

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JUNE 11, 2009**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Library and Education Center, Room 205, 1255 Park Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, June 11, 2009.

Closed Session

5:00 p.m. Personnel

Work Session

5:15 p.m. Council questions/comments

Budget review:

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- Business licensing
- Library reciprocal borrowing program
- Budget policies
- Park and Ride

Regular Meeting

6:00 p.m.

I ROLL CALL

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

III PUBLIC INPUT (*Any matter of City business not scheduled on agenda*)

IV WORK SESSION NOTES AND MINUTES OF MEETING OF MAY 28, 2009

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V NEW BUSINESS (*New items with presentations and/or anticipated detailed discussions*)

1. Consideration of a Resolution adopting a budget for fiscal year 2010 for Park City Municipal Corporation and its related agencies

- (a) Public hearing
- (b) Motion to continue to June 18, 2009

2. Consideration of a Master Festival License for The Gallery Stroll Music in the Park, as conditioned, on June 26, July 31, and August 28, 2009 to be held in Miner's Park on Main Street

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- (a) Public hearing
- (b) Action

VI OLD BUSINESS

Consideration of an Ordinance annexing approximately 286.64 acres of property located at the southwest corner of the SR248 and US40 interchange in the Quinn's Junction area, known as the Park City Heights Annexation, into the corporate limits of Park City, Utah, and approving a Water Agreement, and amending the Official Zoning Map of Park city to zone the property in the Community Transition Zoning District (CT)

(a) Public hearing

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(b) Motion to continue to June 25, 2009

VII ADDITIONAL DISCUSSION – AGENDA ITEMS

VIII ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.

Posted: 06/08/09

See: www.parkcity.org

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JUNE 18, 2009**

TENTATIVE (subject to change)

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Library and Education Center, Room 205, 1255 Park Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, June 18, 2009.

Closed Session

Work Session

- 3:45 p.m. Council questions/comments
- 4:00 p.m. WALC traffic calming projects
- 5:15 p.m. Outstanding issues and presentation of final budget
 - Economic development grants
- 5:50 p.m. Break

***** RDA AND MBA Meetings – Final Budget Adoptions *****

Regular Meeting

6:00 p.m.

I ROLL CALL

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

III PUBLIC INPUT *(Any matter of City business not scheduled on agenda)*

IV WORK SESSION NOTES AND MINUTES OF MEETING OF JUNE 4, 2009

V APPOINTMENTS AND RESIGNATIONS

Library Board appointments

VI NEW BUSINESS *(New items with presentations and/or anticipated detailed discussions)*

1. Consideration of an Ordinance approving the hotel and residences at Empire Canyon Resort Record of Survey Plat, located at 9100 Marsac Avenue, Park City, Utah
BR
 - (a) Public hearing
 - (b) Action
2. Consideration of an Ordinance amending Title 4, Business Licensing, Municipal Code of Park City, Utah
 - (a) Public hearing

(b) Action

3. Resolution adopting a final revised budget for fiscal year 2009 and the budget for fiscal year 2010 for Park City Municipal Corporation and its related agencies

(a) Public hearing

(b) Action

4. Consideration of Sergio ice cream franchise

5. Consideration of appeals of the April 22, 2009 Planning Commission approval of a Conditional Use Permit amendment application submitted by Deer Crest Janna LLC for the St Regis Resort at Deer Crest - Appellants are Jeri Rice and the Powder Run at Deer Valley Owner Association

VII ADJOURNMENT

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Posted: 06/15/09

See: www.parkcity.org

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JUNE 25, 2009**

TENTATIVE (subject to change)

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Library and Education Center, Room 205, 1255 Park Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, June 25, 2009.

Closed Session

Property and litigation

Work Session

2:00 p.m. Council questions/comments

2:15 p.m. LMC amendments and Historic District Design Guidelines

3:15 p.m. Bonanza Drive Reconstruction Project

Planning Commission Interviews

4:00 p.m.

Regular Meeting

6:00 p.m.

I ROLL CALL

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

III PUBLIC INPUT *(Any matter of City business not scheduled on agenda)*

IV WORK SESSION NOTES AND MINUTES OF MEETING OF JUNE 11, 2009

V CONSENT AGENDA *(Items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not imply a predisposition for approval and may be removed by motion and discussed and acted upon under "Additional Discussion – Agenda Items")*

1. Public Art Advisory Board appointments
2. Waiver of building-related fees in the amount of \$___ for the Snow Creek Cottages Housing Project, located at 2060 Park Avenue, Park City, Utah
3. Waiver of building-related fees in the amount of \$___ for the Fairway Hills Pump Station
4. Conservation easement monitoring

VI NEW BUSINESS

1. 575 Park Ave – Plat [PL-09-00684] KS/JM
 - (a) Public hearing
 - (b) Action
2. Final water bond resolution
 - (a) Public hearing
 - (b) Action
3. Adoption of resolution - Personnel Policies & Procedures manual
 - (a) Public hearing
 - (b) Action
4. Construction easement agreement – The Montage
5. Amendment to Stantec contract
6. Professional services agreement with Bowen Collins & Associates
7. Professional services agreement with Alliance Engineering
8. Economic development grant agreement, in a form approved by the City Attorney, with High West Distillery in the amount of \$____
 - (a) Public hearing
 - (b) Action
9. Economic development grant agreement, in a form approved by the City Attorney, with Park City Performances in the amount of \$____
 - (a) Public hearing
 - (b) Action
10. Resolution adopting an inter-local agreement with the Snyderville Basin Special Recreation District - ice arena

VII OLD BUSINESS

Consideration of an Ordinance annexing approximately 286.64 acres of property located at the southwest corner of the SR248 and US40 interchange in the Quinn's Junction area, known as the Park City Heights Annexation, into the corporate limits of Park City, Utah, and approving a Water Agreement, and amending the Official Zoning Map of Park city to zone the property in the Community Transition Zoning District (CT)

- (a) Public hearing
- (b) Possible action

VIII ADDITIONAL DISCUSSION – AGENDA ITEMS

IX ADJOURNMENT

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Posted: 06/22/09

See: www.parkcity.org

Note: This future meeting schedule is TENTATIVE and subject to change.
PARK CITY COUNCIL TENTATIVE MEETING SCHEDULE

June 2009

- 11 **Liza gone**
- 13 *125th Birthday Party – Main Street - Saturday*
- 18 See agenda
- 25 See agenda

July 2009

- 2 **No meeting**
- 3 *4th of July holiday – City offices closed Friday*
- 9 Quarterly goal update
Municipal carbon reduction action plan and 2008 footprint - work
Ordinance amending LMC – Historic District– public hearing/possible action
Resolution adopting Historic District Design Guidelines for Park City, Utah–
public hearing/possible action
- 16 **Roger gone**
7620 Royal Street E, Royal Plaza – Amd to ROS [PL-09-00659] KW
- 20 *Inter-governmental breakfast – Monday - TBD*
- 23 **No meeting**
- 24 *Pioneer Day – City offices closed Friday*
- 30

August 2009

- 6
- 13
- 20
- 27

September 2009

- 3
- 10 **No meeting – City Tour**
- 17
- 24

Pending Items:

Business license policy – late summer
Performance measures - August
For hire vehicles licensing
Ordinance amending Municipal Code Titles 1 and 2
Resolution amending (or replacing) Resolution No. 20-07, adopting Affordable Housing
Guidelines and Standards for Park City, Utah
Carrying capacity/market analysis survey
Wild land interface issues

City Council Staff Report

Subject: City Manager Recommended Budget
Author: Bret Howser
Department: Budget, Debt, & Grants
Date: June 11, 2009
Type of Item: Informational

Summary Recommendations:

Hold a public hearing on the City Manager's Recommended Budget. Provide direction concerning outstanding budget issues.

Topic/Description:

FY 2009 Revised Budget, FY 2010 Proposed Budget, and FY 2011 Plan

Background:

The City's budget process began in January with the Council Visioning Session. At that time, the Budget Department presented updated revenue projections which portrayed a budget shortfall of \$3.2 million in FY 2009 and another \$1 million in FY 2010. Staff also presented a shortfall reduction matrix which outlined a strategy for addressing the shortfall through operating budget reductions, capital reprioritization, and revenue enhancement. Council affirmed a "Minor" shortfall level according to the City's revenue shortfall policy. Staff committed to developing 5% and 10% operating budget reduction plans in addition to conducting a full re-prioritization of the CIP. Staff also received additional direction from Council at Visioning Session concerning other topics, requests, and discussions to include in the upcoming budget.

Department heads then compiled operating budget reduction plans to present to the City Manager during February and March. These operating reduction plans as well as any budget increase requests were considered during a series of meetings between functional teams and the City Manager. Portions of the 5% reduction plans, and in some cases portions of 10% reduction plans, as well as some budget increase options were then approved, denied, or modified with the intent of realizing an overall operating budget with little to no increase from 2009 original budget levels.

All existing capital projects as well as new capital request were evaluated by the CIP Committee during March for full re-prioritization. The CIP Committee worked with the direction to cover half of the projected shortfalls with a reduction of the General Fund transfer to capital. The Committee forwarded their recommendation to the City Manager in late March. The City Manager made final decisions on operating and capital recommendations in April.

On May 4, staff delivered the City Manager's Recommended Budget (Tentative or Proposed Budget) to City Council. On May 7 the Tentative Budget, Budget Overview, Recession update of FIAR, and CIP budgets were presented to Council. Council gave direction to further talk about the Racquet Club on June 4 and to have the Recreation Advisory Board review the Dog Park project. On May 21, staff presented Council with

the operating budget and discussed budget options and reductions on a team by team basis. Council directed staff to coordinate with Summit County to ensure that there would in fact be a 50% County cost share on the library reciprocal borrowing program. Council directed that funding for this project should be contingent on receiving the cost share from the County. On May 28 staff presented to Council the Special Service Contract recommendation, Water Fund issues, Fee Changes, Pay Plan and Benefit changes. Staff was directed to come back with further information regarding business license fees as well as reaction from the lodging community. On June 4, Council discussed changes in the budget policies and procedures as well as the proposed Main Street Lighting project and the Racquet Club Project. Council adopted the tentative budget, the fee resolution, the Comprehensive Emergency Management Plan, and directed staff to proceed with the design of the Racquet Club project as a single phase with the intent to bond for a portion of the project, and revisit funding alternatives in light of new economic information next spring. Council also directed staff to fund a \$5,000 technical study on the HMBA Lighting Project request.

Public hearings are currently scheduled for June 11, and June 18. Discussion/action is slated for these dates as follows, barring changes as needed:

June 11 – Business License Fees, Park and Ride Operations, Reciprocal Borrowing (Library), and any other Outstanding Budget Issues.

June 18 – Presentation & Adoption of Final Budget

Analysis:

Business License Fees:

On May 28, staff presented to Council a study of the business license administrative fee which proposed certain changes. These proposed changes are detailed in the following excerpt from the staff report of May 28. At that time, Council gave no official direction to staff regarding the appropriate fee level as the lodging association had concerns about the impact of an increased new license fee on their business. Council discussed possibly phasing the new fee, beginning at 40% cost recovery in FY 2010 and proceeding toward full cost recovery at some point in the future.

However, the discussion was delayed until we could get an official reaction from the Lodging Association Board. The Lodging Board will be prepared to deliver their response by the meeting on the 11th, but their statement was not available by the writing of this report.

Staff now recommends that the discussion proceed with input from the Lodging Association and that direction be given on the topic. Staff continues to recommend that the fee be set at \$22 for renewals for general businesses, \$17 for nightly rentals, and that new licenses be charged \$95 for general business types and \$87 for nightly rentals. This is a 40% cost recovery level for new businesses (which includes administrative and

inspection costs). Staff would also support a three year phasing of the new business administrative fee, moving from 40% in year 1 to 75% cost recovery in year 3.

Staff will take Council's direction and prepare an amending ordinance for the June 18 meeting, to be adopted along with the Final Budget.

Begin Excerpt –

The Municipal Code states that “a separate license must be obtained for each branch establishment.” When an attempt was made by staff to bring the practice in line with the code in October 2008, Council determined that this might cause an undue hardship on many nightly rental businesses since they have many locations. The letter sent to nightly rental businesses stated, “Presently, all nightly rental locations for each licensee are on one business license. The problem with this process for licensees with multiple rental locations is if any one nightly rental location has not passed inspection, then the issuance of the business license is stalled for all locations until each and every location is approved for licensing.” Thus, in January 2009, Council directed staff to perform a study to establish the best way to distribute the administration fee associated with business licenses.

Business License Renewals

	Lodging/ Nightly Rental	Other	Net Gain/ (Loss)
<i>Old Rate*</i>	\$46	\$46	(\$11,453)
Old Rate	\$46	\$46	\$127,192
New Rate	\$17	\$22	\$0

New Business Licenses/Inspections

Cost Recovery %	Lodging/ Nightly Rental	Other	Net Gain/ (Loss)
<i>Old Rate (\$46 + \$15)*</i>	\$61	\$61	(\$115,913)
Old Rate (\$46 + \$15)	\$61	\$61	(\$101,913)
New Rate @ 100%	\$218	\$238	\$0
90%	\$196	\$214	(\$13,955)
80%	\$174	\$190	(\$27,910)
70%	\$153	\$167	(\$41,865)
60%	\$131	\$143	(\$55,820)
50%	\$109	\$119	(\$69,775)
40%	\$87	\$95	(\$83,730)
30%	\$65	\$71	(\$97,685)
20%	\$44	\$48	(\$111,640)
10%	\$22	\$24	(\$125,595)

**Under old collection process*

The study determined that in order to recoup regulation costs for administering business licenses (established by the state legislature), business licenses should be defined differently and broken down into two distinct categories: renewals and new licenses/inspections. The reason for this distinction is due to the varying amounts of time (expenditure costs) that go into new licenses versus renewals. Currently, every business in Park City pays a set rate of \$46 per year for a business license, regardless of whether it's new or a renewal. New businesses also pay a \$15 fee for an inspection. The study determined that new business licenses were a lot more time-consuming than renewals, and therefore cost more for the City to administer. Furthermore, it was also determined that the

inspection fee should be included with the new license administration fee since they take place simultaneously.

The study also affirmed that nightly rentals take up more time for staff to administer, and (as it was suggested by Council liaisons) should therefore have a separate fee. This would not be setting a precedent, since for-hire vehicles also pay a different amount for their administration fee.

The last time a study for the business license administration fee was performed was in 1998. Obviously, there were a lot less businesses back then and the administration costs were considerably less as well. Since the number of businesses increased dramatically, when compared to the old study, staff has recommended decreasing the cost of business license renewals from \$46 to \$17 for lodging/nightly rental businesses and \$22 for all other businesses. This would recoup the total annual \$84,500 cost to administer business license renewals if we were to collect as stated in the Municipal Code.

The new study also determined that total costs for new business licenses as well as inspections totals \$139,500 annually, if we were to collect as stated in the Municipal Code. New business licenses and inspections take up a considerable amount of more time than renewals due to the number of staff involved with the process and can be broken down into three categories: administrative, code enforcement review, and inspection costs. The administrative costs of the new business licenses equates to \$23,400 annually. This aspect affects the Finance Department, which takes payments, processes applications, distributes mailings, and administers customer service. The code enforcement/review costs of the new business licenses equates to \$33,100 annually. The time associated with this cost includes the monitoring of compliance, status, and distribution of fines for businesses. The inspection costs of new businesses equates to \$57,100 annually. Inspections costs include the time to check square footage, occupancy load, fire sprinklers, and safety violations. On average two visits are necessary. Nightly rentals usually take longer and can take three to four visits sometimes. Finally, there are other costs associated with the new business license/inspection fee including software and maintenance, materials and supplies, as well as indirect or overhead costs.

In order to recoup the costs associated with new business licenses as well as inspections a fee would need to be set at \$218 for lodging/nightly rental businesses and \$237 for other businesses. However, a 72% increase in business license and inspections fees could be considered unreasonable in a down economy. Therefore, staff recommends recovering 40% of the new business license and inspection fees. This would result in \$87 fee for lodging/nightly rental businesses and \$95 fee for all other new businesses. Only recovering a partial cost to the City would not be considered unprecedented; for example, the transit service enhancement fee currently recovers 21.85% of the cost of operating the transit system.

Park & Ride Operations:

Council requested that Staff explore the possibility, and related costs, for a limited (no transit) opening of the Park and Ride for the winter of 2009-2010. Staff has taken a look

at the possibility of allowing use of a portion of the Park and Ride lot by individuals or large employers that may have interest in using the lot.

There are several issues that need to be considered and addressed with any opening (limited or not) of the park and ride, those issues are:

- Security
- Public Safety Response
- Daily opening and closing of lot
- Snow Removal
- Trash
- Lighting

Security –

The Police department has indicated that there have been numerous car break-ins in the private parking lots located along Richardson Flat road (utilized by Talisker and the Montage Hotel projects). Recently, Staff noted that a private security firm is now employed to monitor these lots. Given the remote location of the lot, Staff thinks that the City should not open the lot (even in a limited fashion) without a security presence.

Daily Opening and Closing of the Lot –

A condition of the project CUP (issued by Summit County) is that the lot may not remain open 24 hours a day and must open and close once a day (e.g. open at 6:00am close at 2:30 am). This requirement was placed on the project CUP to help control long term users (abandoned cars, camping and etc.). Any opening of the lot would require staff, or private contracted security personnel, to open and close the lot each and every day.

Snow Removal –

Any opening of the lot would require ongoing snow removal of whatever space is opened. Additionally, the County has yet to begin year round maintenance of Richardson Flat Road.

Trash Removal –

The project's CUP also required the City to commit to a trash removal plan. This plan will require dedication of a staff member once a day to drive out and empty trash and pick up the area.

Lighting –

Any opening of the park and ride would require activation of the lots lighting during nighttime hours.

Talisker and the Montage Hotel lots –

It is likely if the City opens its lot the Talisker and Montage park and ride lots will be deactivated and employees will be directed to the Richardson Flat park and ride where the City will take on the responsibilities (financial, liability and staffing requirements) currently being provided by these private firms.

Utilization of the Park and Ride –

Any individual who would want to use the lot would require some provision for transportation to move parker's from the lot into and out of the City. It is unclear to Staff who would provide this service other than the major employer's in town (e.g., one or more of the ski areas).

Budget for Required Services –

Should Council desire to open the lot on a limited basis Staff has assembled a budget for providing the above services. The budget below assumes winter operation for 120 days 12 hours per day.

\$35,000	Security (contracted firm)
4,500	Trash
5,500	Snow Removal - Lot
1,000	Lighting
\$46,000	Operating Budget Required

Staff does not recommend opening the park and ride on a limited basis (no transit) given the financial\operational impacts and the lack of a well defined user. If Council is concerned that major employers will want access to the lot Staff could contact the ski areas and other large employers to assess that desire and return at a later date with that assessment. Should Council determine to open the lot on a limited basis, the budget option outlined above would need to be included in the FY 2010 budget.

Reciprocal Borrowing Program:

On May 21, staff presented operating budget options to Council for consideration. One of those options involved extension of the Park City and Summit County library reciprocal borrowing program beyond just students to include people who work in Park City but live in Summit County. This program extension request came at the behest of the Library Board and would increase program costs by approximately \$25,000 annually. Staff has had preliminary conversations with Summit County concerning financial support. The County covered roughly half the cost of the original program scope last year through a contribution to Park City. Staff believes there may be support on the County's part to continue covering half of the program costs even at the expanded scope. The County Council will be discussing this item at work session on June 10 but may not be able to give a final answer on this until it comes up as part of their budget process later this calendar year.

In the meantime, Council expressed a desire to move forward with this program contingent on County financial support. Staff therefore recommends that Council budget the funds for expansion of reciprocal borrowing, but staff will hold the funds and wait to expand the program until we are assured of County support. In the event that the County does not include the program in their budget, staff would return next spring with a budget adjustment to remove the funding or unspent balance from the City's budget.

Amendments to Budget Policies

On June 4, staff presented a number of changes to the adopted Budget Policies & Procedures. Council asked staff to return with a few additional adjustments. The following details these adjustments and is presented here for Council review and approval.

Recession/Revenue Shortfall Plan –

Council suggested that language be added to tie the shortfall policy with the existing reserves policy in an effort to give clarity to how the City treats reserves in a shortfall. Direction was also given to adjust the language on “Minor” level to clarify that there won’t be a reduction in service level at that point. The following changes are proposed:

2. **MINOR: A reduction in ~~reserves projected revenues~~ in excess of ~~9%~~ 5%, but less than ~~23%~~ 15%.** The objective at this level is still to maintain "Same Level" of service where possible. Actions associated with this level would be as follows:

...

- e. ~~Identifying expenditures that would result in a 5% cut to departmental operating budgets while still maintaining the same level of service where possible.~~

...

- ...
- C. If an economic uncertainty is expected to last for consecutive years, the cumulative effect of the projected reduction in ~~reserves projected revenues~~ will be used for determining the appropriate phase and corresponding actions. ~~While this policy is intended to reduce the impact of a recession on the City's reserves, a prolonged recession may require the use of reserves for operations or capital expenses as a one-time event. In this situation, the City should utilize the existing reserve policy (Chapter 2, Part VI) which governs the prudent access of reserves.~~

Council asked staff to add definition to the 1% of operating budget dedicated to special service contracts. The following change is proposed for the Special Service Contracts policy:

B. Total Public Service Fund Appropriations

The City may appropriate up to 1 percent of the City’s total budget (~~defined as total expenditure budget excluding capital, interfund transfers, and ending balance, for all funds combined~~) for public service contracts for the Special Service Contract and Rent Contribution Categories described below.

Also, Council asked for a revised copy of an attachment related to the Monthly Budget Monitoring Policy. This report showed May’s budget and expenditures by department and team along with projections for the fiscal year total. The report now includes a Year-to-Date column as well and is attached to this staff report. Department managers have been receiving this report throughout the year on a weekly basis. Staff intends to provide this report for Council on a monthly basis going into the future.

Department Review:

Budget, Debt, & Grants Department, the Legal Department, and the City Manager reviewed this report.

Alternatives:

A. Approve:

Staff recommends that Council hold a public hearing regarding the Proposed Budget and provide direction on outstanding budget issues.

B. Deny:

State statute requires at least one public hearing before the adoption of a Final Budget. The City has traditionally held a public hearing accompanying each discussion of the budget. If Council decides to forgo a public hearing at this time, another must be held before adoption of the Final Budget.

C. Modify:

D. Continue the Item:

This has the same effect as Alternative B.

E. Do Nothing:

This also has the same effect as Alternative B.

Significant Impacts:

This public hearing would satisfy the requirements of state statute to hold a public hearing before the adoption of a final budget.

Consequences of not taking the recommended action:

If Council decides to forgo a public hearing at this time, another must be held before adoption of the Final Budget.

Recommendation:

Hold a public hearing on the City Manager Recommended Budget. Provide direction concerning outstanding budget issues.

Attachments:

A – Monthly Budget Report

FY 2009 Monthly Budget Monitoring - May

Team	Dept	May FY09 Budget	May FY09 Actuals	% +/-	May FY09 YTD Budget	May FY09 YTD Actuals	% +/-	FY 2009 Budget	FY 2009 Projection	% +/-	Budget w/ 2.5% Reduction
Executive	CITY COUNCIL	\$16,905	\$14,157	83.74%	\$181,677	\$192,999	106.23%	\$194,209	\$206,312	106.23%	\$189,354
	CITY MANAGER	\$36,087	\$26,423	73.22%	\$410,450	\$365,235	88.98%	\$460,783	\$410,024	88.98%	\$449,263
	ELECTIONS	\$0	\$49	0.00%	\$0	\$813	0.00%	\$0	\$813	0.00%	\$0
	LEGAL	\$46,291	\$47,415	102.52%	\$681,857	\$696,673	102.17%	\$753,394	\$769,765	102.17%	\$734,559
	VENTURE FUND	\$2,014	\$1,215	60.32%	\$43,719	\$25,315	57.91%	\$50,000	\$28,953	57.91%	\$48,750
	SPECIAL MEETINGS	\$826	\$389	47.16%	\$13,675	\$12,961	94.78%	\$15,000	\$13,743	91.62%	\$14,625
	Subtotal	\$102,123	\$89,692	87.83%	\$1,331,377	\$1,293,997	97.19%	\$1,473,386	\$1,429,610	97.03%	\$1,436,551
Internal Services	BUDGET, DEBT & GRANTS	\$20,932	\$25,003	119.45%	\$316,480	\$245,263	77.50%	\$354,617	\$274,818	77.50%	\$345,752
	HUMAN RESOURCES	\$54,651	\$33,015	60.41%	\$506,439	\$430,807	85.07%	\$597,386	\$508,172	85.07%	\$582,451
	FINANCE	\$45,568	\$39,834	87.42%	\$588,691	\$586,505	99.63%	\$644,645	\$642,252	99.63%	\$628,529
	TECHNICAL & CUSTOMER SERVICES	\$78,870	\$64,622	81.93%	\$963,658	\$898,691	93.26%	\$1,140,681	\$1,063,779	93.26%	\$1,112,164
	Subtotal	\$200,020	\$162,472	81.23%	\$2,375,268	\$2,161,266	90.99%	\$2,737,329	\$2,489,021	90.93%	\$2,668,896
Public Works	BLDG MAINT ADM	\$69,654	\$69,308	99.50%	\$963,338	\$968,644	100.55%	\$1,090,803	\$1,096,811	100.55%	\$1,063,533
	FIELDS	\$9,599	\$7,152	74.50%	\$142,823	\$117,660	82.38%	\$192,347	\$158,460	82.38%	\$187,538
	PUBLIC WORKS ADMIN.	\$21,829	\$13,199	60.46%	\$266,836	\$230,233	86.28%	\$298,400	\$257,466	86.28%	\$290,940
	PARKS & CEMETERY	\$102,465	\$99,465	97.07%	\$1,104,064	\$1,130,102	102.36%	\$1,342,240	\$1,373,895	102.36%	\$1,308,684
	STREET MAINTENANCE	\$101,449	\$77,931	76.82%	\$1,501,260	\$1,543,627	102.82%	\$1,655,755	\$1,702,482	102.82%	\$1,614,361
	STREET LIGHTS/SIGN	\$11,308	\$11,323	100.13%	\$160,629	\$94,438	58.79%	\$190,300	\$111,882	58.79%	\$185,543
	SWEDE ALLEY PARKING STRUCT	\$10,070	\$8,700	86.40%	\$65,165	\$64,607	99.14%	\$84,750	\$84,024	99.14%	\$82,631
	Subtotal	\$326,374	\$287,078	87.96%	\$4,204,115	\$4,149,311	98.70%	\$4,854,595	\$4,785,020	98.57%	\$4,733,230
	WATER BILLING	\$5,585	\$4,462	79.90%	\$91,558	\$93,515	102.14%	\$99,609	\$101,737	102.14%	\$97,119
	WATER OPERATIONS	\$262,961	\$218,751	83.19%	\$3,396,457	\$3,219,754	94.80%	\$3,803,514	\$3,605,634	94.80%	\$3,708,426
	Subtotal	\$268,546	\$223,214	83.12%	\$3,488,015	\$3,313,268	94.99%	\$3,903,123	\$3,707,371	94.98%	\$3,805,545
Transit Fleet	FLEET SERVICES DEPT	\$204,607	\$88,195	43.10%	\$2,106,395	\$1,692,132	80.33%	\$2,425,781	\$1,948,705	80.33%	\$2,365,136
	Subtotal	\$204,607	\$88,195	43.10%	\$2,106,395	\$1,692,132	80.33%	\$2,425,781	\$1,948,705	80.33%	\$2,365,136
	TRANSPORTATION OPER	\$471,374	\$396,628	84.14%	\$5,924,405	\$5,540,632	93.52%	\$6,540,182	\$6,116,520	93.52%	\$6,376,677
GO	Subtotal	\$471,374	\$396,628	84.14%	\$5,924,405	\$5,540,632	93.52%	\$6,540,182	\$6,116,520	93.52%	\$6,376,677
	GOLF MAINTENANCE	\$53,706	\$43,360	80.74%	\$530,281	\$447,756	84.44%	\$621,303	\$524,613	84.44%	\$605,770
	GOLF PRO SHOP	\$50,890	\$39,236	77.10%	\$450,325	\$446,207	99.09%	\$540,227	\$535,288	99.09%	\$526,721
Library & Recreation	Subtotal	\$104,596	\$82,596	78.97%	\$980,605	\$893,963	91.16%	\$1,161,530	\$1,059,901	91.25%	\$1,132,492
	CITY RECREATION	\$103,709	\$77,857	75.07%	\$1,255,551	\$1,142,239	90.98%	\$1,416,575	\$1,288,731	90.98%	\$1,381,161
	TENNIS	\$42,518	\$31,301	73.62%	\$427,263	\$492,837	115.35%	\$475,160	\$548,085	115.35%	\$463,281
	LIBRARY	\$63,537	\$46,859	73.75%	\$682,473	\$641,621	94.01%	\$760,374	\$714,860	94.01%	\$741,365
	ICE FACILITY	\$62,960	\$88,555	140.65%	\$722,042	\$732,650	101.47%	\$812,881	\$824,824	101.47%	\$792,559
GO	Subtotal	\$272,724	\$244,572	89.68%	\$3,087,328	\$3,009,347	97.47%	\$3,464,990	\$3,376,499	97.45%	\$3,378,365

FY 2009 Monthly Budget Monitoring - May

Team	Dept	May FY09 Budget	May FY09 Actuals	% +/-	May FY09 YTD Budget	May FY09 YTD Actuals	% +/-	FY 2009 Budget	FY 2009 Projection	% +/-	Budget w/ 2.5% Reduction
Sustain- ability	SUSTAINABILITY - VISIONING	\$66,680	\$66,285	99.41%	\$455,518	\$435,409	95.59%	\$485,698	\$464,257	95.59%	\$473,556
	SUSTAINABILITY - IMPLEMENTATION	\$28,624	\$17,647	61.65%	\$357,574	\$341,200	95.42%	\$411,703	\$392,850	95.42%	\$401,410
	<i>Subtotal</i>	\$95,305	\$83,932	88.07%	\$813,091	\$776,609	95.51%	\$897,401	\$857,107	95.51%	\$874,966
Public Safety	POLICE	\$233,658	\$189,784	81.22%	\$3,031,796	\$2,946,983	97.20%	\$3,312,812	\$3,220,137	97.20%	\$3,229,992
	STATE LIQUOR ENFORCEMENT	\$5,283	\$2,886	54.64%	\$56,743	\$55,350	97.54%	\$60,751	\$59,259	97.54%	\$59,232
	COMMUNICATION CENTER	\$43,023	\$36,430	84.68%	\$557,984	\$526,278	94.32%	\$618,066	\$582,946	94.32%	\$602,614
	DRUG EDUCATION	\$3,622	\$4,303	118.79%	\$24,198	\$15,900	65.71%	\$27,161	\$17,847	65.71%	\$26,482
	<i>Subtotal</i>	\$285,586	\$233,403	81.73%	\$3,670,721	\$3,544,510	96.56%	\$4,018,790	\$3,880,189	96.55%	\$3,918,320
Community Development	ENGINEERING	\$43,661	\$16,065	36.80%	\$356,893	\$287,054	80.43%	\$418,161	\$336,333	80.43%	\$407,707
	PLANNING DEPT.	\$78,140	\$63,479	81.24%	\$791,819	\$736,245	92.98%	\$888,556	\$826,193	92.98%	\$866,342
	BUILDING DEPT.	\$115,623	\$99,510	86.06%	\$1,370,578	\$1,455,515	106.20%	\$1,517,760	\$1,611,318	106.20%	\$1,479,816
	<i>Subtotal</i>	\$237,423	\$179,055	75.42%	\$2,519,290	\$2,478,815	98.39%	\$2,824,477	\$2,774,344	98.23%	\$2,753,865
City Total		\$2,568,678	\$2,070,836	80.62%	\$30,500,612	\$28,853,849	94.60%	\$34,301,584	\$32,424,286	94.53%	\$33,554,332

Budget	Projection	% +/-
General Fund - 011	\$19,265,740	96.59%
Quinns Recreation Complex - 012	\$1,005,228	97.82%
Water Fund - 051	\$3,903,123	94.98%
Golf Course Fund - 055	\$1,161,530	91.25%
Transportation & Parking Fund - 057	\$6,540,182	93.52%
Fleet Services Fund - 062	\$2,425,781	80.33%
	\$34,301,584	94.53%

**PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
MAY 28, 2009**

Present: Mayor Dana Williams; Council members Candace Erickson; Jim Hier; Joe Kernan; and Liza Simpson

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Nate Rockwood, Budget Analyst; Jed Briggs, Budget Analyst; Bret Howser, Budget Manager; Wade Carpenter, Chief of Police; Kathy Lundborg, Water Manager; Ken Fisher, Recreation Manager; and Brooke Moss, Human Resources Analyst

Absent: Council member Candace Erickson

1. Council questions/comments. Jim Hier reported on the inter-agency meeting, specifically trails and sustainability projects. The Chamber's final budget was adopted by the Board which is down \$3,956,000 from last year's \$5,223,000 primarily because of reductions in transient room tax and the potential on the collectability of somewhere between \$500,000 to \$600,000 of TRT taxes paid by property management companies. The Restaurant Tax Committee generously allocated an additional \$100,000 to the Chamber, which was not requested. He added that the Wikstrom Group was hired to update the 1996 Tourism Study which will provide helpful information for the City. Mr. Hier stated that he and other Council members have received calls from Dr. Winn at Park City Family Clinic asking for more information about the Bonanza Drive reconstruction project; staff will follow-up.

Mayor Williams reported on the Library reading program and participating on a panel on climate change held at University of Utah. He discussed activities planned for Air Force Week.

2. Budget Review. Bret Howser reported on sales tax collections, noting that March is the highest month of the year and represents monthly and quarterly filers for the first quarter of the year. Park City is 33% below the previous fiscal year for March and for the quarter, down 28% which was projected to be down by 34% for the quarter.

Nate Rockwood explained that the terms for special service contracts are two years to coincide with the budget cycle for services not provided by the City. The special service contract fund is up to 1% of the total budget, excluding capital projects. This year, the current budgeted amount was \$768,000 for two years and he discussed the RFP, application and selection process. Two City Council members sit on the selection committee as well as two high school students and selection criteria is outlined in the policy. Because of the economy, it was decided not to fund any organizations beyond the amount awarded last year but needs were evaluated. He relayed that the Boys & Girls Club received a special service contract for \$40,000 two years ago but no rent contribution was given. The recommendation this year is to grant the rent contribution

because the Boys & Girls Club will receive a reciprocal contribution based on the City's award and \$20,000 for the special service contract. This will allow them to open and obtain the \$25,000 donation.

Joe Kernan commented on the benefits of the program to the community and hoped the recommendation is adequate so that the Boys & Girls Club can offer the same level of service in the future. Roger Harlan agreed.

Mr. Rockwood stated that KPCW requested a special service contract for public service announcements; it did not receive an award last year but did in previous years. The lease agreement includes a description of services to the City and the outstanding purchase agreement will address services, removing KPCW from the special service process. It is also recommended that the Summit Land Conservancy enter into a contract with the City for its services and not use the special services process; a RFP is being prepared and will be released on those services. He continued to explain that the Boys & Girls Club and the Park City Community Outreach Center submitted their applications late which were not received until after the committee made its recommendations. Bret Howser acknowledged that the policy outlines a deadline but Council has the discretion to consider these.

Liza Simpson understood the precedent to be from Council member Candace Erickson that late applications were never considered. As a committee member, Jim Hier relayed that if the group had the applications in time, they probably would have been approved. He could not recall what organization was turned away because of its timing. Chief Wade Carpenter explained that the Police Department uses Shelley Weiss from the Outreach Center a lot. She is used as a liaison for labor disputes to obtaining information for investigations and is very helpful. Joe Kernan believed that these organizations provide a benefit and is willing to support them even though the applications were late. Liza Simpson stated that it is her recommendation to include them and to provide an opportunity for the programs that did not get as much funding to apply toward the balance left in the fund. Jim Hier advised that just because 1% is set aside, it doesn't all need to be spent and maintaining a balance may be advantageous for unanticipated requests or circumstances. Joe Kernan and Roger Harlan agreed.

Bret Howser discussed the high level of attention the Water Fund received last year because of the supply and demand analysis and an extensive plan for improvements and infrastructure projects to address deficiencies and redundancies in the water system. The financial model covers costs with user fees and impact fees, and identifies bonding needs and any possible rate increases required to handle debt service expenses. He discussed the timing of rate increase percentages and obtaining a zero interest loan from the state which will be used to buy down the interest rate on market bonds intended to be issued. Proceeds will fund needed infrastructure improvements over the next couple of years.

Kathy Lundborg explained that this summer five pipeline projects, a water treatment plant and a new meter reading system will be built or implemented, totaling \$20 million

worth of projects. Projects for next summer are being designed, including the Judge Tunnel pipeline project.

Bret Howser pointed out that an amended fee resolution will be presented to Council on June 4. Business license regulations are found in the Municipal Code and the administrative fee, intended to cover costs, has been studied by staff. Jed Briggs explained that a study was conducted in 1998 when the number of licenses and administration costs were a lot less. Administrative costs are based mainly on personnel costs, including counter assistance, code enforcement, and inspections. He explained that the administrative fee was set at \$46, regardless of type of business, and new businesses were assessed a \$15 inspection fee. It was determined that nightly rentals and for hire vehicles are more staff-intensive to license than other businesses, renewals require less time to process than new businesses, and the new proposed fees reflect this. Applying the current rate for business license renewals results in a loss of \$11,000 but charging \$46 for renewals creates a \$120,000 gain. When charging \$17 for nightly rentals and \$22 for all other businesses, the City recoups all of its costs. Assessing \$46 plus \$15 for inspections, the City loses around \$100,000 and recuperating 100% of costs results in assessing \$218 for lodging and nightly rentals and \$238 for all other businesses. Mr. Briggs discussed presenting the proposal to the Lodging Association. Bret Howser spoke about arriving at an appropriate level of cost recovery which is recommended at 40%, meeting again with the lodging group, and returning to Council for a final decision. Joe Kernan felt that the proposal is headed in the right direction. There was discussion about business license fees funding transit. Mr. Kernan added that increased fees should not hinder new businesses as they are still very reasonable. Roger Harlan felt that the public should be aware of the fact that other resort cities' fees are typically much higher and comparing how other cities license businesses was discussed.

Jim Hier commended the hard work on this project but pointed out that if licensing nightly rentals becomes too punitive, owners will avoid the process. The cost of enforcement then becomes an issue. Liza Simpson understood that the increases will only affect new businesses and Jim Hier pointed out the potential for newly organized property management companies. She added that she is comfortable with the 40% recommendation but if business licenses are set at a level that doesn't recoup the cost of issuance; incremental fee increases should be planned. Joe Kernan agreed that it makes sense unless there is interest in subsidizing new businesses from an economic development standpoint. Ms. Simpson suggested allocating a portion of business license revenues to economic development but Jim Hier argued the logic of recovering costs from businesses benefitting from the transit system. Joe Kernan noted that he prefers total cost recovery but will support incremental increases. Mayor Williams agreed with other comments that our fees are incredibly affordable and the goal over time would be to get the subsidy to zero. Jed Briggs added that exceptions will be provided for in the ordinance.

Mr. Howser indicated that recreation fees have not been amended since 2001 and are proposed to be updated this year. Ice arena fees are also recommended to be

increased along with other miscellaneous fees. Contracting with the Police Department for security services will be added to the fee schedule and in the future, staff will be looking at special events and impact fees to better recover costs. In response to a question from Joe Kernan, Ken Fisher explained that adjustments are based on increased personnel costs over the years. Joe Kernan expressed that 100% cost recovery should be the goal in formulating a rate for police services. Chief Carpenter explained a method of arriving at an average cost of \$45 per hour which will cover costs. He described the benefit of maintaining local control at events, and avoiding overtime by managing a program within the Department.

Bret Howser described the pay plan process of comparing positions against the market and reclassifying, if appropriate. In the second year of the budget cycle, a 2% increase is applied across-the-board to keep current with the market. Brooke Moss explained the membership on the technical and pay plan committees. The technical committee evaluates positions and compares them to benchmarks available through the Wasatch compensation group. The pay plan committee considers any positions that aren't able to be matched with comparison information and makes internal equity decisions; each team is represented. She described the level of time members have contributed, thanked them for their participation, and added that the committee makes a recommendation on a pay plan that the City Manager then recommends to City Council.

Because of the recession, it is recommended to basically flip the two year pay plan by providing a 2% across-the-board increase the first year and addressing the market fluctuations the second year. A new pay plan amounts to about \$1 million. The market moves this year were estimated significantly less than previous budgets, requiring a transfer of about \$500,000 from the General Fund and \$700,000 City-wide. However, it still presents challenges in balancing next year's budget in consideration of current revenue projections. Two percent represents about \$230,000 in the General Fund. He explained the recommendation to provide a 2% across-the-board increase in the first year and implementing market moves in the second year in the hopes of an improved economy. The situation will be monitored and revisited during next year's budget process. Jim Hier understood the rationale to be that the economy will be healthier in two years and in response to a question from him, Mr. Howser explained that \$3.5 million is recommended be transferred from the General Fund to fund capital projects in 2009 and \$2.8 transferred in 2010.

Mr. Hier explained that he has supported the practice of transferring surpluses from the General Fund to capital over the years, but suggested making a smaller transfer to capital and funding the pay plan so it is applied consistently year to year. Bret Howser explained that the transfers are actually associated with specific projects, like OTIS, and he felt that the recommended budget demonstrates the proper balance between operations and capital. He detailed unidentified surpluses and Mr. Hier recommended assigning \$500,000 so that the pay plan is applied consistently and both policy approaches were debated. The City Manager explained that the plan is to make employees whole this year by an across-the-board increase rather than having some positions receive increases or reclassifications and others not. Joe Kernan felt the

flipped pay plan sends a good message to the community and Liza Simpson suggested continuing to operate on the flipped cycle but Tom Bakaly indicated that employees would lose a year. Dana Williams felt the recommendation is appropriate including the offset for health insurance and Roger Harlan, Liza Simpson and Joe Kernan also indicated their support. Members were comfortable with the benefit plan and had no questions or comments.

Bret Howser explained the vacancy factor which budgets for positions at maximum pay. Due to either vacancies or positions paid below the maximum, about 7% less is spent in personnel budgets in each department. It is recommended that the 7% be realized collectively in a non-departmental fund rather than departmental budgets. This is zero sum but personnel will appear to increase while contingency decreases. Jim Hier believed that budgeting to the full amount will result in a budget surplus which seems flawed. Bret Howser explained the importance of reviewing the personnel portion separately from the total departmental budget and Tom Bakaly expressed that training is anticipated to help departments better manage their budgets. Personnel surpluses can not be spent on materials, supplies, etc. Mr. Hier stated that he prefers dealing with actual numbers and avoiding transfers. The City Manager suggested giving this approach a try and working toward actual budgeting in the future.

In response to a question from Joe Kernan, Mr. Howser detailed the shortfall plan, specifically lump merit bonuses for executive level employees. The City Manager explained that the recommendation for next year is the same by not awarding bonuses to Exempt Grade Level 7 positions and up until the economy recovers.

Prepared by Janet M. Scott, City Recorder

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MAY 28, 2009**

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Library and Education Center on Thursday, May 28, 2009. Members in attendance were Dana Williams, Roger Harlan, Jim Hier, Joe Kernan, and Liza Simpson. Candace Erickson was excused. Staff present was Tom Bakaly, City Manager; Tom Daley, Deputy City Attorney; Brooks Robinson, Planner; Francisco Astorga, Planner; Tamara Lindsay, Project Manager; Todd Touchard, Project Manager; and Bret Howser, Budget Manager.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Joe Kernan disclosed that he is a member of the Prospector Owners Association.

III PUBLIC INPUT (*Any matter of City business not scheduled on agenda*)

None.

IV NEW BUSINESS (*New items with presentations and/or anticipated detailed discussions*)

1. Consideration of an Ordinance approving the hotel and residences at Empire Canyon Resort Record of Survey Plat, located at 9100 Marsac Avenue, Park City, Utah - Brooks Robinson requested a continuance since the Planning Commission has not yet rendered a recommendation. The Mayor opened the public hearing; there were no comments. Joe Kernan, "I move to continue Item 1 under New Business to June 18th." Roger Harlan seconded. Motion carried.

Candace Erickson	Absent
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye
Liza Simpson	Aye

2. Public hearing on the issuance of general obligation bonds and the potential economic impact that the improvement, facility, or property for which the bonds pay all or part of the cost will have on the private sector, pursuant to Section 11-14-318 of the Utah Code Annotated 1953, as amended – Bret Howser explained that the Council recently adopted the parameters resolution. The issuance is for \$12 million for open space and walkability projects and the final bond resolution is scheduled next week. The Mayor opened the public hearing; there were no comments from the audience.

3. Consideration of a Resolution adopting a tentative revised budget for fiscal year 2009 and the budget for fiscal year 2010 for Park City Municipal Corporation and its related agencies - The Mayor opened the public hearing.

Mike Sweeney, HMBA, suggested that business license fees be prorated, that the City consider offering temporary business licenses, and charging higher fees for special businesses during Sundance.

Jim Hier stated that the fees are designed for cost recovery, which is why licenses aren't prorated, and a change in fees would first require a change in policy. Tom Bakaly advised that everyone can charge an administrative fee and if there is a demonstrated benefit from transit, an enhanced fee can be imposed. He explained that Mr. Sweeney is describing a *disproportionate* fee which is something that also needs to be supported with a study. Members agreed to discuss the business license policy in late summer.

With no further input, the Mayor requested a motion to continue to June 4th. Roger Harlan, "I so move". Liza Simpson seconded. Motion carried.

Candace Erickson	Absent
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye
Liza Simpson	Aye

4. Consideration of an Ordinance approving the First Amended Treasure Hill Subdivision Phase 3, located at 445 King Road, Park City, Utah – Planner Brooks Robinson explained that this is a one-lot subdivision containing around 12 acres. The request from owner Pat Sweeney is to shift the location of the building pad; the square footage and restrictions will remain the same. The Mayor opened the public hearing; there were no comments from the audience. Roger Harlan, "I move approval of an Ordinance approving the First Amended Treasure Hill Subdivision Phase 3, located at 445 King Road". Jim Hier seconded. Motion carried.

Candace Erickson	Absent
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye
Liza Simpson	Aye

5. Consideration of an Ordinance approving the Lot G Prospector Square plat amendment, located at 1775 Prospector Avenue, Park City, Utah – Planner Francisco Astorga explained that the application is to reconfigure five lots into three and to modify Parking Lot G. He explained that the actual building area will be reduced but not the parking. Joe Kernan disclosed a conversation with resident Reed Kimball, concerned about losing parking. The Mayor opened the public hearing; there were no comments. Liza Simpson, "I move we approve the Lot G Prospector Square plat amendment based

on the findings of fact, conclusions of law, and conditions of approval as found in the draft ordinance". Jim Hier seconded. Motion carried.

Candace Erickson	Absent
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye
Liza Simpson	Aye

6. Consideration of a Professional Services Agreement in an amount not to exceed \$80,000, in a form approved by the City Attorney, with Meter Maintenance Inc for meter testing and repair work – Tamara Lindsay explained the scope of the project and noted that Meter Maintenance is very well qualified. Joe Kernan felt that accurate meter readings will result in a fairer program for the public. The Mayor invited input.

Mary Cook, Homestake Condominiums, supported the project.

Roger Harlan, "I move approval of a professional services agreement in an amount not to exceed \$80,000, in a form approved by the City Attorney, with Meter Maintenance Inc". Liza Simpson seconded. Motion carried.

Candace Erickson	Absent
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye
Liza Simpson	Aye

7. Consideration of a Construction Agreement, in a form approved by the City Attorney, with Counterpoint Construction for the construction of the Promontory Raw Waterline for a lump sum amount of \$1,147,569 – Todd Touchard explained that this contract represents the first stretch of the pipe line and the bids were very favorable. He detailed the location by the equestrian center in Promontory and the Mayor invited public input. There was none. Jim Hier, "I move we authorize the City Manager to execute a construction agreement, in a form approved by the City Attorney, with Counterpoint Construction for the construction of the Promontory raw water line for an amount of \$1,147,569". Liza Simpson seconded. Motion carried.

Candace Erickson	Absent
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye
Liza Simpson	Aye

8. Consideration of a Settlement Agreement between HPC Development and Hotel Park City Condominium Association regarding the purchase of the Park City Golf Course Pro Shop and the incorporated Cross-Easement Agreement – Tom Daley

explained that the settlement agreement in the amount of \$1.1 million is for the City to obtain fee title to the pro shop unit in Hotel Park City. The figure represents payments paid by the current commercial developer and charges \$1,000 per month rent to the City for the use of the unit over the last 29 months. The agreement provides six months to obtain plat amendment approval and this item will return to Council for final review. The Mayor invited public input; there was none. Joe Kernan, "I move we approve the settlement agreement between HPC Development and Hotel Park City Condominium Association regarding the purchase of the Park City Golf Course Pro Shop and incorporating the cross-easement agreement". Jim Hier seconded. Motion carried.

Candace Erickson	Absent
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye
Liza Simpson	Aye

V ADDITIONAL DISCUSSION – AGENDA ITEMS

VI ADJOURNMENT

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

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 2 p.m. Members in attendance were Mayor Dana Williams, Roger Harlan, Jim Hier, Joe Kernan, and Liza Simpson. Candace Erickson was excused. Staff present was Tom Bakaly, City Manager; Jeff Schoenbacher, Environmental Specialist, Kyle McArthur, Water Analyst; Kathy Lundborg, Water Manager; and Tom Daley, Deputy City Attorney. Roger Harlan, "I move to close the meeting to discuss property and litigation". Joe Kernan seconded. Motion carried. The meeting opened at approximately 4 p.m. Jim Hier, "I move to open the meeting". Joe Kernan seconded. Motion unanimously.

Candace Erickson	Absent
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye
Liza Simpson	Aye

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

Janet M. Scott, City Recorder

City Council Staff Report



Subject: Gallery Stroll Music in the Park
Author: Max J. Paap
Department: Sustainability
Date: June 11, 2007
Type of Item: Administrative – Master Festival License

Summary Recommendations:

Review the Master Festival License application, conduct a public hearing, and approve the license for The Gallery Stroll Music in the Park, as conditioned, on June 26, July 31, and August 28, 2009 to be held in Miner's Park on Main Street.

Description:

Topic:

Review the Master Festival License Application, submitted by the Park City Gallery Association for The Gallery Stroll Music in the Park, in Miner's Park on June 26, July 31, and August 28, 2009.

Background:

The Park City Gallery Association, in conjunction with Mountain Town Stages submitted an application requesting a Master Festival License to hold an event in Miner's Park to complement the existing Friday evening Gallery Strolls by incorporating a live music element into the evening's activities. The strolls have moved away from centralizing activity at the Kimball Art Center to attempt to get more movement to different parts of Main Street and a greater number of galleries. Putting live music in Miner's Park would further the attempts to get participants moving between more galleries. The applicant hopes to renew the interest and excitement in the Gallery Stroll through the implementation of live music on the street. The event would run from 6:00 pm to 8:30 pm on Fridays, June 26, July 31, and August 28, 2009. Section 4-8-4(A) of the Park City Municipal Code requires all MFL applications be completed and submitted no less than ninety (90) days prior to the event. The applicant has met that requirement.

The Gallery Stroll Music in the Park is consistent with the City Council's Goal #4 which is to continue to promote Park City as multi-seasonal resort by maintaining its

status as a World Class Resort which hosts such events as this and to increase the number of events.

Analysis:

The event organizers have requested to hold their event on June 26, July 31, and August 28, 2009. The event would begin at 6:00 pm at Miner's Park and conclude by 8:30 pm. This application is being reviewed as a Master Festival License due to the use of City property and request for amplified music.

Evening Activities

Friday's activities will coincide with the Friday nights Gallery Stroll conducted by the Park City Gallery Association. Music production and scheduling of bands will be performed in conjunction with Mountain Town Stages; that programs that same venue on Saturdays and Sundays throughout the summer. All performances will be free to the public and conclude by 8:30 pm. The hours of the Gallery Stroll are scheduled to be from 6:00 pm until 9:00 pm. The show scheduled for July 31st will be the Friday of Arts Fest and Staff has met with the festival organizers to address any mitigation concerns on the evening. Any need for public restrooms can be accommodated on site within the venue. The organizers have met with PCMC staff to ensure that all events that occur will not adversely affect public safety.

Parking

All parking for this event can be accommodated within the public and private parking areas in the Old Town area.

Department Review:

All applicable departments have reviewed The Gallery Stroll Music in the Park and their comments have been incorporated into the report.

Alternatives:

Approve the Request:

Approve the Master Festival License allowing The Gallery Stroll Music in the Park as described. This is staff's recommendation.

Deny the Request:

Deny the Master Festival License, preventing the addition of The Gallery Stroll Music in the Park to Park City's schedule of events.

Continue the Item:

The City Council may continue the discussion in order to receive additional information.

Significant Impacts:

Park City has held many similar events to The Gallery Stroll Music in the Park. The activities will be contained within described venues and will conclude by 8:30 pm.

Consequences of not taking the recommended action:

The Gallery Stroll Music in the Park would not take place.

RECOMMENDATION:

Staff recommends the City Council conduct a public hearing and approve a Master Festival License for The Gallery Stroll Music in the Park on June 26, July 31, and August 28, 2009 based on the following Findings of Fact, Conclusions of Law and Conditions of Approval.

Findings of Fact:

1. The Gallery Stroll Music in the Park will be held Friday, June 26, July 31, and August 28, 2009. The event will last from 6:00 pm to 8:30 pm on each evening.
2. Parking for the anticipated crowd of around 200 people will be accommodated in and around the existing public and private parking lots. The conduct of the Gallery Stroll Music in the Park will not substantially interrupt or prevent the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of its venue.
3. The event is oriented towards families and youth. The events associated with The Gallery Stroll Music in the Park will not require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.
4. The event will be held at Miner's Park. The concentration of persons, vehicles, or animals will not unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.
5. There are other Master Festival and Special Event Licenses that have been granted for July 31, 2009. The table below will show in column (A)- Geographic separation of events; column (B)- Proposed time and duration of the events; column (C)- Anticipated attendance. The Gallery Stroll Music in the Park will not substantially interfere with the logistics and venue for any event for which a license has already been granted and with the provision of City services in support of other such events or governmental functions based on the following:

DATE	EVENT	A – Geographic Separation	B - Proposed Time & Duration	C – Anticipated Attendance
July 31	The Gallery Stroll Music in the Park	Miner's Park	6pm-8:30pm	Less than 200
July 31	Kimball Arts Fest- Locals Event	Main Street	6PM-9PM	4000 (Estimated)

6. The size of the crowd and nature of the event will not create an imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
7. The applicant has been working with City Staff and applicable departments to address all event concerns. The Applicant demonstrates an ability and willingness to conduct the event pursuant to the terms and conditions of this Chapter and has not failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.

Conclusions of Law:

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

Conditions of Approval:

1. The applicant, at its' cost, shall incorporate such measures as directed by Staff in order to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided and paid for by the applicant.
2. The applicant will work with City Staff to orient the temporary stage so as to minimize sound impacts to the neighborhood and the applicant shall monitor the following:
 - (A) The program manager, or his/her designee, shall provide on-site management for each event.
 - (B) A sound technician shall provide on-site monitoring for each event with music, amplified or otherwise, and any amplified event.
 - (C) The program manager shall be responsible to ensure that the sound system maintains the sound at an A-weighted sound level adjustment and maximum decibel level of 90, as measured twenty-five feet (25') in front of the stage.
 - (D) All events shall be open to the public and free of charge.
3. Applicants shall provide proof of liability insurance in the amount of two million dollars (\$2,000,000) or more as may be required by the Special Events Manager or the City Attorney's Office, and shall further name Park City Municipal Corporation as additional insured. All Applicants shall further indemnify the City from liability occurring at the event except for any claim arising out of the sole negligence or intentional torts of the City or its employees.
4. All plans for tents, stages and other temporary structures shall be submitted to the Building Department for review and permitting by June 15, 2009.

Attachments

Exhibit A- Applicant's Summary of Activities

PARK CITY MUNICIPAL CORPORATION SPECIAL EVENT AND MASTER FESTIVAL LICENSE EVENT APPLICATION - PART I



Special Events
435.615.5150
specialevents@parkcity.org

PART I of the Special Event and Master Festival License (MFL) must be completed and submitted electronically to the Special Events Department no less than **90 days prior to a MFL** or no less than **60 days prior to a Special Event**.
The application will be reviewed by the Special Events Department. *Granting of the permit is not guaranteed.*

APPLICATION FEES – DUE AT TIME APPLICANT SUBMITS PART I

All new applications require a \$100 application processing fee.
All applications for returning events require a \$50 application processing fee.
The Application Fee is NON-REFUNDABLE.

ADDITIONAL FEES

Additional fees for other services, including Health Department, Fire Department, and City Services will be estimated and provided to the applicant. Applicant will receive a final invoice approximately two weeks after the event concludes.

APPLICANT AND SPONSORING ORGANIZATION INFORMATION

NAME	park city gallery association	
STREET ADDRESS	po box 28002	
CITY, STATE, ZIP CODE	park city, utah 84060	
DAY PHONE	435-655-3803	
FAX PHONE	435-655-3805	
E-MAIL ADDRESS	pcgalleryassoc@aol.com	
SPONSORING ORGANIZATION	mike hale chevrolet and park city week	
Contact Person "ON SITE" Day of Event	Name: connie katz	Cell Number: 801-824-4571

EVENT INFORMATION

Type of Event (Check all that apply):

Master Festival Criteria: A PUBLIC EVENT (If one box is checked, the event is automatically a MFL)	☐ Attraction of crowds over 500	☐ Street Closure	☒ Use of City park, building or property	☐ Use of off-site parking facility	☒ Use of amplified music
Special Event Criteria: PRIVATE OR PUBLIC EVENT	☐ Causes significant public impacts via disturbance, crowd, traffic/parking	☐ Disruption of the normal routine of the community or affected neighborhood	☐ Necessitates temporary business or liquor licensing	☐ Events signs, visible from public property	☐ Temporary structures
☐ Run/Walk	☐ Parade	☐ Trail Event			
☐ Road Bike Event	☐ Park Festival	☐ OTHER (please specify):			
☐ Street Fair	☐ Concert				
EVENT TITLE:	last friday gallery stroll				
FIRST TIME OR ANNUAL EVENT (IF ANNUAL, HOW MANY YEARS?)	this has been going on but we are now incorporated and just asking for music on two nights. mountain stages will provide the music at the park for the gallery strolls.				
EVENT DATE (S)	june 26th and august 28th				
EVENT HOURS	START: 6 pm		END: 8:30pm		
SET-UP	DATE:		TIME:		
BREAK DOWN	DATE:		TIME:		

ATTENDANCE	PARTICIPANTS:	SPECTATORS:	TOTAL:
LOCATION	main street at the miners park		

OVERALL EVENT DESCRIPTION (Briefly explain event and activities):
we do a lot of advertising, fly our flags, and make the street festive. This also includes galleries in noma and redstone. people visit the galleries, go out to dinner, etc.

MARKETING YOUR EVENT (Your Marketing Plan is criteria for approval of your event)		
Contact the Park City Chamber/Bureau to help market y our event	435.649.6100	www.parkcityinfo.com
PLEASE DESCRIBE MARKETING AND PROMOTIONAL EFFORTS FOR YOUR EVENT:		
we advertise in the sl tribune, the park record, we have a classy brochure - we printed 25,000 and they are in all the racks, someone is on tv and the radio and we have a pr person working on other markets.		

RULES AND REGULATIONS
• A non-refundable application fee is required at the time the application is submitted to Park City Municipal Corporation. For new events the application fee is \$100, for returning events the application fee is \$50.00. • Part I of the application must be submitted a minimum of 90 days prior to a Master Festival License (MFL) and 60 days prior to a Special Event. Part II of the application for both a MFL and a Special Event must be submitted 45 days prior to the requested event date. • A site plan of your event is required with your application identifying street closures, signs, supply trucks, barricades, tents, activity location, portable toilets, bleachers, other temporary structures, water stations, headquarters, solid waste containers, entrance/exits, walkways and any other details that would assist the Special Event Staff with understanding the setup of your event. • For runs, walks and parades a site plan outlining your route must be submitted along with your Special Event Permit application. If your event will generate additional traffic, or interrupt existing traffic on any city street, a traffic control plan outlining necessary street closures is required before a Special Event Permit will be issued. • Permit Applications may require review by the City Council for approval or denial. Need for review is based on size, location, scope and impact of event. • An applicant must schedule a meeting with Special Event Staff 30 working days prior to event. • A certificate of insurance must be filed with Special Event Services ten (10) working days before the event in the amount of \$2,000,000. The City of Park City requires all certificates of insurance to be submitted on a standard ACORD form, or on the insurance company's letterhead. Park City Municipal Corporation must be listed as additionally insured. If you do not have insurance, the City of Park City is able to provide you insurance, at a cost, through the TULIP Program. Please visit our website at: www.parkcity.org/Special Events & Facilities/applications/index.html. • All debris and trash must be removed from an event site immediately after the event. Failure to do so may require more City Services. All expenses will be the responsibility of the event applicant. It is highly recommended that the applicant provide recyclable receptacles at the event. Please contact a local recycle company (information provided in Application Part II). Thank you. • Depending on the duration of your event and the availability of public restrooms, you may need to rent portable chemical toilets to accommodate participants. Park City Municipal Corporation City Code requires one (1) chemical toilet for every 65 people. The figure is based upon the maximum number at your event during peak time. The total number of toilets will be determined on a case-by-case basis. • You must receive approval for your event before you promote market or advertise your event. Conditional

approval will be made after the event organizer submits the application and it is initially screened. Acceptance of your Special Event Application by the City is not a guarantee of the date, location or an automatic approval of your event.

- Only readily removable barricades may be used for street closures and a 20-ft lane of clearance is required for emergency vehicle access at all times. You may be required to provide advisory signs if your event impacts a major use roadway. Advisory signs are intended to provide advanced notice to the regular users of a roadway of the scheduled closure.
- In some cases, the hiring of officers from the Park City Police Department, a professional security company, or a combination of both may be required in order to obtain a Special Event Permit. The Park City Police Department determines the need, number, and type of security personnel based on expected attendance, location of the event, the presence of alcohol, history of the event, nature of the event, street closures, and the amount of advertising used for an event.
- The Fire Department must review and approve the following: your plans for first aid and/or emergency medical services; your route for emergency vehicle access;
- The Building Department must review parade floats; use of an open flame; use of fireworks or pyrotechnics; handling of vehicle fuel; cooking facilities; the location of power sources; the availability and location of on-site fire suppression equipment; the occupancy and spacing of tables or enclosures; and the use of tents, canopies or any fabric shelters. The Building Department will require an inspection before and/or during the event.
- All temporary structures, i.e. tents, stages, platforms, etc. must be engineered and stamped by a State of Utah Licensed Engineer.
- The applicant(s) shall assume and reimburse the City for any and all costs and expenses determined by City to be unusual or extraordinary, and related to the event for which the permit is sought, including but not limited to:
 - A. The cost of providing, erecting, and moving barricades and/or signs;
 - B. The cost of providing and moving garbage or waste receptacles;
 - C. The cost of city personnel who are required by the city to work overtime hours
- The City may require, as a condition to issuance of a permit, that a sum be deposited with the city to meet such costs. The required deposit shall not exceed one thousand dollars (\$1,000.00).

AGREEMENT AND SIGNATURE

I the undersigned representative have read the rules and regulations with reference to this application and am duly authorized by the organization to submit this application on its behalf. The information contained herein is complete and accurate.

Name (printed)	connie katz	
Signature <i>(if electronic signature is available):</i>	Date: 04-10-09	

REMITTAL INFORMATION

Park City Municipal Corporation (PCMC) ATTN: Special Events PO Box 1480 Park City, Utah 84060 435.615.5150	<i>If you would like to pay by credit card or make your payment in person please contact Jennifer Byrd at 435.615.5056.</i>
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OFFICE USE ONLY

PERMIT APPLICATION #:	ASSIGNED TO:
NOTES:	

City Council Staff Report



Subject: Park City Heights Annexation
Author: Thomas Eddington, AICP
Kirsten A. Whetstone, AICP
Date: June 11, 2009
Type of Item: Legislative

Summary Recommendation

Staff recommends that the City Council review the Park City Heights Annexation at the regular meeting, conduct a public hearing, and provide Staff and the applicants direction regarding the Annexation Agreement and Water Agreement.

The purpose of this meeting is to:

- Conduct a public hearing and continue to June 25; and
- Give staff and the applicants direction to explore alternative locations and/or land contribution for all of the UPCM/Talisker affordable housing units; and
- Direct staff to enter negotiations for City participation in infrastructure development in the Annexation area and development partnership within the Master Planned Development for City affordable housing at a reduced density; and
- Assess overall implications on remaining private unit density and confirm ultimate project design goals.

Description

Project Name: Park City Heights Annexation
Applicant: Boyer Plumb Park City L.L.C.; Talisker
Location: South West corner of the intersection of Highways 248 and 40
Proposed Zoning: Community Transition (CT-MPD)
Adjacent Land Uses: Municipal open space; City Ice Arena and Fields Complex;
Reason for Review: Annexations require a recommendation from the Planning Commission with final action by the City Council

Background

This staff report is supplemental to the previous Park City Heights Annexation staff reports dated April 24, May 22, June 5, June 19, July 17, August 28, September 11, September 18, October 16, 2008, and December 18, 2008. This matter was continued without substantive comment from several meetings over the past several months and discussed at a work session on April 30, 2009. The proposed annexation plat is attached as Exhibit A. A larger map will be presented at the meeting.

Analysis

Staff and the applicants have been meeting regularly to address several remaining issues which primarily revolve around: 1) mitigation of traffic impacts by terms outlined in the Annexation Agreement; 2) water infrastructure and phasing in the Water Agreement; 3) construction mitigation; and 4) overall infrastructure cost sharing between the applicants, and possibly the City.

Recently, Talisker informed the City that it was in the process of considering alternative plans regarding satisfaction of its outstanding Empire Pass affordable housing obligations (approximately 86 AUEs), which to date have been focused primarily within the PC Heights project. Other development applications remain pending at 100 Marsac and Daly Avenue. Talisker is in the process of finalizing an offer that is anticipated to combine acquisition of additional built units with a land contribution to the City, which could be used for the construction of additional housing units. Such a proposal would have to be reviewed and approved/rejected by the City Council acting as the Housing Authority in conformance with the applicable Housing Resolution and Flagstaff Development Agreement, as amended.

Requested Action(s):

Staff requests Council direction on the following issues:

1. Consideration of an alternative location(s) or other satisfaction of all of Talisker's remaining affordable housing obligation, with the City taking title to the Talisker property within PC Heights with the ability to build some reduced number of affordable housing (otherwise will remain as open space).
2. If yes, is Council conceptually comfortable if some portion of the property is held by a conservation entity other than the City at the outset as deed restricted/conservation easement open space?
3. Consideration of authorizing staff to further explore terms of City participation in the infrastructure within the existing, pending MPD?
4. Consideration of authorizing staff to explore and further negotiate City development partnership in the project as a whole (limited to city affordable housing development) in a reconfigured MPD, including some minor modifications to density apportionment provided overall density remains within the CT zone limits?
5. Provide direction to prioritize and target finalizing the annexation approval within specified time frame.

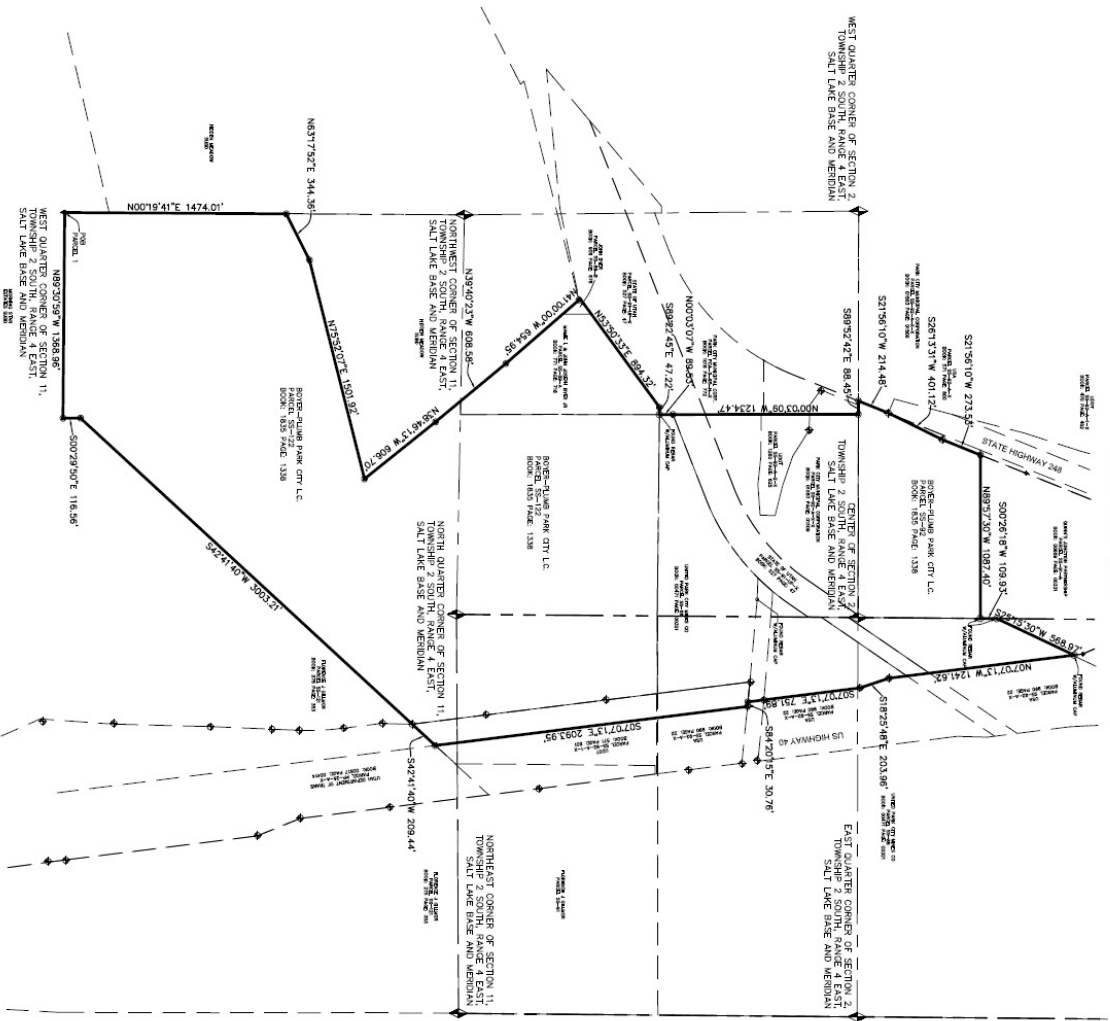
All such terms would be subject to formal approval by the City Council.

Alternatives:

- A. Direct staff and the applicants to maintain the status quo and conclude the current pending Annexation application, prior to consideration of any alternative development or affordable housing scenarios.
- B. Provide other direction or plan modifications to staff and the applicants.

ANNEXATION PLAT

LOCATED IN A PART OF SECTION 2 AND 11,
TOWNSHIP 2 SOUTH,
RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, *Myer E. Jankovic*, do hereby certify that I am a Professional Land Surveyor and that I am duly licensed by the State of New York. I have made a survey of the tract of land described below and have subdivided said tract or tracts into lots and streets.

ANNEXATION PLAT

and that same has been surveyed and staked on the ground as shown on this plat.

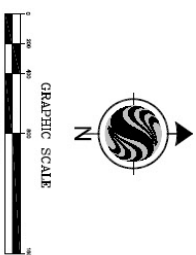
BOUNDARY DESCRIPTION

BOUNDARY DESCRIPTION

[illegible]

Date _____

TYLER E. JENKINS
PLS No. 49387330



LEGEND

_____	ANNEXATION BOUNDARY
_____	WEAS. SECTION LINE
_____	ADJOINING DEED LINES
↗	SECTION CORNER
●	BOUNDARY CORNER, TO BE SET
●	FOUND REBAR AND CAP
+	UDOT ROW MON. FOUND
_____	RECORD INFORMATION

(152-507)

ANNEXATION PLAT

LOCATED IN A PART OF SECTION 2 AND 30,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

RECORDED & INDEXED
STATE OF UTAH, COUNTY OF SUMMIT, BE ORDERED AND FILED AT THE
REC'D EST. 11/11/2011
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE _____ COUNTY RECORDER _____

		State County Engineers 3005 S. 70th E. Ste. 300 Phoenix, Arizona 85042 Tel. 602/251-0550 Fax 602/251-0571 Statewide Professional Engineers		Project Number 1820127		PLANNING COMMISSION		CERTIFICATE OF ATTEST		ENGINEER CERTIFICATE		APPROVAL AS TO FORM		COUNCIL APPROVAL AND ACCEPTANCE	
City of Phoenix		Designated By 01827-7-9		Date 06/20/07		APPROVED BY THE PARK CITY PLANNING COMMISSION _____ A.D. 20____		I HEREBY DO CERTIFY THAT THE RECORD OF SAID MAP WAS DEPOSITED IN THE OFFICE OF THE CLERK OF THE COUNTY OF MARICOPA, ARIZONA, ON THE DAY OF _____ A.D. 20____		PARK CITY ENGINEER I HEREBY CERTIFY THAT THE PLAN HAS BEEN EXAMINED BY ME AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ARIZONA. DATE _____		APPROVED AS TO FORM _____ DAY OF _____ A.D. 20____		APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 20____	
Checked By _____		Revisions _____		By _____		CHAIRPERSON _____		TOWN COUNTY ASSessor _____		PARK CITY ENGINEER _____		PARK CITY ATTORNEY _____		TOWNSHIP _____	

Legend

- SLO
- Park City Limits
- FPZ Overlay
- ECPZ Overlay
- CT
- E
- Future MPD
- GC
- HCB
- HR-1
- HR-2A
- HR-2B
- HRC
- HRL
- HRM
- LI
- MPD Overlay
- POS
- PUT
- R-1
- RC
- RCO Overlay
- RD
- RDM
- RM
- ROS
- SF
- County
- Parcels

Map labels: Kearns Blvd, Richardson Flat Rd, US40 Eastbound, US40 Westbound, Old Highway 40, Ability Way, FJ Gilmor Way, Round Valley Dr, Fox Tail Trl, Solamere Dr, Fox Glen Cir, Hidden Ct, Hidden Oaks Ln, Sun Ridge Dr, Oak Wood Dr, Rising Star Ln, 38.

Map scale: 0.5 miles. North arrow pointing North.

Map projection: NAD83 Utah State Plane Central zone. Contour interval: 10 feet. Data source: City of Park City, Utah. Date: 10/2023.