, and;
3. consistency with the General Plan and Land Management Code.

Implementation
The strategy for meeting the housing obligation must be specified in the annexation or MPD agreement. Phasing and satisfaction of this obligation shall be described in the annexation agreement for each project and/or further described under the Housing Mitigation Plan. Construction of the restricted units shall be concurrent with the development of market rate units unless other alternatives are specifically agreed upon by the City Council during the annexation process.

Standards:
The following standards shall be met when developing and implementing a Housing Mitigation Plan:

2.Unit equivalents, type and size and Maximum rent and for sale restrictions of affordable units
The following table outlines the unit type and maximum rent and sale price for the residential and commercial component of a project. Projects may construct any combination of affordable unit types contained in Table 1 provided that the total required affordable housing unit equivalent is met. The housing unit types, and sizes shall be specified during the Planning Commission process with advice from Mountainlands Community Housing.

Option A. Average generation and Median Wage Income for project.
The following average project generations are made by the City and may be selected by the developer for satisfaction of the rental/for sale maximums.

Table 1. 1999 Affordable Housing Unit Standards
Average generation and Median wage/income for Projects

Unit Type	Unit Equivalent	Square Footage Note 4	Rent Calculation Note 1 & Note 2	Employee Equivalent	Max. rent monthly Note 3	Purchase Price Note 3
SRO	.25	200	17680 x .30/12 x.57	1	$252	$38,329
Studio	.50	400	17680 x.30/12 x.91	1	$402	$59,781
1 BR	.75	600	17680 x.30/12 x 1.24	1	$548	$80,662
2 BR	1	800	17680 x.30/12 x1.49	2	$658	$96,394
3 BR	1.25	1200	17680 x.30/12 x 1.74	3	$769	$112,269
4BR	1.50	1400	17680 x .30/12 x 2.07	4	$915	$133,150

Note 1. Employment Factor = 2.9 employees per thousand sf of commercial space is an average of data produced by Rosenthal & Associates after an employee generation study was commissioned by Park City Municipal in 1997. Median Wage $8.50 - annualized wage is $17,680 (8.50 x 2080(hours)). The data are based on survey information, interviews with local businesses, Chamber Bureau data, and State Labor information. Supporting data and assumptions are included in the Park City Housing Data Handbook 1999.
Note 2. Rent calculations assumptions are explained in the Park City Housing Data Handbook 1999. Income adjustments for households are made by adjusting the same factors that the Department of Housing and Urban Development uses for local market conditions
Note 3. Rent/mortgage will be no more than 30% of the residents income as defined in Section 2 (D). Purchase price is the maximum mortgage than can be afforded.The maximum rent and purchase price guidelines will be adjusted administratively, annually, using Housing and Urban Development (HUD) Annual Adjustment Factors and the annual Park City Municipal Housing Affordability Update.
Note 4. In order to meet the unit obligation common area and common facility configuration must be configured to accommodate unrelated individuals and according to city health and safety standards

Example:
A mixed use project with 184 residential unit equivalents (UE's) and 90,000 square feet of commercial space.

The Residential Requirement:

184 UE's X 10%=18.4 units which could be satisfied with a variety of unit configurations (see examples below).

SRO	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total UE's
	1		18			18.5
10	6	4	3	3	2	18.5
		1	1	10	3	18.75

The Commercial Requirement:

90,000 sf X 20% X 2.9 = 52.2 =53 employees which could be satisfied with a variety of unit configurations (see examples below).

SRO	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total E.E.'s
	1		26			53
10	6	4	8	3	2	53
		5	1	10	4	53

Option B - Median Wage for Project

This alternative would calculate the actual median wage for the project and direct 100% of the required mitigation to this target group. An employee generation study would be calculated and then the median wage would be determined based on the number of employees generated. The data provided in the Park City Housing Data Handbook1999 allows the developer and staff to calculate the employee generation numbers and the estimated annual average earnings for workers.

The housing unit type, and sizes shall be determined through the Planning Commission process with direction from Mountainlands Community Housing. Projects may construct any combination of affordable unit types contained in Table 1 provided that the total required affordable housing unit equivalent is met.

Example: See Table 1 and adjust as noted below

Employment factor - calculate employee generation for specific project (see Park City Housing Data Handbook 1999 for numbers)	Median Wage - calculate from handbook once employees types and numbers are known

Decrease in Required units

If the developer elects to provide units below 45% of the Summit County Median Income (SCMI), and the rental or purchase price is below the average wage assumption alternative or independent calculation, then the Housing Authority may reduce the total obligation of units required by the developer based on the following table:

Median Income 1999 $64,200	*Rent calculation (2 bed standard)**	*For Sale (2 bed standard)**	*Unit reduction per unit equivalent or employee equivalent*
45% $28,890	$577	$104,000	.25
40% $25,680	$513	$92,448	.50
35% $22,470	$449	$80,892	.75
30% $19,260	$385	$69,336	1
Median Income data can be found at http://www.huduser.org	* Income adjustments for households are made by adjusting the same factors that the Department of Housing and Urban Development	Complete calculations are included in the Park City Housing Data Handbook 1999	

Council Direction requested:

1.Does the Council support staff's proposal for the rent/Purchase Price schedules?
In this proposal the development community can ascertain costs and retain some flexibility in unit configuration or can choose to craft a plan that is unique to the project. One of the original intents of the revisions was to re-examine the rent structure so that it met the target audience. The staff believes that this proposal meets that objective. If it does not we will adjust and re-examine the terms. The staff request direction from the Council on this proposal.

2. Does the Council want to favor rental housing or ownership housing in the rents and purchase price schedules? As drafted the rents and purchase price are designed to be financially equal and there is not any incentive to produce one unit type over another.

3. In Lieu fee. The in lieu fee proposed ($59, 800) represents the average subsidy to produce affordable rental or ownership housing in 1999. The in lieu fee is an alternative that can be selected at the Housing Authority's discretion. The staff selected an average so that the figure was not unreasonable (1998 cost to construct w/land is $164 per square foot or $196,800 for a two bedroom) and could assist in the actual production of units.

Other minor changes have been made in the proposed resolution to reflect the Council's earlier comments regarding consistency in language, review mechanisms, and similar technical changes.

Department Review

Community Development, Executive and Legal have reviewed the proposed changes.

ALTERNATIVES

A. Leave Resolution 7-95 in place.

B. Implement all or selected portion of Staff's recommendations.

C. Direct staff to conduct further research on selected issues.

SIGNIFICANT IMPACTS:

The proposed changes will set a maximum cap for projects that are assisted by Park City Municipal Corporation and for annexations, will delineate a review process for employee housing plans and will require employee mitigation requirements for annexation and Master Planned Developments. The approach will offer the developer a predetermined alternative or the right to conduct his own study. Much of the information for an independent study has been gathered and will be offered to the developer who wishes to elect this alternative.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

If the Council chooses not to implement the proposed changes the 1995 guidelines will remain in effect. Developers and staff will continue to negotiate on individual deals. No maximum purchase prices will be set and commercial developments will not mitigate the housing demand created by their projects.

RECOMMENDATION:

Discuss the proposed changes, conduct a public hearing and consider taking action on the two resolution attached as Exhibit A and B. Resolution A remains in effect as amended for all outstanding projects and Resolution B applies to all new projects. Exhibit C and Exhibit D are administrative documents supplied for your information.

EXHIBITS:

Exhibit A -Resolution amending 7-95
Exhibit B - Proposed new Resolution
Exhibit C - Draft Housing Application
Exhibit D -Park City Housing Data Handbook 1999

Exhibit A

PARK CITY
1884

Resolution No. 99-

RESOLUTION AMENDING RESOLUTION NO. 7-95 , AFFORDABLE HOUSING GUIDELINES AND STANDARDS

WHEREAS, the City Council has identified affordable housing as an action target in its work program since 1995; and

WHEREAS, the City Council adopted Resolution No. 37-91 on December 5, 1991 which establishes policies to support and increase affordable housing in Park City; and

WHEREAS, it is the determination of this Council that it is in the best interest of the community to formulate guidelines and standards so that there are consistent and established criteria for review of project applications, annexation petitions, resort or ski area expansions, and other development actions where affordable housing is an issue; and

WHEREAS, the Council has considered standards in other resort communities, housing studies conducted for Park City, Housing and Urban Development Standards, and input from the Affordable Housing Task Force;

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

SECTION 1. ADOPTED HOUSING STANDARDS AND GUIDELINES. Resolution No. 7-95 is hereby amended and the adopted following housing standards and guidelines shall be as follows:

These standards shall apply to all ~~new and~~ outstanding housing obligations as notified per Resolution No. 6-94. Prior agreements on density or configuration shall take precedence over these standards but all rental rate guidelines and time limitations as described below shall apply:

~~1. Minimum Unit Size Standards:~~

~~Studio~~	~~400 square feet~~
~~1 bedroom~~	~~550 square feet~~
~~2 bedroom~~	~~700 square feet~~

~~3 bedroom~~	~~850 square feet~~
~~4 bedroom~~	~~1,000 square feet~~

2. Maximum Rent Guidelines:

Studio	$425
1 bedroom	525
2 bedroom	675
3 bedroom	825
4 bedroom	975

Modifications to the maximum rent guidelines and minimum unit standards may be made based upon such factors as housing configuration (detached) provisions of public benefits, such as shared common living areas, or additional project amenities.

The maximum rent guidelines will be adjusted annually in consideration of the Consumer Price Index (CPI) and Park City Rental Surveys.

~~3. Maximum City Assistance Standard. $5,000 regardless of unit size or configuration.~~

~~4. Limitation Period. 40 years minimum regardless of unit size. First right of refusal and/or option to purchase shall be granted to the City. The City shall have 90 days to respond or assign the above-described rights.~~

~~This limitation period may be reduced based upon the provision of additional public benefits such as preservation of historic structures as negotiated by the City Council.~~

~~5. Requirements for Annexations. Ten percent (10%) of the total project unit equivalent shall be provided as a minimum affordable housing contribution. A two bedroom unit size shall be the minimum standard that will satisfy this requirement. Land donation, or acquisition of off-site, deed-restricted units that meet the minimum standard unit size, shall also satisfy this requirement. The developer may request satisfaction o this obligation through a housing payment that is equivalent to the market cost of construction of a unit.~~

~~The strategy for meeting the housing obligation must be specified prior to issuance of final plat approval. Phasing and satisfaction of this obligation shall be described in the annexation agreement for each project. The intent of this Resolution is to ensure that the affordable housing requirement is satisfied in direct proportion to the original sale of lots within the project.~~

~~6. Unit Equivalents for Affordable Housing Obligations (Land Management Code, Section 10):~~

~~Studio~~	~~.50~~

~~1 bedroom~~	~~.75~~
~~2 bedroom~~	~~1.00~~
~~3 bedroom~~	~~1.25~~
~~4 bedroom~~	~~1.50~~

~~7. Guidelines for Affordable Housing Obligations:~~

~~Studio~~	~~$ 44,000~~
~~1 bedroom~~	~~55,000~~
~~2 bedroom~~	~~71,500~~
~~3 bedroom~~	~~88,000~~
~~4 bedroom~~	~~104,500~~

~~These figures were derived from a recent estimate of the cost of providing a two bedroom unit of affordable housing. These estimates include financing and title costs, land costs, construction costs, and contingency costs. The City Council will reevaluate these figures as market changes occur.~~

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect upon adoption by the City Council.

PASSED AND ADOPTED this 17th day of June, 1999.

PARK CITY MUNICIPAL CORPORATION

____

Mayor Bradley A. Olch.

Attest:

____

Janet M. Scott, City Recorder

Approved as to form:

____

Jodi Hoffman, City Attorney

Exhibit B

Resolution 99-

RESOLUTION ADOPTING AFFORDABLE HOUSING GUIDELINES AND STANDARDS FOR PARK CITY, UTAH

WHEREAS, the City Council adopted Resolution No. 37-91 on December 5, 1991 which establishes policies to support and increase affordable housing in Park City; and

WHEREAS, in 1994 the City Council convened a Housing Advisory Task Force to review and make recommendations on the City's housing strategies due to the dramatic increase in land costs and a concomitant rise in the cost of all housing in the community; and

WHEREAS, The Housing Advisory Task Force and annual housing studies conducted by the City concluded that the rise of housing costs has outpaced the increase in wages in the service sector areas of the resort based economy and has resulted in making housing unaffordable to working residents of the City; and

WHEREAS, the Task Force and Council targeted the population to be served be these efforts as essential services workers such as police, teachers, fireman, service workers and long time community residents; and

WHEREAS, the out-migration of service and community based workers has resulted in a deterioration of community character and threatens the city's economic success; and

WHEREAS, it is the best interest of the community to formulate guidelines and standards to establish consistent criteria for review of project applications, annexation petitions, resort or ski area expansions, and other development actions where affordable housing is needed to mitigate the impact of the project on the community; and

WHEREAS, the Council has considered standards in other resort communities, and those implemented by State and Federal Housing and Community Development Departments and has conducted local rental and residential market studies for Park City, and solicited input from the Affordable Housing Task Force; and

WHEREAS, the cost of providing affordable housing should not be disproportionately borne by any single sector of the community and any solutions should equitably apportion the costs based on impact generation, growth inducement and the underlying goal to provide a cross section of units in our community in order to maintain an healthy economy and diverse population.

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

SECTION 1. ADOPTED HOUSING STANDARDS AND GUIDELINES. The following housing standards and guidelines are hereby adopted:

SECTION 2. DEFINITIONS/APPLICABILITY.

A. Application: These standards shall apply to all new housing obligations as noticed in Resolution No. 6-94. Prior agreements on density or configuration shall take precedence over these standards. However, all rental and for-sale guidelines and time limitations as described below shall apply.

B. Purpose: The purpose of this Resolution is to ensure that new development does not adversely affect the supply of affordable housing in the City and to maintain the social, economic and political fabric of its community character. The purpose is also to ensure that the affordable housing requirement is satisfied in direct proportion to the original sale of lots or square footage within the project.

C. Review: This ordinance shall be reviewed by the Housing Authority every two years to ensure that these standards are meeting the housing goals and objectives as determined by the City Council.

D. Definition of Affordability: Housing that is deed restricted in perpetuity to limit its end-user costs(rent or mortgage plus taxes and utility allowance) to 30 percent or less of the gross household income. (Household means one or more persons living together as a single housekeeping unit)

E. Housing Authority: The Housing Authority is composed of the Park City Municipal City Council members and meets according to Utah State statute.

F. Single Room Occupancy - SRO. A single room with shared kitchen and/or living room facilities. Congregate type living for groups of unrelated individuals.

SECTION 3. CITY ASSISTED PROJECTS

Minimum Unit Size Standards for City Assisted Projects

SRO	200 square feet
Studio	400 square feet
1 bedroom	600 square feet
2 bedroom	800 square feet
3 bedroom	1,200 square feet
4 bedroom	1,400 square feet

Modifications to the minimum unit standards may be made by the Housing Authority based upon such factors as housing configuration (detached vs. attached), provisions of public benefits, such as shared common living areas, or additional project amenities such as communal facilities and/or open space areas.

Unit Types for City Assisted Projects
Specific product types shall be determined by the Park City Housing Authority with advice from Mountainlands Community Housing in accordance with site constraints, the market need as outlined in the annual Housing Affordability update published by the City, and the procedures and standards in this resolution. The following are provided as guidelines on appropriate housing types:

Types of Units to serve seasonal employees:
Rental:
Dormitories
Efficiency Apts.
Single Room Occupancy (SRO)
Studios
Accessory Apartments
2/3 bedrooms

Types of Units to serve long - term employees:
For Sale:
Duplex/Triplex
Twinhomes
Detached units
Condominium units
Mixed bedroom size
Assisted/Independent living units

Maximum Rent Guidelines:
The housing units shall be provided for persons in Park City at or below 100% of the Summit County median income.

The maximum rent guidelines will be annually adjusted administratively by using Housing and Urban Development (HUD) Annual Adjustment Factors and the annual Park City Municipal Housing Affordability Update.

For Sale Guidelines:
The housing units shall be provided for persons in Park City at or below 100% of the Summit County median income.

City Assistance Standard.
The Housing Authority may provide financial assistance up to $5,000 per unit regardless of unit size or configuration. Land lease or land acquisition is also negotiable.

Target Groups

Policies and programs should be developed for those who live and work in the Park City area. The Park City area is defined as the Park City School District limits which includes Snyderville Basin. While it is recognized that different solutions will be necessary for different groups and that some individuals may fit several groups, the following target groups should be given priority in any city assisted project.

A. "Essential" public and private service workers: Park City School District, Park City Fire District, Park City Municipal Corporation, Synderville Basin Sewer Improvement District.
B. Full time (30 hours of employment per week) employees of businesses located in the City limits.
C. A resident of the City for the prior 24 months.
D. An owner or owner's representative of a business within City limits.
E. Senior citizens
F. Physically and/or mentally challenged individuals.

Limitation Period.

Limitations shall remain in effect for a minimum of 21 years. First right of refusal and/or option to purchase shall be granted to the Housing Authority. The Authority shall have 90 days to respond or assign the above-described rights. Longer terms of limitation may be negotiated on individual projects as directed by the Housing Authority. This limitation period may also be reduced based upon the provision of additional public benefits such as preservation of historic structures or other community benefits as negotiated by the Housing Authority.

Review

The Housing Authority shall review and approve the housing plan if it complies with these standards, addresses the need for affordable housing, and is consistent with the General Plan and Land Management Code. The Housing Authority may require a bond or other security approved by the City Attorney guaranteeing compliance with the Plan. The Housing Authority shall invite Mountainlands Community Housing to make a formal recommendation to the Housing Authority prior to adoption of the plan. Specific unit types, mix and targeted incomes shall be determined through this process.

a) Criteria for Review

1. Define the need for units at the time the project is proposed.
2. Define the population served.
3. Define how the plan integrates, not segregates, various product types and income levels.
4. How does Mountainlands Community Housing recommendations relate to the plan?
5. Is the developer's participation at least of equal value to the financial commitment made by the Housing Authority?

SECTION 4. ANNEXATIONS AND MASTER PLANNED DEVELOPEMENTS.

Applicability
This section shall apply to:
1. Annexations, and
2. Master Planned Developments,(MPD), of 50 residential units or more and/or commercial mixed use projects of 5,000 square feet of space (gross)

Mitigation Required
Any development subject to this section shall mitigate for impacts to affordable housing by satisfying the requirements set forth below.

Housing Mitigation Plan
A Housing Mitigation Plan shall be submitted to the Housing Authority for review. The Housing Mitigation plan shall be evaluated based on the following:
1. compliance with the standards set forth below;
2. ability to address the need for affordable housing, and;
3. consistency with the General Plan and Land Management Code.

Implementation
The strategy for meeting the housing obligation must be specified in the annexation or MPD agreement. Phasing and satisfaction of this obligation shall be described in the annexation agreement for each project and/or further described under the Housing Mitigation Plan. Construction of the restricted units shall be concurrent with the development of market rate units unless other alternatives are specifically agreed upon by the City Council during the annexation process.

Standards:
The following standards shall be met when developing and implementing a Housing Mitigation Plan:

1. Mitigation Requirements
Ten percent (10%) of the total residential units constructed shall be provided for affordable housing. Housing shall also be provided for twenty percent (20%) of employees generated by the retail, restaurant, hotel, and office components of the project.

The Housing Authority reserves the right to increase or decrease the mitigation percentages (by amending this resolution) based on the Annual Housing Affordability Update conducted by City and other compelling market data as presented by the staff and community.

2. Unit equivalents, type and size and Maximum rent and for sale restrictions of affordable units

The following table outlines the unit type and maximum rent and sale price for the residential and commercial component of a project. Projects may construct any combination of affordable unit types contained in Table 1 provided that the total required affordable housing unit equivalent is met. The housing unit types, and sizes shall be delineated through the Planning Commission process with advice from Mountainlands Community Housing.

Option A. Average generation and Median Wage Income for project.

The following average project generations are made by the City and may be selected by the developer for satisfaction of the rental/for sale maximums.

Table 1. 1999 Affordable Housing Unit Standards
Average generation and Median wage/income for Projects

Unit Type	Unit Equivalent	Square Footage Note 4	Rent Calculation Note 1 & Note 2	Employee Equivalent	Max. rent monthly Note 3	Purchase Price Note 3
SRO	.25	200	17680 x .30/12 x.57	1	$252	$38,329
Studio	.50	400	17680 x.30/12 x.91	1	$402	$59,781
1 BR	.75	600	17680 x.30/12 x 1.24	1	$548	$80,662
2 BR	1	800	17680 x.30/12 x1.49	2	$658	$96,394
3 BR	1.25	1200	17680 x.30/12 x 1.74	3	$769	$112,269
4BR	1.50	1400	17680 x .30/12 x 2.07	4	$915	$133,150

Note 1. Employment Factor = 2.9 employees per thousand sf of commercial space is an average of data produced by Rosenthal & Associates after an employee generation study was commissioned by Park City Municipal in 1997. Median Wage $8.50 - annualized wage is $17,680 (8.50 x 2080(hours)). The data are based on survey information, interviews with local businesses, Chamber Bureau data, and State Labor information. Supporting data and assumptions are included in the Park City Housing Data Handbook 1999.
Note 2. Rent calculations assumptions are explained in the Park City Housing Data Handbook 1999. Income adjustments for households are made by adjusting the same factors that the Department of Housing and Urban Development uses for local market conditions
Note 3. Rent/mortgage will be no more than 30% of the residents income as defined in Section 2 (D). Purchase price is maximum mortgage for unit type. The maximum rent and purchase price guidelines will be adjusted administratively, annually, using Housing and Urban Development (HUD) Annual Adjustment Factors and the annual Park City Municipal Housing Affordability Update.
Note 4. In order to meet the unit obligation common area and common facility configuration must be configured to accommodate unrelated individuals and according to city health and safety standards

Example:
A mixed use project with 184 residential unit equivalents (UE's) and 90,000 square feet of commercial space.

The Residential Requirement:
184 UE's X 10%=18.4 units which could be satisfied with a variety of unit configurations (see examples below).

SRO	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total UE's
	1		18			18.5
10	6	4	3	3	2	18.5
		1	1	10	3	18.75

The Commercial Requirement:
90,000 sf X 20% X 2.9 = 52.2 =53 employees which could be satisfied with a variety of unit configurations (see examples below).

SRO	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total E.E.'s
	1		26			53
10	6	4	8	3	2	53
		5	1	10	4	53

Option B - Median Wage for Project
This alternative would calculate the actual median wage for the project and direct 100% of the required mitigation to this target group. An employee generation study would be calculated and then the median wage would be determined based on the number of employees generated. The data provided in the Park City Housing Data Handbook 1999 allows the developer and staff to calculate the employee generation numbers and the estimated annual average earnings for workers.

The housing unit type, and sizes shall be delineated through the Planning Commission process with direction from Mountainlands Community Housing. Projects may construct any combination of affordable unit types contained in Table 1 provided that the total required affordable housing unit equivalent is met.

Example: See Table 1 and adjust as noted below

Employment factor - calculate employee generation for specific project (see Park City Housing Data Handbook 1999 for numbers)	Median Wage - calculate from handbook once employees types and numbers are known

Decrease in Required units
If the developer elects to provide units below 45% of the Summit County Median Income (SCMI), and the rental or purchase price is below the average wage assumption alternative or independent calculation then the Housing Authority may reduce the total obligation of units required by the developer based on the following table:

Median Income Summit County 1999 $64,200	*Rent calculation (2 bed standard)**	*Maximum Mortgage (2 bed standard)**	*Unit reduction per unit equivalent or employee equivalent*
45% $28,890	$577	$104,000	.25
40% $25,680	$513	$92,448	.50
35% $22,470	$449	$80,892	.75
30% $19,260	$385	$69,336	1
Median Income data can be found at http://www.huduser.org	* Income adjustments for households are made by adjusting the same factors that the Department of Housing and Urban Development.	Complete calculations are included in the Park City Housing Data Handbook 1999	

Suggested Unit Types

The following are provided as guidelines on appropriate housing types:

Types of Units for seasonal employees:
Rental:
Dormitories
Efficiency Apts.
Single Room Occupancy (SRO)
Studios
Accessory Apartments
2/3 bedrooms

Types of Units for long-term employees:
For Sale:
Duplex/Triplex
Twinhomes
Detached units
Condominium units
Mixed bedroom size

3. Location/Development alternatives.

Affordable Housing units shall be constructed on the project site, unless the developer can demonstrate to the Housing Authority compelling evidence (density or design) that the project should

not accommodate on-site units. Subject to Housing Authority approval, the following location alternatives, in order of preference, are available:
1. Construction of affordable units within the Park City limits.
2. Construction of affordable units within the School District boundaries, and
3. Land donation
4. Acquisition of off-site units within Park City limits subject to Housing Authority approval,
5. Payment of in lieu fees. The fee is structured on the subsidy gap that is required to construct rental and for-sale units, not on the actual cost of construction. For 1999 the figure is $59,828 per unit.

These figures are based on 1999 costs and will need to be administratively adjusted to reflect market costs at the time of project approval. The in-lieu fee figure can be reduced by the Housing Authority if the payment occurs in the first two years of the development process and results in a partnership that leverages the immediate production or purchase of units. Methodology for the in lieu fee calculation can be found in the Park City Housing Data Handbook 1999.

4. Design/Site criteria

Projects shall be integrated in design and in income. Large scale projects that provided the same unit type at the same price and that are isolated from community services and public transportation are discouraged. Smaller projects located near community services that provide for mixed income levels are mixed unit types are preferred.

5. Limitation Period.

Rental rates and resale price limitations shall remain in place for a minimum of 40 years, with perpetuity being the preferred alternative. First right of refusal and/or option to purchase shall be granted to the Housing Authority. The Authority shall have 90 days to respond or assign the above-described rights. Longer terms of limitation may be negotiated on individual projects as directed by the Housing Authority. This limitation period may also be reduced based upon the provision of additional public benefits such as preservation of historic structures or other community benefits as negotiated by the Housing Authority.

SECTION 5. INDEPENDENT CALCULATION

An applicant may submit an application for independent calculation requesting modification to the following:
a) Unit Standards
b) Limitation Standards
c) Unit Equivalents; and
d) In Lieu Guidelines cost calculations

The application shall for independent calculation shall be reviewed by the Housing Authority. If the material in the application demonstrate by substantial competent evidence that there is reasonable basis to modify the standards listed above because of unique circumstances related to the proposed development, the Housing Authority shall approve the independent calculation and make the relevant modification.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon adoption by the City Council.

PASSED AND ADOPTED this 17th day of June, 1999.

PARK CITY MUNICIPAL CORPORATION

____

Mayor Bradley A. Orch.

Attest:

____

Janet M. Scott, City Recorder

Approved as to form:

____

Jodi Hoffman, City Attorney

Exhibit C

HOUSING PLAN APPLICATION

HOUSING AUTHORITY

Approved ______________

Denied ______________

PLANNING COMMISSION

Approved ______________

Denied ______________

PARK CITY 1884

Park City Municipal Corporation
PO Box 1480
Park City, Utah 84060
(435) 615-5060
(435) 615-4906 fax

APPLICATION # ______________

RECEIPT # ______________

I. PROJECT INFORMATION

NAME:

____

ADDRESS/LOCATION:

____

____

LEGAL DESCRIPTION:

____

____

II. APPLICANT

Please check one of the following: ❑ owner ❑ optionee ❑ buyer ❑ agent ❑ other

NAME:

____

MAILING ADDRESS:

____

____

PHONE # :______________________ FAX #:______________________

Local Contact/Representative:

Date Received:

III. SUBMITTAL REQUIREMENTS

❑1. Completed application form

❑2. Two (2) complete sets of all plans including an area map, with the project location, existing vegetation, service providers identified, phasing and slope analysis.

❑3. 8½" x 11" reduced plans

❑4. Copies of any previous agreements between the City and the property owners or between the property owners ad a third party.

❑5. Square footage analysis

❑6. The Housing Mitigation Plan shall included at a minimum the following components:

1. Units proposed for compliance with residential requirement. Unit Description, size, location.
2. Square footage analysis of proposed project from which an Employee Generation Study which will be executed by staff. An employee generation study shall be utilized to determine the total number of employees generated by the proposed commercial portion of the annexation project.
3. Units proposed for compliance with commercial requirement. Number and methods by which the housing is to be provided.
4. Proposed unit restrictions that will ensure affordability of units.
5. Land Specifications - location, size, infrastructure components, etc...
6. In lieu Fee Calculations if applicable.

❑7. *The applicant should be aware that there may be a request to provide presentation material for Planning Commission / Housing Authority meetings. The presentation material may or may not include the following:*

- ❖ 20" x 30" Presentation Boards
- ❖ Location Map
- ❖ Elevations &/or Perspectives
- ❖ 8½" x 11" Overheads of Materials Outlined Above
- ❖ Photographs/Graphic Illustrations
- ❖ Massing models
- ❖ View analysis

PLEASE READ AND SIGN BEFORE APPLICATION SUBMITTAL

As the applicant for this proposal, I understand that my application is not deemed complete until a Project Planner has reviewed the application. I further understand I will be notified by mail when my application has been deemed complete. At that time I expect that my application will be processed within a reasonable time, considering the work load of the Staff Planner.

After you have read the above, please sign your name and date:

Name: ______________________________

Date: ______________________________

HOUSING PLAN FACT SHEET

PROJECT DESCRIPTION

1. On a separate piece of paper, please complete the following requests and attach to this application:
   a. Give a general description of the proposal and attach to the application.
   b. Provide a written statement describing the request and any other information pertaining to the proposed project.

2. Existing Zoning : ____________________

3. Is project within Sensitive Lands Overlay? ❑ yes ❑ no

4. Current use of the property : ____________________

5. Total Project Area : Acres - __________ Square feet - __________

6. Number of Unit Equivalents: allowed: __________ proposed: __________
   (per Land Management Code - Section 10.12)

7. Number of residential units: ____________________

8. Commercial area: ____________________(gross floor area)
   ____________________(net leasable area)

9. Number of parking spaces required: __________ Proposed: __________
   (per Land Management Code-Section 13)

10. Project accessed via: (check one)
    ❑ public road ❑ private road ❑ private driveway

11. Ownership/Occupancy: (check one)
    ❑ owner occupied ❑ lease ❑ nightly rental ❑ condominium ❑ timeshare

13. Water service availability: (check one)
    ❑ existing ❑ requires extension of the city service

14. Is this project part of an existing approval (MPD, subdivision, etc.)? ❑ yes ❑ no

15. Are there any previous agreements between the City and property owners or between the property owners and a third party? ❑ yes ❑ no

ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge.

I will keep myself informed of the deadlines for submission of material and of the progress of this application. I understand that a staff report will be made available for my review the week prior to any public hearings or public meetings. This report will be on file and available at the Planning Department, 3rd floor Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization to proceed with the study.

SIGNATURE OF APPLICANT: ______________________________

NAME OF APPLICANT (please print) ______________________________

MAILING ADDRESS: ______________________________

____

PHONE # : home ______________ work ______________

FAX # : ______________________________

TYPE OF APPLICATION : ______________________________

AFFIRMATION OF SUFFICIENT INTEREST *

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

NAME OF APPLICANT: (please print) ______________________________

____

STREET ADDRESS/LEGAL DESCRIPTION OF SUBJECT PROPERTY:

____

____

SIGNATURE: ______________________________ DATE: ______________

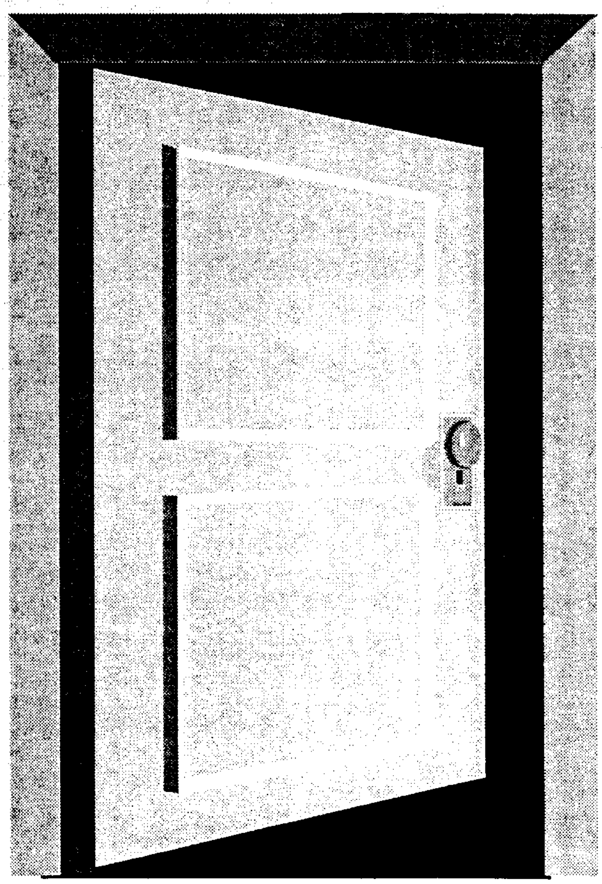
*1. If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.
*2. If a corporation is fee title holder, attach copy of the resolution of the Board of Directors authorizing this action.
*3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

PLEASE NOTE: **THIS AFFIRMATION IS NOT SUBMITTED IN LIEU OF SUFFICIENT TITLE EVIDENCE. YOU WILL BE REQUIRED TO SUBMIT A TITLE OPINION, CERTIFICATE OF TITLE, OR TITLE INSURANCE POLICY SHOWING YOUR INTEREST IN THE PROPERTY PRIOR TO FINAL ACTION.**

Exhibit D

PARK CITY 1884

PARK CITY HOUSING DATA HANDBOOK 1999



6/17/99

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Table of Contents

SECTION 1. Park City Municipal Employee Generation Model for Annexations and Master Planned Developments

Generation Numbers:
Retail: 2.3 employees per 1,000 square feet
Restaurant: 3.6 employees per 1,000 square feet
Hotel: 1.1 employees per 1,000 square feet
Office: 4.4 employees per 1,000 square feet

Estimated Annual Average Earnings:
Retail:
$19,094
Restaurant:
Restaurant and Bar - $25,639
Hotel/Lodging:
Housekeeping/Front Desk - $19,656
Reservations/ Supervisor/Accounting - $22,464
Maintenance - $25,834
Office:
General Clerk - $22,240
Administrative Assistant/MIS - $30,326
Middle Management - $45,900

This data was created by Rosenthal & Associates after a employee generation study was commissioned by Park City Municipal in 1997. The data is based on survey information, interviews with local businesses, Chamber Bureau data, and State Labor information.
The estimated annual earnings shall be adjusted annually by adding the annual change in the average Summit County wage for all job types as defined in the Job Service publication, Annual Report of Labor Market Information.

SECTION 2. Calculating In Lieu of Fees

This option will be reserved for those cases in which building the affordable housing is impractical or it results in economic hardship to the developer or to the community. It should also be recognized that this is not an "all-or-nothing" policy, that is, the developer may elect to build some units and pay an in-lieu of fee for other units.

The fees presented are based on the current building and finance costs and, as such, they will change in response to changes in the market.

Fees for Affordable Rental Units
The fees for rentals are based on :
Household AMI of 60% = 30,816 (assumes a 2-person household)
Net rent (excluding utilities) of $695 (assuming rent including utilities equals 30 percent of income)
2 BR 750 sq ft. unit
Normal operating expenses and debt

Gross Annual Income per unit:	8,340 ($695 x 12 months)
Less Operating Expenses	2,300 (Source: Equimark, 1999)
Net Operating Income	6,040
Less Debt Payment	5,436 (1.1 Loan to Value)

Under these operating assumptions, the unit can support a mortgage of $63,340. To construct a 750 sq. ft. unit, (using 1465 Park Ave costs of $164 per square foot including land) would cost $123,000. The gap, or in lieu of payment, would be $59,660.

In Lieu of Fee for Ownership Units

The fee for ownership is based on:
Household AMI of 80% = $46,224 (assumes a 3-person household)
Maximum PITI of 1,155 (assumes PITI + HOA does not exceed 30 percent of income)
3 BR, 1200 sq. foot townhouse/condominium
Terms: 5% downpayment; 7.5% interest; PMI = $60 per month; HOA = $100 per month
This translates into a maximum sales price of $136,804

Under these assumptions, the household can support a purchase price that does not exceed $136,804. Using the 1465 Park Avenue costs of $164 per square foot, a 1200 sq. foot townhouse/condo would cost $196,800. The gap, or in lieu of payment would be $59,996.

Determining the Subsidy
Average of two numbers - $59,660 + $59,996/2 = $59,828.

ROSENTHAL & ASSOCIATES INC.

Public Finance and Housing Analysis

Post Office Box 3510
Park City, Utah 84060
801.658.3700
raa@xmission.com

MEMO

DATE: December 8, 1998
TO: Meg Ryan

FROM: Bob Rosenthal
RE: Affordable Housing "Fee in Lieu" Cost Estimate

Hi Meg:

This is an estimate of total cost to produce multi family affordable housing units of three sizes, based on completion costs at 1465 Park Avenue.

Figure 1

Estimated Total Cost

	Unit Size (net salable area)	Project Total Cost			
		Unit Only		Unit With Underground Parking	Unit, Parking & Land
		Average per Unit Only	Per Sq. Ft.		
3 Bed/2 Bath	1,017	$140,000	$138	$145,000	$166,875
2 Bed/2 Bath	800	110,094	$138	115,094	136,969
1 Bed/1 Bath	650	87,455	$135	92,455	114,330
Studio	450	60,546	$135	65,546	87,421

- Cost for the three-bedroom-two bath unit is actual, as reported by a March 1998 draw, for 1465 Park Avenue.
- Cost for the two-bedroom unit is based on the same square foot price as at the 1465 building.
- Cost for the one bedroom and studio units is estimated at a reduced rate ($135 per square foot) to account for a reduction in the number of bathrooms (from two to one bathrooms).

This example is based on the following assumptions:

- A two-story walk-up building with 12% common area and about 88% net salable area (excluding garage).
- Land price of $175,000, or about $22,000 per unit (the price shown in the development agreement).
- Project total cost (for 8 units and parking) of $1,335,000 -- the "Adjusted Contract" amount from a draw for the period ending March, 1998.
- Estimate of the added cost to provide underground parking (as the 1465 building is built) is $40,000, or $5,000 per unit (15 spaces total, or about 2 parking spaces per unit).
- Estimate of plumbing cost per kitchen/bathroom is about $3,100 each. This translates to a reduction of about $3.00 per square foot for a 1 bedroom-1 bath unit (the value of the reduction form a 2 bath to a 1 bath unit).
- Note that at 1465, and in this example, there is no provision for sales and marketing expense, developer fee, or real estate taxes during construction.

Project total costs at 1465 are shown on the following page.

SECTION 3. Rent calculations
Annexations and Master Planned Developements

Rent is calculated as follows:(Annualized Wage - 17,680 (8.50 x 2080(hours) x .30 (30% of income) /12 (months in a year) x (HUD adjustment factor for Summit County)
Purchase price is calculated as a maximum mortgage that can be afforded. Monthly rent is calculated as outlined above then amortized at 30 year loan at 7.5 interest rate with 3% downpayment.
Assumptions:
Median Wage - $8.50 an hour
Rent to be no more than 30% of income

Type of Unit	Rent Calculation	Max. Monthly Rent
SRO	(17680 x 30%)/12 x .57	$252
Studio	(17680 x 30%)/12 x.91	$402
One Bedroom	(17680 x 30%)/12 x 1.24	$548
Two Bedroom	(17680 x 30%)/12 x 1.49	$658
Three Bedroom	(17680 x 30%)/12 x 1.74	$769
Four Bedroom	(17680 x 30%)/12 x 2.07	$915

Adjustment Factor for Household Size

Unit Type	Dept. of Housing and Urban Development	Adjusted for Summit County area, unit equivalent and unit size formulas
SRO	.5	.57
Studio	.6	.91
One Bedroom	.7	1.24
Two Bedroom	.8	1.49
Three Bedroom	.9	1.74
Four Bedroom	1	2.07

Rent/Purchase price assumptions for units below 45% of Summit County Median Income
Median Income Summit County for 1999 was $64,200. Income adjustments for households are made by adjusting the same factors that the Department of Housing and Urban Development.
Median Income data can be found at http://www.huduser.org.

Rent Calculation is calculated as follows: 28,890(% of SCMI) x .30(30% of income) /12 (months in a year) x (HUD adjustment factor)

Unit Type	**Dept. of Housing and Urban Development**
SRO	.5
Studio	.6
One Bedroom	.7
Two Bedroom	.8
Three Bedroom	.9
Four Bedroom	1

Summit County Median in 1999 = $64,200
45% of median = $28,890
40% = $25,680
35% = $22,470
30% = $19,260

Unit Type	**Unit Equivalent**	**Square Footage**	**Rent Calculation**	**Employee Equivalent**	**Max. rent monthly**
SRO	.25	NA	NA rent above average	NA	NA
Studio	.50	400	28,890 x.30/12 x.6	1	$402
1 BR	.75	600	28,890 x.30/12 x .7	1	$505
2 BR	1	800	28,890 x.30/12 x .8	2	$577
3 BR	1.25	1200	28,890 x.30/12 x .9	3	$650
4BR	1.50	1400	28,890 x .30/12 x 1	4	$722

Unit reduction per unit equivalent or employee equivalent
.25 .50 .75 1

SECTION 4. Average employee generation and income methodology

Total generation:

Retail: 2.3 employees per 1,000 square feet = 2.3 employees
Restaurant: 3.6 employees per 1,000 square feet = 7.2 employees
Hotel: 1.1 employees per 1,000 square feet = 1.1 employees
Office: 4.4 employees per 1,000 square feet = 4.4 employees

Staff took the average of the generation numbers for purposes of calculations.
Median wage and Average Income:
Derived from Rosenthal study 1999 - see Section 5

SECTION 5. Selected Housing Data from Rosenthal Study

Date: 6/1/99 Time: 3:16:32 PM

From: BOB ROSENTHAL To: Meg Ryan

ROSENTHAL & ASSOCIATES INC.

ESTIMATED ANNUAL INCOME - RESORT & RELATED EMPLOYEES

Employee Type	Average Hourly Wage	Average Hourly Commission	Average Daily Tips	Average Annual Salary	Average Annual Incentives	Effective Hourly Wage (rounded)	Annual Wages	Other Income (Unemployment, Gifts, Non-Cash Benefits, etc.- 8.0%)	Total (per FTE)
Staff and Supervisory									
Health Club, Comm./Retail, Day Care, Ski Staff	$8.50					$8.50	$17,680	$1,414	$19,094
Housekeeping & Front Desk	$8.75					$8.80	$18,200	$1,456	$19,656
Bell Staff	$5.25		$35			$9.50	$19,670	$1,574	$21,244
Accounting	$10.00					$10.00	$20,800	$1,664	$22,464
Reservations	$7.50	$2.50				$10.00	$20,800	$1,664	$22,464
Supervisors	$10.00					$10.00	$20,800	$1,664	$22,464
Restaurant & Bar	$3.00		$70			$11.40	$23,740	$1,899	$25,639
Maintenance	$11.50					$11.50	$23,920	$1,914	$25,834
Administrative Assistant & MIS	$13.50					$13.50	$28,080	$2,246	$30,326
Middle Management				$37,500	$5,000	$20.40	$42,500	$3,400	$45,900
Management									$66,600

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Page 2

ROSENTHAL & ASSOCIATES INC.

Pro Forma Income Distribution & Average Employee Household Size

Employee Type	Effective Hourly Wage	Average Annual income	Number of Employees	Estimated Household Formation						
				Employees per Household	Employees: Number	Employees: % of Total	Number of Households: Total	Number of Households: Local	Household Income	Average Employees per Household
Staff & Supervisory	$8.50 to $9.50	$19,998	2,747	1.0	217	8%	217	135	$19,998	2.4 / 2.4
				2.0	607	22%	304	189	$39,996	
				3.0	1,511	55%	504	314	$59,994	
				4.0	412	15%	103	64	$79,992	
	$10.00 to $13.50	$24,865	579	1.0	58	10%	58	36	$24,865	2.3
				2.0	116	20%	58	36	$49,730	
				3.0	405	70%	135	84	$74,596	
Middle Management	$20 40	$45,900	97	1.0	15	15%	15	9	$45,900	1.8
				2.0	78	80%	39	24	$91,800	
				3.0	5	5%	2	1	$137,700	
Management	$22.60 to $41 80	$66,600	49	1.0	7	15%	7	5	$66,600	1.8
				2.0	39	80%	19	12	$133,200	
				3.0	2	5%	1	1	$199,800	
TOTAL			3,471				1,460	909		2.4

"Number of Employees" refers to survey information.

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From: BOB ROSENTHAL To: Meg Ryan Date: 6/1/99 Time: 3:16:32 PM

1999 Maximum Rent/Purchase Price *(Summit County)*

Income Category	Income	Max. Affordable Shelter Cost (30% of income, less utility allowance)	
		Rent	Own
Less Than 30%	Less than $19,000	Less than $325	Less than $60,000
50%	$19,000 to $32,000	$325 to $650	$60,000 to $104,000
80%	$32,000 to $52,000	$650 to $1,125	$104,000 to $168,000
Greater Than 80%	More than $51,000	More than $1,125	More than $168,000

Figure 6

Trend in Rent Increase

	1995	1996	1997	Trend
	(average annual % increase)			
Park City & Snyderville Basin				
Market Rate Units	2.1%	8.9%	(0.2%)	3.5%
Park City Subsidized Units	1.3%	19.8%	4.0%	8.1%
HUD Allowable Rent Increase			3.7%	

Figure 7

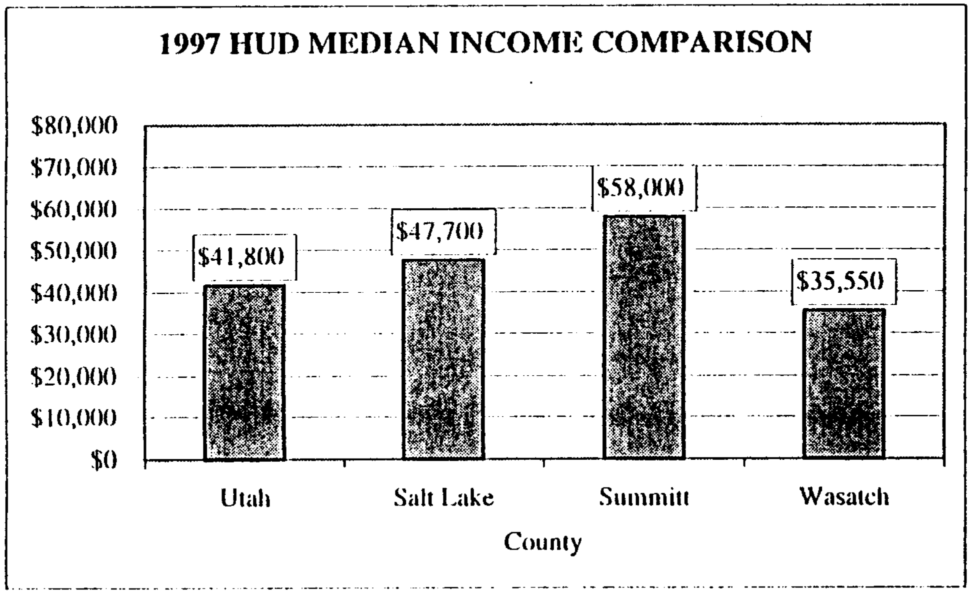

Figure 4

1997 Rent Comparison

	PCM Maximum Rent Guildelines	HUD (Summit County)	Park City Subsidized Units	Park City Market Rate Units	Salt Lake Valley	Heber Valley
Studio	$425	$420	NA	$560	$415	NA
1 Bedroom	525	520	**390**	690	535	**440**
2 Bedroom	675	650	**530**	930	**630**	**530**
3 Bedroom	825	875	**807**	1,250	**770**	**780**
4 Bedroom	975	1,065	NA	2,100	NA	925

Figure 5

1997 Affordability Comparison *(Park City)*

Income Category	Income	Affordable Rent (30%)	PCM Maximum Rent Guidelines	Unit Type (maximum size affordable)	HUD (Summit County)	Park City Subsidized Units	Park City Market Rate Units
Less Than 30%	Less than $17,000	Less than $275	$425	None Available	None Available	None Available	None Available
50%	$17,000 to $29,000	$275 to $575	$525	1 Bed	$520	$390	$690
80%	$29,000 to $46,000	$575 to $1000	$975	4 Bed	$1,065	None Available	$2,100
Greater Than 80%	More than $46,000	More than $1000	$975	4 Bed	$1,065	None Available	$2,100

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Estimated 1998 Annual Earnings by Affordable Housing Income Category

Park City Wage & Salary Households

Employment Type			Affordable Housing income Category	
Job Description	Estimated Income		% of HUD 1998 AMI	income Range
	Annual	Per hour		
Minimum Wage Hospitality or Service Worker (1.54 FTE)	$17,365	$5.42	Less Than 30%	Less than $19,000
PCM - General Office Clerk (1 FTE)	22,240	$10.69	50%	$19,000 to $31,000
Full-time Seasonal (mid Level employee - 1 FTE)	24,722	$11.89		
Entry Level Teacher (1 FTE)	27,533	$13.24		
PCM - Bus Driver (1 FTE)	30,594	$14.71		
Experienced Ski Area/Off-Season Waitperson (1 FTE)	34,738	$16.70	80% or Less	$31,000 to $50,000
PCM - Snow Plow Operator (1 FTE)	35,139	$16.89		
Average Park City Wage and Salary HH (1.54 FTE)	39,598	$12.36		
PCM - Emergency Response Worker (1 FTE)	40,589	$19.51		

DATE: 6/14/99
DEPARTMENT: Legal
AUTHOR: Mark Harrington/Tim Twardowski
TITLE: Authorization of Gift Deeds to PCMC
TYPE OF ITEM: RDA- Administrative

SUMMARY RECOMMENDATIONS: Authorize the Chairperson to execute Gift Deeds in a form approved by the City Attorney to Park City Munic. Corp. for: 1) the Carr Replat Lot B; and 2) the Transit Center parcels as described in the attached deeds.

DESCRIPTION:

A. Topic:

The Carr lot and Transit Center parcels.

B. Background:

The RDA owns the area between Swede Alley, Heber Ave. and Deer Valley Drive contemplated for the Transit Center. The RDA also recently acquired the Carr Replat Lot B. The City is pledging the land value as the 20% local match for the FTA grant for the project. Therefore, the land must be held by the City, not the RDA, for accounting purposes.

C. Analysis:

There are no consequences in the transfer of ownership. The land is not pledged as part of any bond security and state statute allows the RDA to transfer property by gift to the City. To the extent the value of the land exceeds the local match, the City will be able to utilize the excess value for other FTA grants within the City; whereas if the RDA owned the land, the excess value could not be used.

D. Department Review:

The Legal and CIP and Budget Departments reviewed this matter.

ALTERNATIVES:

A. **Approve the Request:**

This is the recommended action.

B. **Deny the Request:**

See below for consequences.

C. **Continue the Item:**

If the Council wants more information, it should remove the item from the consent agenda and continue to a work session meeting.

SIGNIFICANT IMPACTS:

None.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

The RDA ownership would complicate the grant accounting in the Finance Department and possibly threaten the City's ability to utilize the full value of the land for local match purposes.

RECOMMENDATION:

♦ Authorize the Chairperson to execute Gift Deeds in a form approved by the City Attorney to Park City Munic. Corp. for: 1) the Carr Replat Lot B; and 2) the Transit Center parcels as described in the attached deeds.

Attachment: Draft Gift Deeds

When recorded, please mail to:

CITY RECORDER
PARK CITY MUNICIPAL CORPORATION
P.O. BOX 1480
PARK CITY, UTAH 84060

GIFT DEED

REDEVELOPMENT AGENCY OF PARK CITY, Grantor, of Park City, Summit County, state of Utah, hereby donates and conveys to **PARK CITY MUNICIPAL CORPORATION**, Grantee, of Park City, Summit County, state of Utah, the following described parcel of land located in Summit County, state of Utah:

LOT B, CARR REPLAT, Section 16, Township 2 South, Range 4 East, Salt Lake Base Meridian, Park City, Summit County, state of Utah.

SUBJECT to current general taxes, easements, restriction, and rights of way of record.

And further subject to an additional covenant running with the land requiring that Grantee or its successors in interest will not, so long as the property is used as a pedestrian link between Swede Alley and Main Street (or similar purpose), intentionally use the property or any improvement of the property in a manner which discriminates against anyone on the basis of race, color, national origin, age, sex, or handicap.

WITNESS, the hand of said Grantor this ____ day of ______________, 1999.

____
Bradley A. Olch, Chairman, Redevelopment
Agency of Park City

STATE OF UTAH)
SS
COUNTY OF)

The foregoing Gift Deed was acknowledged before me this ___ day of ___________, 1999, by Bradley A. Olch, who executed the same.

____
Notary Public
Residing at:
My Commission expires:

When recorded, please mail to:

CITY RECORDER
PARK CITY MUNICIPAL CORPORATION
P.O. BOX 1480
PARK CITY, UTAH 84060

GIFT DEED

REDEVELOPMENT AGENCY OF PARK CITY, Grantor, of Park City, Summit County, state of Utah, hereby donates and conveys to **PARK CITY MUNICIPAL CORPORATION**, Grantee, of Park City, Summit County, state of Utah, the following described four (4) parcels of land located in Summit County, state of Utah:

Parcel No. 1
Lots 10 and 11, Block 56, AMENDED PLAT OF PARK CITY SURVEY.

Parcel No. 2
Lots 12, 13, and 14, Block 56, AMENDED PLAT OF PARK CITY SURVEY. Together with the Westerly ½ of vacated Marsac Avenue adjoining said property on the East.

Parcel No. 3
Beginning at the Southwest corner of Lot 10, Block 56, Park City Survey and running thence South 81°17' East 147.50 feet to a point on the Westerly line of Marsac Avenue as dedicated; thence South 23°38' East along said Westerly line 313.54 feet; thence South 66°34' West 93.91 feet; thence South 23°38' East 133.00 feet; thence South 66°34' West 32.53 feet; thence North 23°26' West 525.03 feet to the point of beginning.
Together with the Westerly ½ of vacated Marsac Avenue adjoining said property on the East.

Parcel No. 4
Beginning at a point North 66°34' East 206.10 feet from the most Easterly corner of Lot 2, Block 24, Park City Survey, and running thence North 66°34' East 93.91 feet to a point on the Westerly right-of-way line of Marsac Avenue, as dedicated; thence North 23°38' West along said Westerly right-of-way line 132.00 feet; thence South 66°34' East 132.00 feet to the point of beginning. Subject to the prior reservation of all mineral interests, containing 0.286 acres. LOT B, CARR REPLAT, Section 16, Township 2 South, Range 4 East, Salt Lake Base Meridian, Park City, Summit County, state of Utah.

SUBJECT to current general taxes, easements, restriction, and rights of way of record.

And further subject to an additional covenant running with the land requiring that Grantee or its successors in interest will not, so long as the property is used as a pedestrian link between Swede Alley and Main Street (or similar purpose), intentionally use the property or any improvement of the property in a manner which discriminates against anyone on the basis of race, color, national origin, age, sex, or handicap.

WITNESS, the hand of said Grantor this ____ day of ____________, 1999.

____
Bradley A. Olch, Chairman, Redevelopment
Agency of Park City

STATE OF UTAH)
SS
COUNTY OF)

The foregoing Gift Deed was acknowledged before me this ___ day of __________, 1999, by Bradley A. Olch, who executed the same.

____
Notary Public
Residing at:
My Commission expires: