PARK CITY 1884

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JUNE 7, 2001

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, June 7, 2001.

AGENDA

Work Session

2:30 p.m. Council questions/comments
3:00 p.m. Skate park update
3:20 p.m. Review of regular meeting:
- Meeting questions/comments

3:30 p.m. Budget review:
- Service contract percentage increase
- Trash collection option
- Water rate fee structure and water impact fees
- Recreation Fund
- Olympic, operating, and CIP budget recap

5:20 p.m. Solaramagazine MFL
5:30 p.m. Dinner break

Regular Meeting

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

III COMMUNICATIONS FROM COUNCIL AND STAFF

IV WORK SESSION NOTES AND MINUTES OF MEETING OF MAY 10, 2001

V CONSENT AGENDA PUBLIC HEARING

1. Master Festival License for Westbound Festival

2. An Ordinance approving a plat amendment to combine Lots 10, 11, 12, 13, 37, 36 and 35 of Block 5 of the Park City Survey into one (1) platted Lot (543 Park Avenue, Washington School Inn plat amendment)

VI CONSENT AGENDA

1. Master Festival License for Westbound Festival

2. An Ordinance approving a plat amendment to combine Lots 10, 11, 12, 13, 37, 36 and 35 of Block 5 of the Park City Survey into one (1) platted Lot (543 Park Avenue, Washington School Inn plat amendment)

VII PUBLIC HEARINGS

1. Ordinance amending the Land Management Code - Phase 2, Chapter 4, Historic District Commission and Preservation of Historic Buildings and Sites **(motion to continue to June 21, 2001)**

2. Revised budget for FY 2000-01, a tentative budget for FY 2001-02 and the tentative plan for FY2002-03 for Park City Municipal Corporation and its related agencies and authorizing the computation of the property tax rate at a no tax increase rate

VIII NEW BUSINESS

Resolution adopting a tentative revised budget for FY 2000-01, a tentative budget for FY 2001-02 and the tentative plan for FY2002-03 for Park City Municipal Corporation and its related agencies and authorizing the computation of the property tax rate at a no tax increase rate

IX ADJOURNMENT

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JUNE 14, 2001

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will not hold its regularly scheduled meetings on Thursday, June 14, 2001.

Posted: 06/03/01
See parkcity2002.org

PARK CITY
1884

PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JUNE 7, 2001

Present: **Mayor Brad Olch; Council members Peg Bodell; Candace Erickson; Roger Harlan; Fred Jones; and Jeff Mann**

Toby Ross, City Manager; Eric DeHaan, City Engineer; Tom Bakaly, Assistant City Manager, Bob Johnston, Leisure Services Director; Lloyd Evans, Chief of Police; Mark Harrington, City Attorney; Mark Christensen, Budget and Grants Manager; John Lind, Water and Streets Superintendent; Jerry Gibbs, Public Works Director; Matt Twombly, Parks Planner; Alison Kuhlow, Special Events Manager

Barb Clark, Director HMBA; Rich Giardina and Jason Burningham, water consultants

Public: **Joe Kearnin, Lamar Coon, Glen Gonzalez, Robin Rausch, Larry Butterfield, Rob Slettom, Dan Nechemias, John Nelson, Catherine Blaise**

1. **Council questions/comments.** In response to questions from Candace Erickson, Eric DeHaan described the status of the run-away truck lane which will probably be completed by early July. She encouraged staff to plan for speed controlling devices for upper Park Avenue since the proposed improvements may create a speeding problem. Jeff Mann reported that he attended the HMBA meeting where there were objections to the super store proposal. He received a complaint from a resident about watering the golf course all day long. Bob Johnston explained that watering the entire course can not occur at one time. The City Manager reported that there have been modifications to the irrigation system to make it as efficient as possible. The overall water use on the course has been reduced dramatically, and the vast majority of the water used is non-culinary. Mr. Mann discussed possible community events, including an idea to recruit volunteers for non-profits and creating parkcitycenter.org which is a central non-profit website for the greater Park City area. In response to a question from Fred Jones, John Lind and Jerry Gibbs explained the process for painting the textured crosswalks and admitted that it is difficult to keep the colors bright. Referring to a prior remark, Council member Jones explained that his suggestion of revisiting the capital improvements budget was not to look at projects like Park Avenue, but to take a fresh look at the long term CIP. He reported on a field trip with County representatives to Logan to examine its transportation system, which is a joint effort between the City and the County. Logan operates a free integrated system which has been operating for years under a transit district formed with the County. This is similar to our negotiations and he pointed out that a joint operation requires a significant amount of cooperation and this visit was very informative.

Mr. Jones prompted discussion on the City's plans for planning trail heads. Tom Bakaly commented that about a month ago, the Council adopted a resolution which defers action on trail heads as well as trails for the next year. The recommendations of the Parks and Recreation Board were supported by Council but implementation is anticipated next year. Matt Twombly pointed out that parking areas for trails is a problem which has surfaced throughout the County as more trails are being installed. It was reiterated that implementation of a trail head plan is scheduled for next year, and Mr. Bakaly invited Council direction on a consensus on re-prioritizing this project. Mr. Jones believed that the City should be examining our parking needs, specifically around the Barn and SR224. Roger Harlan added that the committee has discussed the east side and Tom Bakaly again pointed out that there is a trail head plan for next year and Ms. Erickson noted her concern about people parking on the west side and crossing SR224 since there is no parking posted on the east side. Ms. Erickson suggested that some parking be allowed on the east side and Mr. Bakaly commented that the CUP for the Barn precludes that action. There was discussion about presenting an amendment to the Planning Commission and an indication that it would take two months to get it scheduled. Ms. Bodell felt that parking needs to be addressed even if it takes two months, and Roger Harlan suggested asking the Planning Commission to fast track this application. The City Manager believed that the Planning Commission would expect to see a prepared plan and a project. Matt Twombly reported that once the trail is completed by St. Mary's there will be better access from the parking lot; there are no formal arrangements for parking at the church lot.

Mr. Jones relayed that he attended an East Summit County Planning Commission meeting where there was discussion about Kamas providing significant emergency services to residents of Wasatch County as the closest entity for response. Kamas is not getting reimbursed and with all of the development at Jordanelle and Woodland, it is becoming problematic. South Summit School District is also being negatively financially impacted. Mr. Jones believed that this same problem will be facing Park City and western Summit County as the build-out of the Jordanelle occurs and it would behoove the City to establish a good working relationship with Wasatch County. He suggested a three-day watering plan to encourage a more successful water conservation program.

Peg Bodell referred to a letter from Kathy McKenna regarding the City selling an Olympic pin and/or poster. Myles Rademan indicated that the venue cities logo can be used for governmental purposes but not for profit. There was discussion about paying royalties to SLOC and raising revenue for the City. Myles Rademan stated that the City's is not allowed to embark on a plan to raise money with the sale of pins and the Mayor added that he has personal pins licensed with SLOC that he gives away. Ms. Bodell thanked staff and the HDC for the completed historic survey which is ready for implementation and she invited the public to the Historic Tour on June 16. Roger Harlan discussed the School District meeting where the teachers raise and a site for a new high school were topics of review. He explained some features of the Logan regional transit system and pointed out that there will be a spectator area in the new skate park. There was a letter sent to Council members from Ginny Vallor about conflicts with enjoying the reading garden and dropping kids off Library and Education Center. Both Roger Harlan and Jeff Mann expressed an interest in attending the Governor's Envision Utah program award ceremony where Park City is a recipient for the transit center project. Candace Erickson commented on the great success of the community planting project at the Olympic Plaza which was underwritten by a grant Maria Bardnt applied for and received.

2. **Skate park update.** Tom Bakaly advised that the CUP will be reviewed before the Planning Commission on June 13. Through illustration of a map, he discussed a plan which will require an amendment to the City Park Master Plan. Although the Parks and Recreation Board will not have a formal recommendation because it does not meet until June 20, this plan has the support of the Chairman. It is anticipated that this layout will be the recommended plan in the CUP reviewed by the Planning Commission. He pointed out that this does not compromise the parking needs for the park or the Library and Education Center.

3. **Review of regular meeting.**

Budget review:

Service contract percentage increase. Mark Christensen explained that at the direction of the City Council, the ESL program has been added as a line item, resulting in an increase of .02% changing the General Fund based formula from 2.6% to 2.62%. Tom Bakaly referred to correspondence recently submitted by the Historic Main Street Business Alliance (HMBA) and explained that Council made an award to this organization in February 2001 and this request is proposed for February 2002. The HMBA submitted a work plan to the City but it is not currently in the tentative budget as a service contract and he reviewed a number of options for Council. Jeff Mann stated that he is in full support of a contribution to HMBA of $25,000 and reiterated his concerns about the time involved for fund-raising as opposed to program development. This organization is important to Main Street and the community. Roger Harlan expressed that perhaps this needs to be categorized somewhere else in the budget as it doesn't fit our grant criteria with regard to supporting the director's salary. Tom Bakaly pointed out that the request is to budget this grant, but draw on it in February 2002, however, the budget is not opened until May. There is very little left in the grant contingency and if Council is intending to fund this, it should consider setting up a contingency now and evaluating this request with others that may be submitted. The Mayor suggested that the HMBA wait another budget year. Ms. Erickson recommended providing $10,000 to $12,000 rather than the full $25,000, covering operations for about five months; this approach puts the HMBA on notice to develop a funding plan. Jeff Mann stated that he could support $12,500. Peg Bodell believed that the organization may need some more seed money and time to make it viable, and is in support of the short-term amount. Tom Bakaly explained that support for this request could come from parking revenues and General Fund reserves which will be noted in the budget presented on July 21, 2001.

Trash collection option. Jerry Gibbs explained that Council has directed staff to remain involved with the problems associated with trash collection service performed by BFI since January 2000. Summit County and BFI have been cooperative in dealing with resolving Park City's issues. The proposed budget option would allow staff to explore other options of administrative control to deal with issues in the Main Street area. The County Commission has indicated that it is willing to adjust the contract if the City is interested in billing and collections in the Main Street area. He pointed out that the status quo can be maintained, but that does not provide leverage for collections for the service. Jeff Man stated that the City would be *crazy* to get into the trash collection business and the Mayor agreed. Fred Jones expressed his reservations but felt there aren't other alternatives. Park City has to control its destiny on Main Street and putting trash in the street is not the answer in its current form. Peg Bodell understood that the City is proposing assuming the administration, not collecting trash. Jerry Gibbs explained that approval of the option is direction to explore billing options and concerns that haven't been addressed for the merchants. Staff would have to come back to Council to receive approval to take the steps necessary to implement this program. Roger Harlan expressed reluctance based on concerns about the potential burden to the City and the unwillingness on the part of BFI to cooperate and provide changes in service at a reasonable price. Jerry Gibbs explained that the analysis would be based on information from the resource analysis guidelines recently formulated, to determine the impacts on staff and identify costs in administering any program. Peg Bodell viewed this approach as a tool to resolve the issues. Fred Jones understood that including this in the budget is the first step and the next is to perform a feasibility analysis. The City Manager explained that this budget item does not exist now and placing it in the budget indicates that the Council will look at this within the next 12 months. Mr. Jones indicated that he supports placing it in the budget, but strongly agreed with Mr. Harlan's comments and in order to proceed, there needs to be some cooperation with BFI. If something isn't done, it may potentially cost the City and the users a lot more money than it is costing us now and that is not a good deal for anybody. Mr. Jones expressed that he would like this budgeted as an option, but the program needs to make sense in order to proceed and if it is not implemented before the winter season, then it should be looked at next year when there is more time.

Water rate fee structure. Jerry Gibbs explained that consultant Rich Giardina has been studying the City's revenue needs from an operation standpoint. There are infinite ways to design rates and many alternatives to explore. Council will need to decide if the increase will be across-the-board or what segment of users to impact. In response to a question from Fred Jones, Mr. Giardina explained that the fixed rate is based on a volume rate of $1.58 and a seasonal period when $1.44 is charged. The financial plan and rate design alternatives were reviewed in detail on May 17, and the a 5% revenue increase is still recommended as needed. Park City currently has a traditional structure where there is a fixed charge, which varies by meter size and residential and non-single family class, which are higher. Included in the fixed charge is 5,000 gallons per account per month and a volume rate which varies between residential single family, landscape irrigation and commercial customers. It also has a seasonal element and all customers during the winter season pay $1.58 per thousand gallons for all usage over 5,000 gallons. During the watering season, the commercial customers still pay $1.58 per thousand, but residential single family and landscape irrigation accounts pay under the inverted block rate.

Mr. Giardina explained that since the last Council meeting, he attempted to design an option that targets outdoor water users in terms of adjustment to the structure which would promote conservation. One way to accomplish this is to eliminate the 5,000 gallons provided in the fixed charge which is reflected in most of the options to be presented. The simplest option to consider is Option 1, a 5% across-the-board increase on all components of the current system, including the 5,000 gallons per month. Options 2, 3 and 4 eliminate the 5,000 gallon usage allowance. Option 2 contemplates a higher usage block for the residential class and adjusts the upper usage block for residential and landscape classes to recoup the 5% needed revenues. Under Options 3 and 4, the 5,000 gallons per month usage allowance is eliminated. Options 3 recoups the needed revenue from only the upper two usage blocks of the residential single family and landscape irrigation rate structures. Options 4 is similar to Options 2 and 3, but adding usage blocks to the irrigation class and the 5% increase in unit prices will be achieved by watering at moderate levels. There are even greater rate increases in the upper end blocks.

Jerry Gibbs discussed a software program that monitors square footages so that everyone is charged the same amount per square foot, but the City's system is not that sophisticated. The grant from Water Resources provided for the weather stations to perform a pilot program to reduce water usage in a number of areas. Once there are results, staff can determine if that approach would be beneficial for the City as a long-term effort. Candace Erickson pointed out that low-income housing is often subject to controlled rents, and high water rates may be a substantial financial burden. Mr. Gibbs agreed that the increase will be significant for housing projects in all of the alternatives, except the 5% across-the-board. Roger Harlan asked which approach would be most supportive of water conservation, and Mr. Giardina replied Option 2 or 3. Option 4 spreads the increase more uniformly across all of the usage blocks. Jeff Mann discussed the likelihood of multi-family projects to purchase additional irrigation meters decreasing their costs and the City's revenues. He questioned if there would be enough revenue generated from the lower tiers. Rick Giardina felt the probability of that occurring is extremely rare. There should be an investment in a broad-based education program on watering practices. Mr. Mann reiterated his concern of large water users purchasing additional meters with little water conservation results. Mr. Giardina noted that this is a possibility but there may also be additional costs with re-plumbing systems. The City should be diligent in reviewing its rates every year to ensure stability.

Council member Jeff Mann stated that although he supports promoting water conservation, he is inclined to favor Option 1 with an education program because the increase is equitable for everyone and provides financial stability. The City Manager interjected that there will be public input and there may be other options modeled with Council direction. He recommended an *Option 5*, where there would be zero increases until the last two blocks. There could be a 2% to 3% increase through the existing structure and then a 10% increase, for instance, in the upper blocks.

This would provide more stability than the proposed Options 2, 3, and 4. For large landscape accounts, the increase doesn't have to be as large, but others would have to be raised. Mr. Ross explained that meter readings will be taken for July and August and users would be charged back the enacted fees. The Mayor invited members of the audience to comment.

Joe Kearnin, Treasurer of Silver Meadows Home Owners Association, agreed that Option 1 would not be unfair to the Association. All 49 units are on one meter and purchasing an additional five meters may cost up to $10,000. This results in five meter readings by the City and adds maintenance costs to the Association. As proposed, cutting down on water will not provide savings as the options are currently presented. He reviewed each option and compared single family projections which are significantly lower than costs allocated to individual units in Silver Meadows, which are estimated to increase 80% to 100%. He agreed with Ms. Erickson's comments about rental controls. Mr. Kearnin suggested addressing the 151 irrigation accounts and the 28 home owners associations by computing the same average rate per thousand gallons. Ms. Erickson suggested that if Silver Meadows conserved 10% and Option 1 was implemented, the Association would actually save 5%. Mr. Kearnin indicated that this is a possibility and again stated his support of Option 1.

Lamar Coon, Park Avenue Condominium Board of Directors, stated that they have 132 units and take pride in their landscaping as it is very visible as an entry into Park City. He supports Option 1; a 5% increase to everyone is fair and installing separate meters would be extremely complicated.

Glen Gonzalez, Aspen Villas Apartments owner, suggested a variation of Option 1 which would identify multi-family projects. Aspen Villas is very cognizant of increased costs in light of the controls on rent and would proceed to install additional meters if the rates are raised significantly. There could be an incentive plan for those who actually reduce usage and perhaps a penalty for those who continue to water beyond the average.

Robin Rausch, President of Racquet Club Home Owners Association, stated that they have 12 meters over 30 acres. They are consuming less than the average home owners and should not be penalized. Water usage was voluntarily reduced last year and the Association decided to water every third day which has been implemented in hopes of saving another 25%. She supports an across-the-board increase with incentives for conservation over last year's usage. The July 1 increase is a problem because of their January 1 budget. Option 1 would cover the City's deficit and a few should not be penalized for a community-wide problem. She is working with a group on conservation methods which she would like to share with the staff.

Larry Butterfield, President of Park Avenue Home Owners Association, explained that there is on average 10,000 square feet of landscaping for each unit and people enjoy the green area their condominium project provides. He urged City projects to use drought-resistant landscaping.

Rob Slettom, President of Identity Properties, stated that he manages eight home owners associations, representing about 800 condominiums. Three Kings is spending $300,000 on a new irrigation system which will take several summers to install. Each condominium unit should be checked for undetected leaks with the help of the City. Options 2, 3 and 4 are unfair and Mr. Slettom emphasized that most rental properties are taxed as second homes and pay higher taxes. At the same time, they generate transient and sales tax dollars. He stated he supports Option 1.

Dan Nechemias, resident, stated that although Option 1 addresses the revenue deficit, it is very weak as far as encouraging conservation. With regard to inequities, an average per unit consumption formula could be implemented.

Jerry Gibbs referred to a letter from Katherine Blaise of The Claimjumper Condominiums who is opposed to the significant proposed increases.

John Nelson, Four Lakes Home Owners Association, explained their project consists of 74 units using ten million gallons every summer. The typical home uses 38,000 gallons of water for irrigation and based on his calculations their units use less water than single family dwellings. Large users are being singled out on taking on the burden. They have voluntarily reduced watering this year by 25% through a three day a week program. Incentives are more effective than penalties, and they would like to work with the City.

Water impact fees. Jason Burningham, water consultant, referred to the 1995 impact fee structure which contemplates that future development is required to pay its way. The City has a fairly aggressive capital improvement program as it relates to growth and build-out of the City. This represents about $37 million of capital improvements to accommodate anticipated growth and about 3,800 additional equivalent residential users; currently there are about 6,100. He explained components of the impact fee including a capital project fee for new projects programmed in the next six to seven years priced at $24.6 million to be spread over 3,800 ERUs. The buy-in feature is the cost that has already been incurred by the municipality for capacity related infrastructure. Mr. Burningham emphasized that the water right impact fee is a substantial component. The methodology results in an impact fees of approximately $9,800 per ERU and represents a 45% increase over the 1995 structure.

He continued that the indoor impact fees are based on the assumption that 31% of water usage is indoor and 69% outdoor. Outdoor impact fees are based on square footage of irrigation areas and broken up into types of uses as well. The $9,800 would provide sufficient cash flow to cover the $37 million worth of infrastructure. Forty-five percent is a substantial increase, but if the increase is lessened, it potentially translates to higher user, property, and/or sales taxes, or redefining the capital improvement projects. In response to a question from Fred Jones about shortfalls, Mr. Burningham explained that there is a bonding component and also about $1.4 million of restricted impact fee revenues that have not been spent. Jerry Gibbs added that another option is delaying a project to reduce costs. In the Snyderville Basin, a $15,000 to $20,000 impact fee is charged for 3/4 of an acres foot and the City is basing its fees on one acre foot.

Recreation Fund. Mark Christensen clarified that revenues are being budgeted in excess of expenditures by approximately $30,000. Tom Bakaly referred to prior discussions on the capital needs at the Racquet Club. At that time, the Mayor suggested extending the existing general obligation bond which expires in three years. Extending the bond would require a vote of the people and Mr. Bakaly stated that he has spoken with Dean Schulman, Chair of the Parks and Recreation Board. There is a Parks and Recreation meeting on June 20 and the Council will be updated on June 21. There appears to be interest on the part of the Chair and staff has prepared a tentative schedule if it were to appear on the ballot in the fall. The Mayor reiterated his support and Peg Bodell expressed her appreciation of involving the Parks and Recreation Board. Roger Harlan felt it important to describe proposed improvements, and Mr. Bakaly suggested consideration of a survey which proved to be helpful with the open space bond in setting the amount. Peg Bodell had some concern about citizens paying on a bond forever. Candace Erickson agreed that people may question that after 15 years, will there be more bond issues because there are not sufficient funds in the Recreation Fund to actually underwrite the costs of the Racquet Club. Mr. Bakaly explained that under the current strategy there is not enough revenue to support capital costs and if that were changed by user fees or provided services, a bond may be eliminated. Ms. Erickson stated that it is important to bond for enough and to consider opportunities to raise additional monies by making an additional improvement as a part of the issuance.

Olympic, operating and CIP budget recap. Mark Christensen added that changes to this Fund since May 3, 2001 are captured in the staff report and shown on Attachment A. Council is being asked to tentatively adopt the budget tonight. He invited comments or questions from the Council. With regard to the celebrations, Fred Jones believed that the total is a lot more than is feasible. The City Manager explained that the City can only spend what it generates without further authorization from Council, and modifying it would have little effect. Mr. Jones expressed that he is sensitive to creating misleading expectations. Mark Christensen added that the policy provides an October review of the Olympic budget and reducing it now may inhibit the City's flexibility in budgeting for the event.

5. Solaramaganza Master Festival License. Alison Kuhlow explained that the applicant is The Living Planet Aquarium who proposes a fund-raiser on July 15 in the Summit Watch Plaza, lower Main Street, Utah Lumber site, and City Park. The event is from 10 a.m. to 7 p.m., including a stage and band at Summit Watch, food vendors, chalk drawings around the sidewalks on Main Street and Summit Watch, and children games and an aquarium on 7th Street. The applicant is requesting closing lower Main Street and 7th Street and she urged direction on this issue. Additional police officers will be required to man the street closure throughout the entire time; and there will be lost revenue from parking.

Roger Harlan pointed out that 7th Street is the access to the parking garage and Barb Clark, representing the applicant, suggested closing only one lane there. He also questioned having live music by the Town Lift area as there have been complaints in the past, and Ms. Clark explained that the stage will be between two buildings and close to Heber Avenue. The Mayor asked why the applicant chose Park City and Ms. Clark understood it is for more exposure. The applicant is not viewing this event as the only funding mechanism for the aquarium, but it is more of an awareness program on the project. Ms. Bodell felt that 7th Street is not the most desirable location for a children's area. Ms. Kuhlow explained that staff wanted some feedback as to the feasibility of closing lower Main Street and 7th Street before exploring access and safety issues. Peg Bodell felt that there are areas to stage an event off the street, that should be the first choice. In response to a question from Fred Jones regarding HMBA support for the event, Ms. Clark explained that one of the goals of the group is to bring vitality to different areas of the street and the merchants are very supportive of the event. He continued that it may be helpful to have a policy on local events and those outside the greater Park City area. Ms. Clark added that another goal of the HMBA is to bring new events to town. Ms. Erickson asked if local vendors will be involved. Barb Clark clarified that local vendors and participants from the Farmers Market were invited first and the organizers were asked to reduce the size of the event. Ms. Kuhlow understood that Council's direction is to proceed with the application, including the street closure.

The City Attorney requested a motion to close the meeting to discuss property acquisition. See Memorandum of Closed Session in regular meeting minutes.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JUNE 7, 2001

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 7, 2001. Members in attendance were Brad Olch, Peg Bodell, Candace Erickson, Roger Harlan, Fred Jones, and Jeff Mann. Staff present were Toby Ross, City Manager; Mark Harrington, City Attorney; Rick Lewis, Community Development Director; Alison Kuhlow, Special Events Manager; Ray Milliner, Planner; Mark Christensen, Budget and Grants Manager; and Jan Scott, City Recorder.

II PUBLIC INPUT

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

Landscaping improvements to Aspen Springs Ranch entrance - Jim Pack, President of the Aspen Springs Ranch Home Owners Association, referred to his testimony at a prior meeting. The entrance to the subdivision was donated to the City by the developer and they are unable to improve the area without the City's cooperation. The Association raised $50,000 to landscape the entrance and spent $5,000 in improving the water system. He asked that the City participate financially by purchasing and planting trees in the amount of $10,000 to $15,000. There was discussion about the cost of mature trees and watering. He added that this will be a cooperative design effort with City staff and the Association, and it is important that the total budget is clear.

III COMMUNICATIONS FROM COUNCIL AND STAFF

The City Manager reported on the proposed format for a meeting on the Olympics with representatives of the Summit County Commission and City Council. Rick Lewis reported on the cooperation between his department and Public Works on improvements to the *Box of Rocks* on Park Avenue.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF MAY 10, 2001

Hearing no omission or corrections, the Mayor requested a motion to approve. Jeff Mann, "I so move". Peg Bodell seconded. Motion carried unanimously.

V CONSENT AGENDA PUBLIC HEARING

1. Master Festival License for Westbound Festival - Alison Kuhlow pointed out that last year, the event was held at Deer Valley over Labor Day weekend and this year it will be held on June 21 and 22 at the Park City Mountain Resort. The Mayor invited the Council and the audience to comment. Peg Bodell felt that the changes are beneficial. With no further comments or questions, the public hearing was closed.

2. An Ordinance approving a plat amendment to combine Lots 10, 11, 12, 13, 37, 36 and 35 of Block 5 of the Park City Survey into one (1) platted Lot (543 Park Avenue, Washington School Inn plat amendment) - Planner Ray Milliner explained that the plat amendment is required to accommodate a renovation of the garage. The Planning Commission and staff recommend approval. Hearing no comments or questions from the Council or the public, the Mayor closed the public hearing.

VI CONSENT AGENDA

The Mayor requested a motion to approve. Roger Harlan, "I move approval of the Consent Agenda, Items 1 and 2". Fred Jones seconded. Motion carried unanimously.

1. Master Festival License for Westbound Festival - See staff report and public hearing comments.

2. An Ordinance approving a plat amendment to combine Lots 10, 11, 12, 13, 37, 36 and 35 of Block 5 of the Park City Survey into one (1) platted Lot (543 Park Avenue, Washington School Inn plat amendment) - See staff report and public hearing.

VII PUBLIC HEARINGS

1. Ordinance amending the Land Management Code - Phase 2, Chapter 4, Historic District Commission and Preservation of Historic Buildings and Sites **(motion to continue to June 21, 2001)** The Mayor requested a motion to continue to June 21. Peg Bodell, "I so move". Fred Jones seconded. Motion carried unanimously.

2. Revised budget for FY 2000-01, a tentative budget for FY 2001-02 and the tentative plan for FY2002-03 for Park City Municipal Corporation and its related agencies and authorizing the computation of the property tax rate at a no tax increase rate - Mark Christensen understood Council direction to adjust the budget for the June 21, 2001 meeting to include $12,500 for the HMBA for a service contract. This will result in a recalculation of the overall percentage rate for grants. The trash option will also be added to the budget and there will be public hearings held before proceeding with water user and impact fees. The Mayor invited public comment.

Catherine Blaise, The Claimjumper Condominiums, understood that multi-family dwelling with a single meter will be assessed at the same rate as residential homes. The City Manager explained that the Council reviewed four options and will consider water user fees again on June 21; he continued to describe each proposal. The first option is a 5% across-the-board increase; the second option imposes the maximum impact by way of the highest block rate; the third option focuses on the last two blocks; and the fourth option modifies the third with respect to the landscape meters, but has a very high last block rate. In work session, the concept of a fifth option was introduced proposing a combination of the across-the-board and a reduced top rate strategy. Ms. Blaise asked what considerations are given to multi-family dwellings with one meter. Toby Ross indicated that none in three or four and Jerry Gibbs again explained the options in detail. Ms. Blaise suggested that if Option 3 or 4 is chosen, that complexes be given an additional two months to reconstruct their meter systems before rates are increased. For the benefit of Jim Pack, resident of Aspen Springs Ranch, Jerry Gibbs explained various meter systems.

Reed Kimball, Prospector Square, explained that there are only three meters for seven buildings. Residents are being penalized with higher rates because of the number of meters; an across-the-board rate hike would be more equitable.

Chris Brand, resident, thanked Council for including the upper Park Avenue project in the budget.

With no further comments from the Council or the public, Mayor Olch closed the public hearing for this meeting. See motion below to continue.

VIII NEW BUSINESS

Resolution adopting a tentative revised budget for FY 2000-01, a tentative budget for FY 2001-02 and the tentative plan for FY2002-03 for Park City Municipal Corporation and its related agencies and authorizing the computation of the property tax rate at a no tax increase rate - See staff report, work session notes, and public hearing commentary. The Mayor requested direction on water user fees. Candace Erickson stated that she supports Option 1, a 5% across-the-board increase, unless another option is formulated which doesn't substantially penalize the multi-family dwellings. Jeff Mann stated that he also supports Option 1; although it doesn't prompt conservation, it seems to be the best choice at this time. Ms. Erickson felt that a conservation program can still be promoted. Fred Jones also agreed with Option 1, but suggested looking at water fees in the future to attempt to arrive at a rate structure that promotes conservation and also addresses equity issues. He is disappointed that a conservation rate may not be implemented this July, but it doesn't appear to be feasible and the Mayor agreed. Peg Bodell hoped an Option 5 could be presented; Park City is located in an arid desert climate and to put off water conservation for a year is a crime. Roger Harlan stated that he can support Option 1 for a year to provide an opportunity for properties to change their meter systems and address this again in early spring 2002.

Toby Ross explained that the Public Works Director is committed to perform an evaluation as a part of his work program and staff will implement a more aggressive conservation strategy with information in water bills. The largest concern expressed relates to the landscape meters and one possibility is to increase the current structure by 5% and use a smaller across-the-board increases for residential meters, i.e., 3% or 4%. Another block for residential meters should be added so there is some incentive for conservation and it is more equitable for multi-family residents. Ms. Erickson expressed her continued concerns with complexes like Aspen Villas. Jerry Gibbs interjected that there currently is not a block rate over 100,000 gallons for residential meters. A condominium that has irrigation and indoor use can exceed the maximum and end up paying a higher rate, but there may be a way for the City to make an administrative adjustment on the last block. Fred Jones felt that dealing with those situations on a case-by-case basis is workable. In response to a question from Peg Bodell regarding an educational program for outside watering, Mr. Gibbs indicated that it is budgeted and part of his program. Ms. Erickson brought up the possibility significantly conserving water in the community resulting in not enough revenue being raised for capital expenditures. Jerry Gibbs felt that would be highly unlikely and the City Manager added that if water conservation can be sustained, it would delay the need for capital projects.

With no further comments, the Mayor requested a motion to approve the budget resolution. Jeff Mann, "I so move". Roger Harlan seconded. Motion carried unanimously. The City Recorder requested a motion to continue the public hearing on the budget. Peg Bodell, "I so move". Fred Jones seconded. Motion carried unanimously.

IX 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 5:30 p.m. Members in attendance were Mayor Brad Olch, Peg Bodell, Candace Erickson, Roger Harlan, Fred Jones, and Jeff Mann. Staff present were Toby Ross, City Manager; Mark Harrington, City Attorney; Fred Jones, "I move to close the meeting to discuss property acquisition". Roger Harlan seconded. Motion carried unanimously.

The closed session adjourned at approximately 5:45 p.m.

* * * * * * * *

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

PARK CITY SUMMIT COUNTY UTAH
CORPORATE Seal
MARCH 1, 1884

PARK CITY

COUNCIL STAFF REPORT

DATE: June 7, 2001
DEPARTMENT: Capital Management and Budget
AUTHORS: Tom Bakaly and Matt Twombly
TITLE: Skate Park Landscaping
TYPE OF ITEM: Information and Policy Direction

SUMMARY RECOMMENDATION: Provide direction to staff regarding planning for the South end of City Park in relation to the City Park Master Plan.

Background:

The City Council, Planning Commission, Parks, Recreation and Beautification Board and public were invited to the Skate Park on May 16 to view the walls and the conceptual plans and cross sections for the proposed landscaping alternatives to mitigate the walls of the Skate Park. Staff presented the alternatives to Council at the May 17th Work Session, requesting direction on the alternatives and planning for the South end of City Park at the Mawhinney and Offret properties.

Council directed staff to proceed with the proposed landscaping alternative number 4 (Exhibit A). There was also direction from Council to temporarily use the Mawhinney parcel for parking on an event-by-event basis and to begin the planning process on the Mawhinney and Offret lots, but delay any more improvements until after the Olympics.

Staff requested an Amendment to the Skate Park Conditional Use Permit (CUP) from the Planning Commission to remove thirteen parking spaces adjacent to the Southwest Corner of the Skate Park and proceed with the landscaping plans reflected in alternative 4. In the Planning Commission Work Session meeting on May 24, 2001 the Commissioners tended to favor alternative 4, but had reservations with the detail of the drawings and the parking arrangement on the Mawhinney lot as conceived in the City Park Master Plan. The Planning Commissioners also requested that the Amended CUP add a Condition of Approval for the parking to be changed from the Offret lot as conceived by the City Park Master Plan to the Mawhinney lot. A few Council members seemed to favor this concept at the May 17th Council meeting. The Public

Hearing for the Amendment to the Skate Park CUP is scheduled for June 13, 2001. The next Parks, Recreation, Beautification Advisory Board meeting is not until June 20th but the chair has polled the members on this change and will be present on June 7th to answer questions.

The City Park Master Plan was adopted by resolution on May 20, 1999 with three mandates listed as **Section 1. Master Plan Adopted** subsection a - c, and included as Exhibit B. The City Park Master Plan is conceptual and subject to change by City Council.

The Planning Commission also expressed concern with the required parking in the 1992 Library and Education Center CUP and the amount of parking that is needed as the South end of City Park is built out. The Library and Education Center parking lots are generally adequate except for certain functions and events. The CUP Conditions of Approval for the Library (Exhibit C) requires that the South end of City Park be improved to provide at least 51 parking spaces and additional parking of 30 to 50 spaces is necessary prior to occupancy of the theater by more than 400 people. The improvements made to the South end of City Park after the Library CUP provided 120 parking spaces before the Skate Park and now 107 due to the landscape improvements..

In the Skate Park CUP the Planning Commission has conditioned uses at the Mawhinney property where Condition 12. states: " The use of the parking lot at the Hale/Mawhinney lot shall require a Conditional Use Permit and be reviewed and approved by the Planning Commission. If the lot is used in conjunction with a Master Festival License, the City Council shall review and approve its use." The Planning Commission allowed the use of the lots for overflow parking for two weekends in February, 2001 due to its connection with the 1992 Library CUP and has continued to allow use as part of Master Festival License processes.

Analysis:

Large crowds from the weekend Film Series and Concerts in the Park are causing parking and traffic congestion in the Park Avenue neighborhood area. The Council previously directed staff to make minimal investment in the area until the area can be effectively planned and gave direction to temporarily use the lot for parking during special events to help alleviate the parking deficit.

The Planning Commission raised concerns about the Mawhinney lot plans as part of the City Park Master Plan, the Library CUP, the Skate Park CUP and the Amendment to the Skate Park CUP for the landscape improvements. City Council identified Park Avenue and the City Park Master Plan as a top priority for 2001. The only improvements staff planned for the area prior to the Olympics are the Skate Park, Skate Park landscaping, pavement overlay of Park Avenue, stamped and painted crosswalk between the Library and the South end of City Park, and modifications to the " Box of Rocks."

Staff is requesting that Council provide direction regarding the adopted City Park Master Plan and conceptual planning for the South end of City Park at the Mawhinney and Offret properties prior to the June 13th Planning Commission meeting. The revised concept plan is attached.

Department Review:

This staff report and the concepts discussed herein have been reviewed by the City Manager's Office, Community Development Department, and the Office of Capital Management and Budget.

ALTERNATIVES:

1) **Do Nothing.** The Construction of the Skate Park will continue as planned. The Planning Commission would likely make an Amendment to the Skate Park CUP for the landscaping, adding a Condition to the Skate Park that the City Park Master Plan be modified.

2) **Defer Action.** Council may want to defer any action to a later date.

3) **Approve the Request.** Provide direction to staff regarding planning for the South end of City Park in relation to the City Park Master Plan and the Amended Skate Park CUP.

SIGNIFICANT IMPACTS:

The only impacts are to Staff time pending the outcome of the meeting.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

The Skate Park construction would proceed as planned. Staff would return at a later date to discuss the City Park Master Plan, parking at Mawhinney/Offret and Conditions of Approval on the Amendment to the Skate Park CUP.

RECOMMENDATION:

Provide direction to staff regarding planning for the South end of City Park in relation to the City Park Master Plan.

EXHIBIT A

3) **Cease Construction and Redesign the Skate Park.** Council may want to stop the construction, terminate the contract with Arnell-West and redesign the Skate Park completely below grade. This option will have a significant financial impact and disruption in the present and proposed recreational City services for the youth of this area. At this point in time there has been an investment of approximately $350,000 into the project. There would be substantial additional costs to tear out the present construction, redesign and reconstruct the Skate Park. To reconstruct the Skate Park entirely below grade in the present location the maximum depth of the bowls would be three to four feet, or smaller than the temporary park. This option would generate thousands of yards of material, involving a lengthy and costly program to remove the material for the City.

Skate Park Mitigation Alternatives: Please see the table in the Significant Impact section for a summary of alternatives, and the drawings under separate cover.

1) Veneer only. The cost to rock veneer all visible walls would be approximately $20,000 to $25,000 using cultured or natural stone. There would also be increased design costs (approx. $4,000) and increased maintenance costs over the life of the work. This alternative would also require an extension of the current contract, where the current contractor must perform the work to maintain their guarantee for the concrete walls. The work could be performed after the opening of the Park with some inconvenience due to construction activities. The total cost of this alternative is $17,000 - $22,000 excluding future maintenance costs.

2) Landscaping on the West side of the Park. The cost to landscape the West side Park walls would be approximately $25,000 to $35,000 for irrigation, block walls, boulders, stairs, and planting. The cost could be partially offset by the deletion of the concrete sidewalks, if timing allowed. There would be increased maintenance costs and increased water usage especially for Southwest facing raised planters. The timing of the improvements would coordinate with the overall Skate Park landscaping, which will be done under a separate contract after the Skate Park is completed. The deletion or transfer of up to three parking spaces could be added to this option, increasing the cost by approximately $5,000 to $10,000.

3) Landscaping and veneer. The cost to landscape and veneer together would be slightly less than the total of the two options separately, where the landscaping would take up a portion of the visible walls reducing the required veneer. The cost would be estimated at $50,000 to $60,000.

*4) Delete all parking along East side of Sullivan Road, landscape the entire West wall, and veneer. This proposal would delete all parking along the Skate Park (East side of Sullivan Road) to 12th Street. The significant impacts would be the additional cost of landscaping (included in this estimate), future maintenance and loss of 13 parking spaces. The proposal would enable a larger raised viewing area at the advanced skating area and create a significant buffer along the highest section of wall. There is a 200 s.f. plaza planned for this area which could be raised or deleted from the contract. The site could be graded under the present contract and the landscaping performed after the Skate Park completion. The estimated cost for this proposal would be $55,000 to $75,000 (please refer to drawing). This is staff's recommendation.

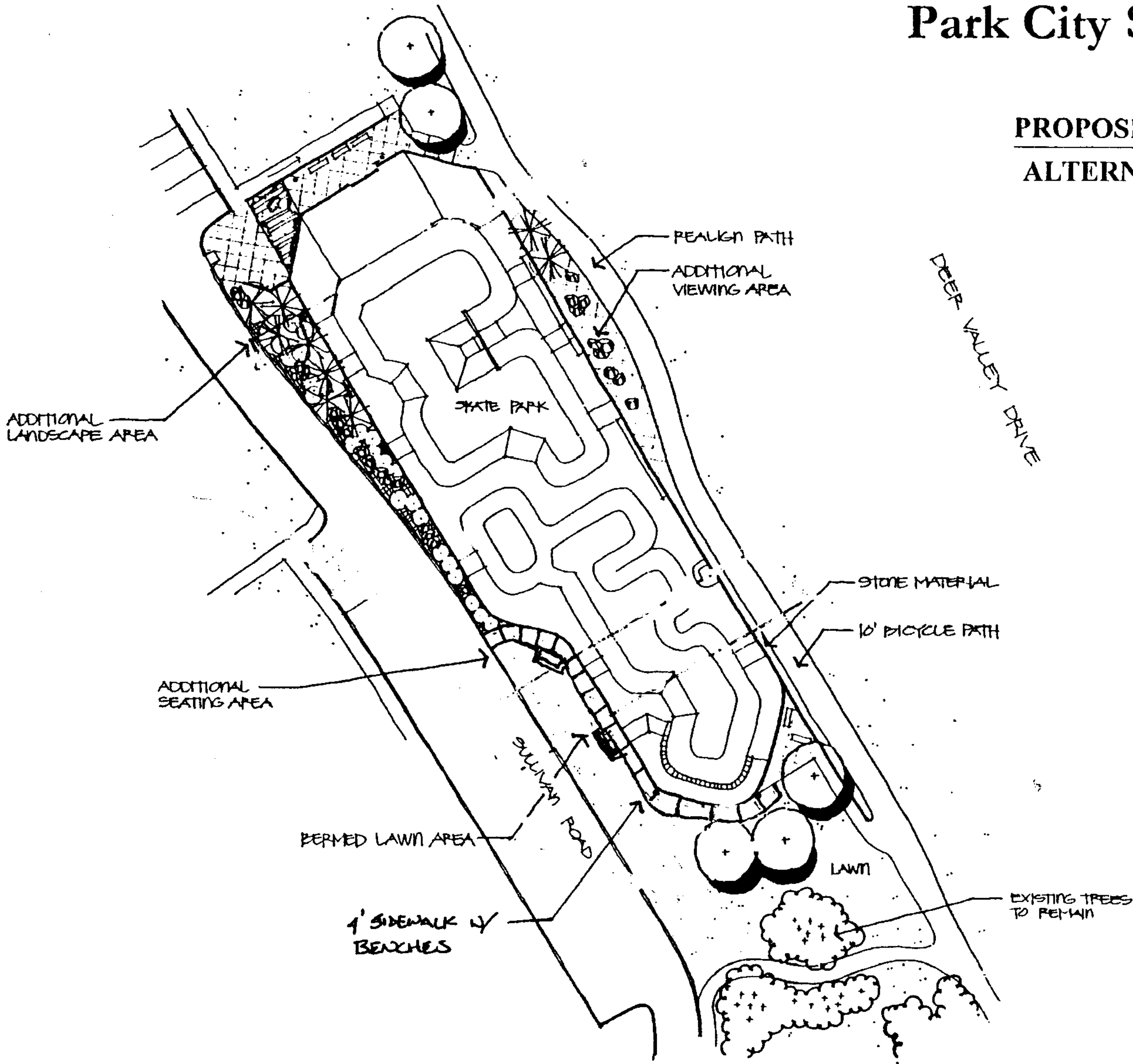
EXHIBIT A PAGE 2

Park City Skate Park

Park City, Utah

PROPOSED PLAN

ALTERNATIVE #4



Blake McCutchan
Landscape Architects & Land Planners
Formerly Stevens Design, Inc.

May 9, 2001

North

EXHIBIT B

PARK CITY 1884

Resolution No. 11-99

RESOLUTION ADOPTING A REVISED MASTER PLAN FOR CITY PARK, PARK CITY, UTAH

WHEREAS, a Park City Parks Master Plan was adopted on July 15, 1982, as a guideline for recreation development, and the City Council deems it in the best interest of the community to update the existing plan by recommending amendments that better meet the current and future needs of residents; and

WHEREAS, those changes differ significantly from the existing plan and call for the designation of the south end of the park to be changed from "PASSIVE" use to "ACTIVE" use; and

WHEREAS, the Parks, Recreation, and Beautification Advisory Board held several public work sessions and stakeholder meetings with interested citizen groups on proposed revisions to the City Park Master Plan over several months; and

WHEREAS, public input in support of the revised Master Plan was rendered at a noticed meeting of the Parks, Recreation, and Beautification Advisory Board held on January 20, 1999 and a noticed Capital Improvement Program Open House held on February 17, 1999;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council as follows:

SECTION 1. MASTER PLAN ADOPTED. The attached Exhibit "A", Master Plan for City Park, dated October 1998 and revised November 1998, is hereby adopted by the City Council of Park City, Utah.

(a) Staff is hereby directed to continue with its planning efforts on the City Park Master Plan, and consider the south end of the park for "ACTIVE" uses, as described on Exhibit "A".

(b) Staff is further directed to abide by the all regulations of the City by applying for and receiving appropriate approvals prior to commencing with any improvements to City Park.

(c) The City Park Master Plan is only a conceptual plan, and subject to change. The funding or construction of any specific component of this plan will not occur without City Council approval.

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this 20th day of May, 1999.

PARK CITY MUNICIPAL CORPORATION

Bradley A. Olch

Mayor Bradley A. Olch

Attest:

Janet M. Scott

Janet M. Scott, City Recorder

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884

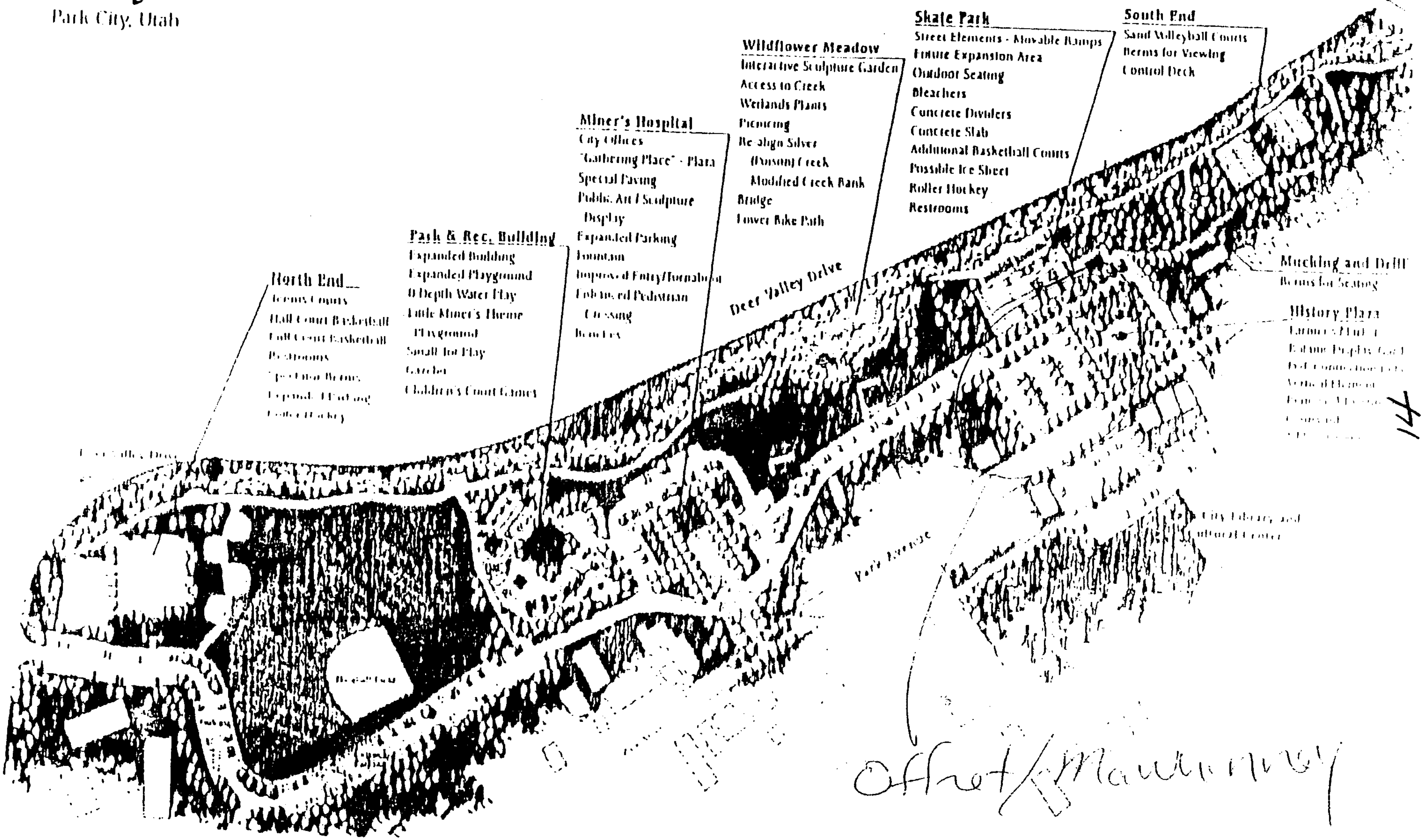
Approved as to form:

Mark D. Harrington, Deputy City Attorney

Conceptual Master Plan

City Park

Park City, Utah



14

Exhibit A
Dated October 1998
Revised November 1998

EXHIBIT C.

10. All proposed uses are either permitted or conditional in the RC zone and are considered to be appropriate in this location according to the findings outlined in section 1.13 of the Land Management Code.

CONDITIONS OF APPROVAL

1. The Carl Winters School will be restored generally consistent with to the Secretary of Interior's Standards for Rehabilitation and the structure will be nominated for listing on the National Register of Historic Places.

2. The uses shall include the Park City Library, leasable space and a theater with a maximum seating capacity of 520 seats. The theater will not be completely renovated at this time. It will be improved only to allow the showing of films, or to allow for lectures or practices. The lighting system and sound system shall not be improved to performance quality and the flies shall not be completed. Prior to further improvement, a public process shall occur to determine end use of the theater and to recommend mitigation measures which may be necessary.

3. 92 permanent spaces shall be provided on site. The primary access to this parking will be from Park Ave with secondary access from 12th Street. After a public process has occurred to determine end uses of the theater, a parking plan shall be devised which may consider the following parking options:

a. The South End of City Park shall be improved to accommodate at least 51 parking spaces. Pedestrian connections to the Carl Winters site shall be improved.

b. Additional parking of 30-50 spaces is necessary to be provided prior to occupancy of the theater by more than 400 people. That parking could be provided by:

i. Widening Norfolk and 13th to accommodate parallel parking and 2 way traffic or diagonal parking and one way traffic for an additional 35 to 40 spaces.

ii. Providing overflow parking on the site with the understanding that open space and recreational uses are the priority. This would only be acceptable if the overflow parking would not permanently adversely impact the use of the area for recreational purposes.

iii. Other parcels may be available for purchase in the vicinity which may be suitable and cost effective for use as overflow parking.

PARK CITY
1884

CITY COUNCIL REPORT

DATE: June 7, 2001
DEPARTMENT: Facilities and Special Events
AUTHOR: Alison Kuhlow AK
TITLE: Solaramaganza Festival, The Living Planet Aquarium
TYPE OF ITEM: Master Festival License Application

SUMMARY RECOMMENDATIONS: Review the Master Festival License application and provide staff with direction in regards to the closure of Lower Main Street.

A. TOPIC

Review of the Master Festival License Application, submitted by the Living Planet Aquarium for the Solaramaganza Festival on July 14, 2001.

B. BACKGROUND

A Master Festival License application was submitted by the Living Planet Aquarium for their Solaramaganza Festival to be held on July 14, 2001. The event is proposed to take place utilizing the Marriot Summit Watch Plaza, Utah Lumber lot (located behind White Pine Touring), City Park and Lower Main Street. The event will be from 10am to 7pm and is the regional fund raiser for the Living Planet Aquarium located in Salt Lake City.

The item has been scheduled as a work session item to receive direction from the City Council regarding the closure of lower Main Street. In 1998 the City Council reviewed a request to close lower Main Street for the Savor the Summit event. At that time the City Council was in favor of closing Main Street to introduce fun in public places. This was not always the opinion of the Council in prior years. The Savor the Summit event was looked at, by the Council, as a "test drive" for closing the street for festivals. No other new festivals have applied for the closure of Main Street since 1998 other than the Olympic celebration. Staff has brought this request before Council as a discussion item to receive direction on the closure of lower Main Street.

B. Analysis

The event's main activities will be taking place within the Summit Watch plaza as well as on Lower Main Street and 7th Avenue. The focus of the event surrounds an I-Madonnari competition including local artists. The I-Madonnari will be placed on the sidewalks to the east of Main Street and into the Marriot Plaza. The paintings are done with chalk and will be washed off the sidewalk after the closing of the event. Booth and food vendors will be placed down Main Street and the beer garden will be located within Mulligan's approved outdoor dining area within the Marriot Plaza. The north end of the festival, just south of the parking garage entrance, will contain a stage with live music programmed throughout the day. A kid's camp, with face painting, games and activities along with the remote aquarium will be located on 7th Street.

A volleyball tournament, associated with the festival will be held in City Park and has been sanctioned by USA Volleyball. The tournaments will take place on the sand courts and within the grass area south of the soccer field. The preliminaries and finals are scheduled to take place in a temporary sand court in the Utah Lumber lot, just behind the White Pine Touring building.

The event will be the regional fund raiser for the Living Planet Aquarium located in Salt Lake City. The applicant would like to make this festival an annual event and entry into the event will be free. The organizers are looking at raising money through the sale of t-shirts, merchandise and through corporate sponsors.

Since the organizers are anticipating 2,000 attendees, the organizers have received approval to use the school lots on Highway 248. These lots will be used for shuttle parking and the organizer will pay to add additional bus service to those lots. The attendees will be dropped off and picked up near the event at the transit center. The shuttle parking will eliminate impacts to the parking available on and around Main Street.

<u>Street Closure</u>

Staff has brought this request before Council as a discussion item to receive direction on the closure of lower Main Street. In prior years the City Council evaluated the closure of Main Street based upon the fact that public interests were compelling enough to outweigh the impacts created by such an action. The festival organizers wish to close Main Street north of Heber Avenue to just south of the entrance to Summit Watch's underground parking garage. The Main Street Merchant's Association has been contacted regarding the street closure. The organization currently view events on Main Street as a positive impact bringing energy and vitality to the area.

Closing Main Street will add impacts to the Police Department. Additional officers will be needed, at the expense of the organizer, to monitor and be on site for the duration of the closure. Other departments, such as parking, building and fire department will need to review the specifics of the plans in regards to loss of revenue from parking spaces and emergency access. Once Staff receives direction from the Council, these issues will be more closely investigated and mitigation plans will be formulated.

ALTERNATIVES

A. Provide Staff with direction to allow the closure of Main Street north of Heber Avenue and south of the Summit Watch parking garage. The closure of the street for this event could encourage other organizations to apply to Council for similar exceptions for events.

B. Recommend against the closure of Main Street. The event organizer would need to look for alternate locations for the event, which could include containing the entire event within the Summit Watch Plaza, excluding the volleyball activities.

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

RECOMMENDATION:
Staff recommends the City Council review the Master Festival Licence application and provide Staff with direction in regards to the closing of Main Street north of Heber Avenue and south of the Summit Watch parking garage on July 14, 2001 for the Solaramaganza Festival. Staff anticipates returning to City Council for a public hearing and action, based upon Council's recommendation, at the June 21, 2001, meeting.

EXHIBITS:
Exhibit A - MFL Application

PARK CITY MUNICIPAL CORPORATION
MASTER FESTIVAL LICENSE
APPLICATION

Please Return to:
Melissa Caffey, Special Events Manager
PO Box 1480 Park City, UT 84060
phone: (435)615-5151 **fax:** (435) 615-4911 **email:** melissa@parkcity2002.com

APPLICANT: PLEASE FILL OUT THIS QUESTIONNAIRE AS IT RELATES TO YOUR PLANNED EVENT. YOU NEED ANSWER ONLY THOSE QUESTIONS WHICH PERTAIN TO YOU OR YOUR EVENT. MARK QUESTIONS WHICH DO NOT APPLY "N/A".

1. **Name and Date(s) of Event & Name, address, phone/fax of applicant**
   Name: **Solaramaganza**
   Date: July 14, 2001
   Time: 10:00 am to 7:00 pm
   Sponsored by: The Living Planet Aquarium
   522 South 400 West; Suite 200
   Salt Lake City, Utah 84101
   Contact: Brent Andersen, President and Founder
   Phone: (801) 320-9957 or on cell at (801) 556-4560

2. **Name, address, and phone of person, <u>other than applicant</u> who will be responsible for the event in case of an emergency:**
   Name: Barb Clark at Event Productions
   Address: P.O. Box 1868
   Park City, Utah 84060
   Phone: 655-2621 or on cell at 901-0016
   Or Hillary Cooper 435/658-2750 (Project Manager)

3. **Name and address of corporate sponsors, if any:**
   To Be Determined
   Currently negotiating with Sponsors including the following: Coke, Pepsi, Delta, Wasatch Brewing Company

4. **Location of event/describe property to be used. Applicant must supply written permission from private property owners for the event venue with this application.**
   The living Planet wishes to close lower Main Street from Heber Avenue to just south of the underground parking lot for the Marriott Summit Watch Plaza. The event would occur throughout lower Main Street including the Marriott Summit Watch Plaza. Permission has been obtained from Scott Hedrick, GM of the Marriott Summit Watch, and from Harry Reid, owner of the Summit Watch Plaza.

5. **Describe the event in detail (dates, times, crowd expected, activities, etc.)**
The focus of the event surrounds an I-Madonnari competition involving local artists and businesses. I-Madonnari is the unique creation of sand paintings in 4 feet by 4 feet squares. The competition will occur on the sidewalks of lower Main Street and into the Marriott Plaza.

Booths with craft and food vendors will be arranged down the middle of Lower Main Street with pedestrian access only. A tented and cordoned off Beer Garden will be set up outside Mulligan's at the end of the Marriott Plaza. The north end of the festival will house a stage with live music throughout the day. A Kid's Camp with face painting, rock climbing, a dinosaur dig, a sun telescope and more games and activities for kids of all ages will be located in the area. Other activities during the event include the following: magicians, fire-eaters, the Living Planet remote aquariums, and a scuba diving demonstration and introductory lesson (to take place with certified instructors in a portion of the Marriott pool). Finally, the event will host a volleyball tournament with preliminaries held off site and finals possibly held at an on-site sand court (sand removal and clean up understood). A map of the event has been included for your approval on an activity-by-activity basis.

A smaller crowd is expected due to the fact that this is the first year for the event.

6. **List any street closures desired, as well as times and dates.**
We wish to close lower Main Street from Heber Avenue to Just south of the Marriott Summit Watch underground parking entrance. This closure would include the closure of 7th Street as to ensure both I-Madonnari participant and pedestrian safety during the event. The set-up will begin between 5:30 and 6:00 am on the 14th of July, so the streets would need to be closed and cleared of cars by that time. Strike would occur from 8:00 to 10:00 pm on July 14th. The street could reopen upon conclusion of strike.

7. **What parking facilities are available for your event?**
The event will encourage participants to park at the Park City High School and shuttle to and from the lower Main Street area using the park city bus system. The China Bridge and the Marriott Plaza parking lots are available as well. We may need the use of the lighted direction signs from the city.

8. **Will you be selling concessions? (Yes/ No)** Yes
If yes, what will you be selling and where will sales take place? Local restaurants and vendors will have the opportunity to purchase tent space on Lower Main Street. The Beer Garden set up at Mulligan's will sell concessions as well.
List sales tax number _____________ or tax exempt number ___87-0572706____

9. **Will you be selling clothing or memorabilia, which is copyrighted or has a logo for your particular event? (Yes/ No)** Yes

If yes, how do you plan to enforce exclusivity? We will be the sole distributor

10. **Will you be selling beer during your event? (Yes /No)** Yes
If yes, describe location of sales, hours of operation, control of sales to minors, type of containers.
Beer, will be sold only in the tented and enclosed beer garden by Mulligan's in the Marriott Plaza with restricted access to those over 21 years of age.

11. **Have your alcoholic beverage servers had state certified server training? (Yes/No)**
The servers will have had state certified server training.

12. **Do you require a consent letter from the City Council for single event liquor sales? (Yes/No)** No. Mulligan's will be the sole beer provider.
If yes, please note consent must be obtained prior to attending the Alcoholic Beverage Control Commission meeting, which occurs only once each month.

13. **Are you going to charge admission to your event? (Yes/No)** No
If yes, how much will be charged each person $________ and who (person, business, charity) benefits from the admission charge? N/A

14. **Is your event for profit or non-profit?** The event is a fundraiser for the Living Planet Aquarium, a 501(C)3 Utah non-profit organization

15. **The applicant must maintain a comprehensive general liability insurance policy, naming the City as an additional insured, satisfactory to the City, protecting both Licensee and the City against public liability, products liability and property damage. The applicant is required to furnish a Certificate of Insurance certifying coverage for public liability and property damage in the amount of $1,000,000 (One Million Dollars) combined single limit per occurrence, $2,000,000 (Two Million Dollars) in the aggregate and which states the coverage as primary insurance with the City insurance policy being secondary. Please attach Certificate to this application.** To be forthcoming

16. **If you are using or storing flammable materials, including fuels, gasses, or fireworks, where will they be stored? Have you received approval of the Park City Fire Marshall (Yes/ No)**
N/A

17. **What is the source for your electrical needs?**
Food and Craft vendors to supply own generators. Most other activities will not require additional power.

18. **Has the ambulance service been contacted regarding your event? (Yes/No)** In Process
If yes, will they be on stand-by at the scene of your event? (Yes/No) No need at this time due to close proximity to Fire Station/ Ambulance. THERE WILL BE EMTs ON SITE AT ALL TIMES
If yes, who will pay any associated fees? The Living Planet Aquarium

19. **Describe restroom facilities to be used.** Public Facilities are available on upper Main Street, but we will be providing up to 6 portable toilets including one handicapped use portable toilet. **Will you be renting portable toilets? (Yes/No)** Yes
If yes, how many and where will they be erected? To be determined **Who will remove them and when?** Removal time is to be determined...as soon as possible after the event.

20. **List your anticipated signage needs. Traffic control signs will be supplied and erected by the city, if available. No signage is allowed on state highways without state approval. Other type of off-site advertising signs must have Planning Department review and approval.**
Sponsor signs and activity description signs will be displayed during the event. Traffic signs for the road closings and event parking are needed from the city

21. **Are you requesting city transportation services? (Yes/No)** Yes
If yes, are you requesting shuttle service or expanded route service? Describe shuttle route, frequency of service, and expected number of passengers. If you wish expanded route service, describe the new route and times of operation. Shuttle or bus service to and from the Park City High School

22. **Will you be erecting temporary structures such as grandstands, tents, etc.? (Yes/No)** Yes
If yes, describe type of structure, expected use, who will erect, take down, etc. Please note all temporary structures are subject to city inspection to assure compliance with building and fire codes. Please provide any specifications on these structures.
Small tents for food and craft vendors on lower Main Street (similar to Arts Festival), and a stage approximately 4 feet high and 20 feet wide by 30 feet long for music and entertainment.

23. **Will you be requesting permits for fireworks? (Yes/No)** No **If yes, then describe location of fireworks display, times and types of fireworks (aerial, concussion, etc.)**

24. **Do you need trash containers supplies by the city? (Yes/No)** Yes

If yes, how many and where? 12 containers: 6 throughout Marriott Plaza and 6 on lower Main Street

25. **Will you be using a city building? (Yes/No)** No
If yes, which building, when and for what reason? (Note: Some city buildings may have user fees which apply to your event and are generally NOT waivable)

26. **Will you be using a city park? (Yes/No)** Possibly for morning volleyball tournament only
If yes, describe park, including pocket parks, times of use, expected crowd, who will clean up, etc. (Note: Some city parks may have user fees which will apply to your event and are generally not waivable.) The sand volleyball court and surrounding area will be in use. The tournament will be manned and cleaned up by event volunteers and staff. Very few spectators are expected. **Have you made a reservation through the Leisure Services Department for use of city parks? (Yes/No)** Yes

27. **Do you desire law enforcement services beyond routine periodic patrol? (Yes/No)**
They may be necessary for street closures. The event may prefer to employ private security if possible depending on cost.
If yes, for what purpose (security, traffic control, parking control)? Security and traffic control
State dates and times officers are needed and how many officers you need. (Note: The Chief of Police reserves the right to place officers and staff events in the best interest of public safety interests. All officers remain employees of the city when working private events.)

28. **Do you require assistance from the public works department for such items as street maintenance, heavy equipment, sweeping, set-up/take-down, etc.? (Yes/No)** Yes
If yes, describe services you feel you need. (Note: City equipment will not be loaned, and your event will be charged for labor, materials and equipment) Street may need sweeping/ cleanup the following day.

29. **It is the applicant's responsibility to contact agencies outside of Park City which may be involved in the permit, inspection, sales, convenience, or assistance process connected with your event. Those agencies may include, but not be limited to: Health Department, Utah Power and Light, Mountain Fuel, Utah Department of Transportation, Alcoholic Beverage Control Commission, Summit County Sheriff, Utah Highway Patrol, Merchants Association, ASCAP, BFI, Summit County Commission. Other:**
(Circle those agencies listed above which you have contacted)

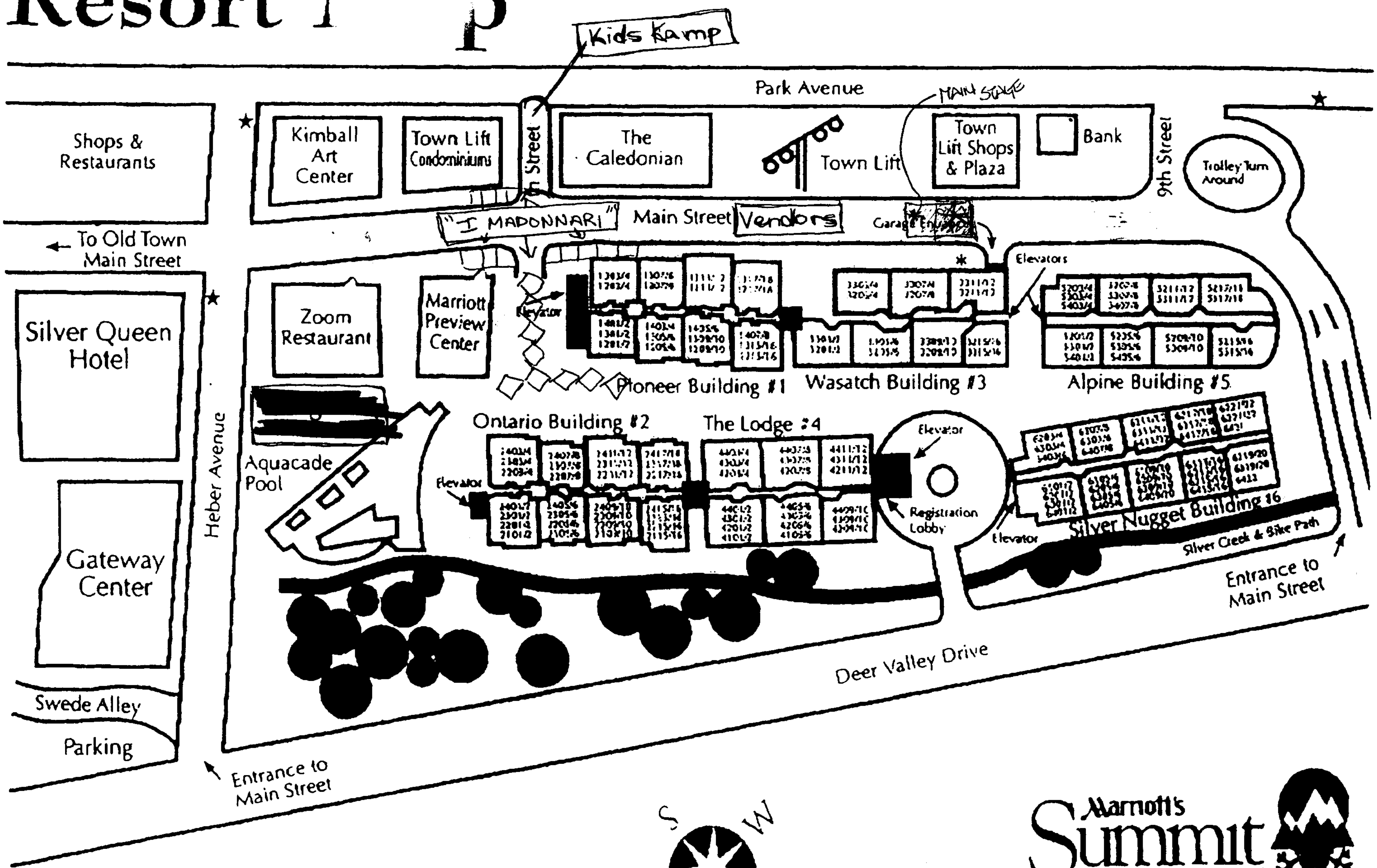
30. **Are you coordinating your event with the Park City Chamber Bureau and Visitor's Center? (Yes/No)** Yes

If yes, which staff member is assisting you? Brett Deptula
Have you checked existing event schedules for possible event conflicts? (Yes/No) Yes
If yes, are there any conflicts or simultaneous events? No

31. Please outline any special consideration not included above:

Signature:
Date:

Resort M p



Marriott's Summit Watch
A Marriott Vacation Club Resort

780 Ma Street
Park City, UT 84060

- Fitness Facility located between Ontario Building and The Lodge.

Ski check-in area located under the Wasatch B ding. Enter from Main Street side.

★ Bus Stop

PARK CITY
1884

CITY COUNCIL REPORT

DATE:	**June 7, 2001**
DEPARTMENT:	**Facilities and Special Events**
AUTHOR:	**Alison Kuhlow** AK
TITLE:	**Westbound Festival**
TYPE OF ITEM:	**Master Festival License Application**

<u>SUMMARY RECOMMENDATIONS:</u> Review the Master Festival License application, conduct a public hearing and consider approving the license for the Westbound Festival held at Park City Mountain Resort.

A. TOPIC

Review of the Master Festival License Application, submitted by the Summit Institute for the Westbound Festival to be held at Park City Mountain Resort on June 21 and 22, 2001.

B. BACKGROUND

The Westbound Festival was held for the first time last year over Labor Day weekend at Deer Valley Resort. The event was successful, but due to other events which occurred throughout the area including the downtown music festival in Salt Lake City, the event fell short of its anticipated participants. This year the event organizers have changed its date and location. The event will run this year from 4pm to 9pm at Park City Mountain Resort and will be held the weekend of July 21-22, 2001. The event contains the display of art exhibits, lectures, music and dance performances along with children's activities. The festival will be moved to Park City Mountain Resort after the first weekend of activities are held at the Canyons Resort the weekend of July 14 and 15, 2001.

B. Analysis

The Westbound Festival will take place at Park City Mountain Resort and the event will run from 4pm to 9pm on July 21 and 22, 2001. The applicant has obtained permission from the resort to use the plaza area in front of the Legacy Lodge for the event and the parking lot will be available to participants. The resort parking lot will not be used as an alternative parking lot for any other activities other than for the resort and the festival.

The event will take place on the plaza adjacent to the Legacy Lodge. The Summit Institute has been working with Patti Saccio, PCMR Merchant Association Chair to address the issues. All concerns from the business owners have been addressed. The applicant has also worked with Randy Barton of Mountain Town Stages to eliminate conflicts between the events scheduled by both organizations.

Department Review
The City Special Events Department, Legal Department, Police Department, Transit Department, Parks Department, Building Department and Planning Departments have reviewed of this application. All concerns have been addressed within the Analysis section and within the Conditions of Approval. The event will be conducted on private property and the applicant has not requested the use of any City facilities or equipment.

ALTERNATIVES

A. Approve the Master Festival License, as conditioned by staff, allowing the Westbound Festival at Park City Mountain Resort on July 21 and 22, 2001.

B. Modify the parameters of the event and approve the Master Festival License, allowing Westbound Festival at Park City Mountain Resort on July 21 and 22, 2001.

C. Deny the Master Festival License, thereby preventing the Westbound Festival at Park City Mountain Resort on July 21 and 22, 2001.

D. The City Council may continue the hearing for more information and discussion.

RECOMMENDATION:
Staff recommends approval of the Master Festival License to allow for the Westbound Festival at Park City Mountain Resort on July 21 and 22, 2001, based on the following:

Findings of Fact

1. The applicant has not proposed any street closures. The conduct of the event will not substantially interrupt the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of its Venue.

2. The conduct of the event 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.

3. 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. The event will be contained within the Park City Mountain Resort's property.

4. No other events are scheduled for the July 21, 2001 weekend. The event will not substantially interfere with any other Special Event or Master Festival for which a license has already been granted or with the provision of City services in support of other such events or governmental functions.

5. The event does not create the imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.

6. The Applicant has demonstrated an ability and willingness to conduct the event pursuant to the terms and conditions of the Park City Municipal Code and has never failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.

7. The facts discussed in the Analysis section are incorporated herein.

<u>Conclusions of Law</u>:

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

<u>Conditions of Approval</u>:

1. The applicant shall submit applications for building permits for the stage, tents and electrical work.

2. The Applicant will work with Staff in order to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided by Applicant.

3. The Applicant shall provide to the Special Events Manager proof of liability insurance as required by the Special Events Manager or the City Attorney's Office, and shall further name Park City Municipal Corporation as an additional insured.

<u>EXHIBITS:</u>

Exhibit A - MFL Application

PARK CITY MUNICIPAL CORPORATION
MASTER FESTIVAL LICENSE
APPLICATION

Please Return to:
Melissa Caffey, Special Events Manager
PO Box 1480 Park City, UT 84060
phone: (435)615-5151 **fax:** (435) 615-4911 **email:** melissa@parkcity2002.com

APPLICANT: PLEASE FILL OUT THIS QUESTIONNAIRE AS IT RELATES TO YOUR PLANNED EVENT. YOU NEED ANSWER ONLY THOSE QUESTIONS WHICH PERTAIN TO YOU OR YOUR EVENT. MARK QUESTIONS WHICH DO NOT APPLY AN/A@.

1. Name and Date(s) of Event & Name, address, phone/fax of applicant
   Westbound Festival Series – July 14-15, 2001
   The Summit Institute, 1922 Prospector Ave., Suite 201
   Park City, UT 84060 435/649-2315 phone 435-649-2316 fax

2. Name, address, and phone of person, **other than applicant** who will be responsible for the event in case of an emergency:
   Jeff Frost, Park City Mountain Resort
   PO Box 39, Park City, UT 84060
   435/647-5408

3. Name and address of corporate sponsors, if any:
   The Canyons Resort, 4000 The Canyons Resort Drive, Park City, UT 84098
   Deer Valley Resort, PO Box 889, Park City, UT 84060
   Park City Mountain Resort, PO Box 39, Park City, UT 84060

4. Location of event/describe property to be used. Applicant must supply written permission from private property owners for the event venue with this application.
   Legacy Lodge and Resort Center Plaza

5. Describe the event in detail (dates, times, crowd expected, activities, etc.)
   Saturday and Sunday, July 14-15, 2001, 4:00 p.m. – 9:00 p.m.
   Art exhibits, lectures, music and dance performances, demonstrations (art and dance), children's activities

6. List any street closures desired, as well as times and dates.
   N/A

7. What parking facilities are available for your event?
   Park City Mountain Resort Parking Lots

8. Will you be selling concessions? (**Yes**) PCMR will sell concessions
   If yes, what will you be selling and where will sales take place? Burgers, pizza, etc. Legacy Lodge

List sales tax number 87-0286055 or tax exempt number ______________

9. Will you be selling clothing or memorabilia which is copyrighted or has a logo for your particular event? (**Yes**)
   If yes, how do you plan to enforce exclusivity?

10. Will you be selling beer during your event? (**Yes**)
    If yes, describe location of sales, hours of operation, control of sales to minors, type of containers.
    Legacy Lodge and patio, 4:00 p.m. – 8:00 p.m., state certified servers will serve beer and continually check identification, plastic containers

11. Have your alcoholic beverage servers had state certified server training? (**Yes**)

12. Do you require a consent letter from the City Council for single event liquor sales?
    (**No**) If yes, please note consent must be obtained prior to attending the Alcoholic Beverage Control Commission meeting which occurs only once each month.

13. Are you going to charge admission to your event? (**Yes**)
    If yes, how much will be charged each person $ 9.00 and who (person, business, charity) benefits from the admission charge? The Summit Institute

14. Is your event for profit or non-profit?
    Non-profit

15. The applicant must maintain a comprehensive general liability insurance policy, naming the City as an additional insured, satisfactory to the City, protecting both Licensee and the City against public liability, products liability and property damage. The applicant is required to furnish a Certificate of Insurance certifying coverage for public liability and property damage in the amount of $1,000,000 (One Million Dollars) combined single limit per occurrence, $2,000,000 (Two Million Dollars) in the aggregate and which states the coverage as primary insurance with the City insurance policy being secondary. Please attach Certificate to this application.

16. If you are using or storing flammable materials, including fuels, gasses, or fireworks, where will they be stored? Have you received approval of the Park City Fire Marshall (Yes/ No)
    N/A

17. What is the source for your electrical needs?
    Legacy Lodge

18. Has the ambulance service been contacted regarding your event? (**Yes**)
    If yes, will they be on stand-by at the scene of your event? (**No**)
    If yes, who will pay any associated fees?

Park City Mountain Resort will provide two EMT's on property during event

19. Describe restroom facilities to be used. Will you be renting portable toilets? (**No**)
If yes, how many and where will they be erected? Who will remove them and when?
Restrooms located inside Legacy Lodge

20. List your anticipated signage needs. Traffic control signs will be supplied and erected by the city, if available. No signage is allowed on state highways without state approval. Other type of off-site advertising signs must have Planning Department review and approval. Sponsorship banners and directional signage will be placed on and around Legacy Lodge and Resort Center Plaza. A directional sign will be placed at the foot of the stairs between The Gables and The Village buildings. At the stairs between the Marsac Mill and Silver Mill House buildings, a directional sign will be placed at the foot of those stairs and an entrance gate at the top of the stairs.

21. Are you requesting city transportation services? (**No**)
If yes, are you requesting shuttle service or expanded route service? Describe shuttle route, frequency of service, and expected number of passengers. If you wish expanded route service, describe the new route and times of operation. Bus to Park City Mountain Resort. No additional buses or expansions necessary.

22. Will you be erecting temporary structures such as grandstands, tents, etc.? (**Yes**)
If yes, describe type of structure, expected use, who will erect, take down, etc. Please note all temporary structures are subject to city inspection to assure compliance with building and fire codes. **Please provide any specifications on these structures. See enclosed.**
One 30' X 45 ' Festival Frame tent will be erected for the purposes of providing adequate shelter for Children's activities planned during the Festival. Deer Valley Resort, PCMR and Canyons crews will erect and take down. We will use water and/or sand barrels to anchor the tent. One 12' X 24' stage, provided, installed and taken down by Oasis Stage Werks.

23. Will you be requesting permits for fireworks? (**No**) If yes, then describe location of fireworks display, times and types of fireworks (aerial, concussion, etc.)

24. Do you need trash containers supplied by the city? (**No**)
If yes, how many and where?

25. Will you be using a city building? (**No**)
If yes, which building, when and for what reason? (Note: Some city buildings may have user fees which apply to your event and are generally NOT waivable)

26. Will you be using a city park? (**No**)
If yes, describe park, including pocket parks, times of use, expected crowd, who will clean up, etc. (Note: Some city parks may have user fees which will apply to your event and are generally not waivable.) Have you made a reservation through the Leisure Services Department for use of city parks? (Yes/No)

27. Do you desire law enforcement services beyond routine periodic patrol? (**No**)
If yes, for what purpose (security, traffic control, parking control)?
State dates and times officers are needed and how many officers you need. (Note: The Chief of Police reserves the right to place officers and staff events in the best interest of public safety interests. All officers remain employees of the city when working private events.)

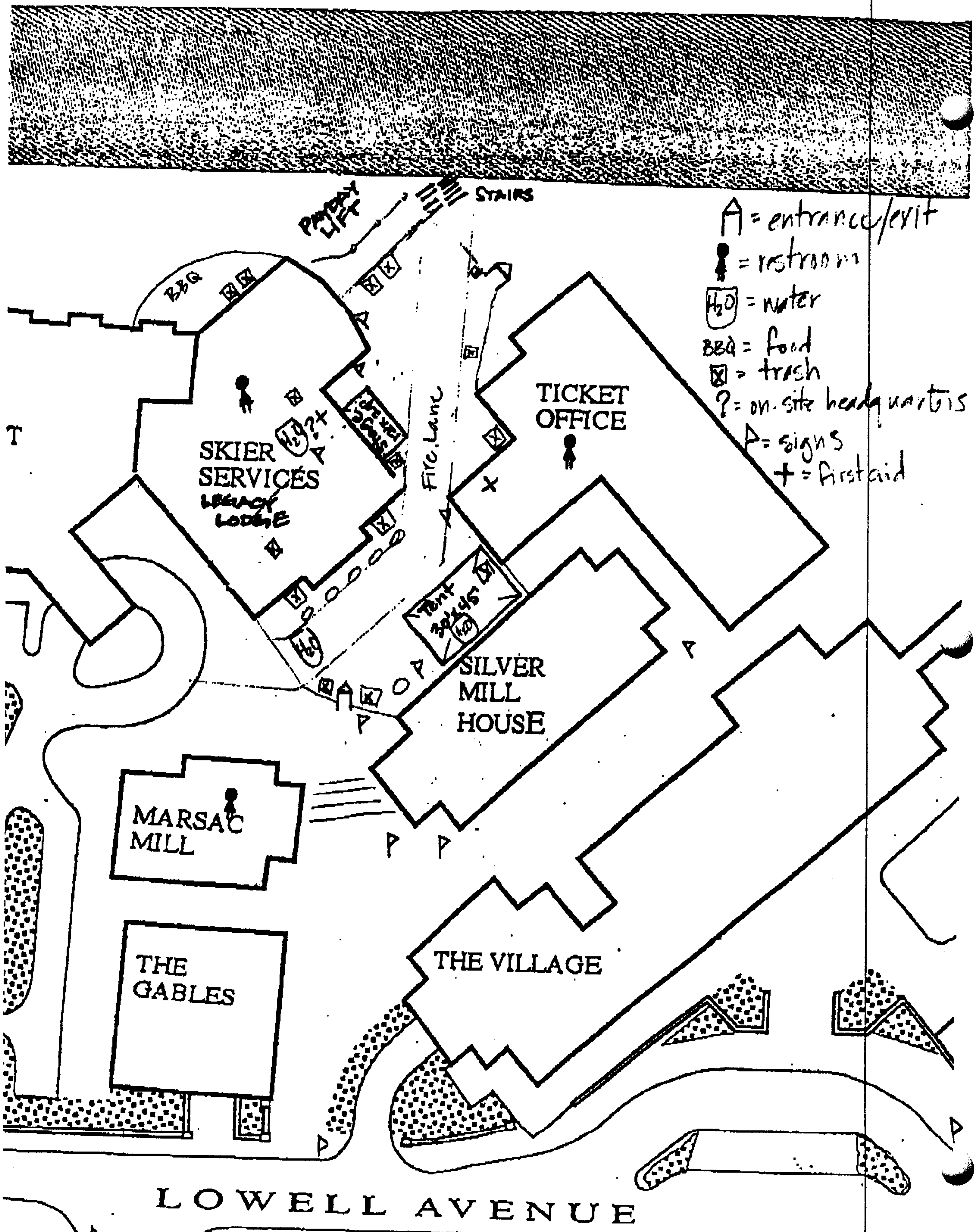
28. Do you require assistance from the public works department for such items as street maintenance, heavy equipment, sweeping, set-up/take-down, etc.? (**No**)
If yes, describe services you feel you need. (Note: City equipment will not be loaned, and your event will be charged for labor, materials and equipment)

29. It is the applicants responsibility to contact agencies outside of Park City which may be involved in the permit, inspection, sales, convenience, or assistance process connected with your event. Those agencies may include, but not be limited to: Health Department, Utah Power and Light, Mountain Fuel, Utah Department of Transportation, Alcoholic Beverage Control Commission, Summit County Sheriff, Utah Highway Patrol, Merchants Association, **ASCAP**, BFI, Summit County Commission.
Other: Summit County Health, Fire Marshall, Building Department. We will work with Park City Mountain Resort to notify the neighbor association regarding activities at the event.
(Circle those agencies listed above which you have contacted)

30. Are you coordinating your event with the Park City Chamber Bureau and Visitors Center? (**Yes**)
If yes, which staff member is assisting you? Brett Deptula
Have you checked existing event schedules for possible event conflicts? (**Yes**)
If yes, are there any conflicts or simultaneous events? Not at this time.

31. Please outline any special consideration not included above:

Signature:
Date: 30 April 01



WESTBOUND FESTIVAL SITE PLAN

PARK CITY
1884

CITY COUNCIL REPORT

DATE:	**June 7, 2001**
DEPARTMENT:	**Planning Department**
TITLE:	**543 Park Avenue Replat**
TYPE OF ITEM:	**Legislative**

SUMMARY RECOMMENDATIONS: Conduct a public hearing, take any public input and consider approving a plat amendment that combines lots 10, 11, 12, 13, 37, 36 and 35 of Block 5 of the Park City Survey into one lot of approximately 13,175 square feet.

A. Summary.

Applicant:	PCE, a California Limited Partnership
Location:	543 Park Avenue
Zoning:	Historic Residential (HR-1)
Adjacent Land Uses:	Residential
Date of Application:	March 28, 2001
Project Planner:	Ray Milliner

B. Background.

The applicant proposes to combine lots 10, 11, 12, 13, 37, 36 and 35 of Block 5 of the Park City Survey into one lot of approximately 13,175 square feet. The applicant recently acquired lot 13, which has an existing non-historic garage on it. The applicant intends to renovate the garage and utilize it as an accessory to the Washington School Inn which occupies the other lots. A Historic District Design Review application will be reviewed once action is taken on the plat. An existing, historic structure currently encroaches approximately one foot onto lot 13. An encroachment easement was granted for the historic structure by the applicant and recorded with the County on January 9, 2001, it is noted on the proposed plat. The Planning Commission reviewed the project, held a public hearing and forwarded a positive recommendation to the City Council at its May 7, 2001 meeting.

C. Analysis

The property is zoned HR-1, Historic Residential. Renovations of existing non-historic structures are permitted in this zone provided that all plat issues and interior lot lines are resolved through the Plat Amendment process. Since there are numerous interior lot lines within the applicant's property, the Community Development Department is requiring the applicant to combine the portioned lots into one platted lot per state law.

Because the Washington School Inn is historic, the historic structure may be exempt from the off-street parking and setback requirements in Chapter 2 of the Land Management Code. Furthermore, the addition of the garage will increase the amount of off-street parking available to the Washington School Inn by two spaces without increasing the amount of density. Access to the property is off Park Avenue and would not change as a result of this plat amendment.

Because the plat amendment will result in a lot width of one hundred feet (100') the Land Management Code requirements for setbacks will increase from a three foot (3') minimum to a ten foot (10') minimum. Concern has been expressed that because the garage has a four foot (4') side yard setback, the plat amendment would result in the creation of a non-complying structure. However, the Title 15 Chapter 2.2(I) states, "the side yard must be open and free of any structure except. . . . a detached accessory building not more than eighteen feet (18') in height, located a minimum of five feet (5') behind the front facade of the main building, maintaining a minimum side yard setback of three feet (3')." The existing garage building meets these criteria. Any proposed changes to the garage will necessitate further compliance with this requirement.

E. NOTICE

Notice of this hearing was sent to property owners within 300' on April 25, 2001. No formal comments have been filed at the time of this report.

F. DEPARTMENT REVIEW

The Community Development Department has reviewed this request. The City Attorney and City Engineer will review the plat for form and compliance with State Law prior to recording. The request was discussed at a Staff Review Meeting on April 17, 2001, where representatives from local utilities and City Staff were in attendance. No outstanding issues were identified.

G. RECOMMENDATION

Staff recommends that the City Council conduct a public hearing and consider Staff's recommendation to approve the application to combine lots 10, 11, 12, 13, 37, 36 and 35 of Block 5 of the Park City Survey into one lot of approximately 13,175 square feet based on the following:

Findings of Fact:

1. The property is located in the Historic Residential (HR-1).
2. The HR-1 District is characterized by a mix of small historic structures and larger contemporary residences.
3. The amendment will consolidate lots 10, 11, 12, 13, 37, 36 and 35 of Block 5 of the Park City Survey into one (1) platted lot to allow the renovation of an existing non-historic garage.
4. The proposed lot size will be 13,175 square feet.
5. The project is on Park Avenue with dense residential uses. Minimal construction staging area is available along Park Avenue.
6. A neighboring historic structure encroaches one foot onto the north side yard lot 13.
7. An encroachment easement was granted for the neighboring residence, and recorded at the county on January 9, 2001.
8. The garage has a side yard setback of four feet (4').
9. The required side yard setback for the garage is three feet (3').
10. The garage is not historic.
11. The Washington School Inn is historic.

12. The plat amendment will not increase density on the lot.
13. Staff will review the applicant's proposed modifications to the existing non-historic garage upon the submission of a Historic District Design Review application.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The amended plat is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured by the proposed amended plat.

Conditions of Approval:

1. The City Attorney and City Engineer review and approval the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. The proposed construction of improvements to the existing garage shall require compliance with the Historic District Design Guidelines.
3. No additional density is allowed as a result of this plat amendment.
4. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one years time, this approval and the plat will be void.
5. A note shall be added to the plat stating that no accessory apartment shall be permitted as part of the garage renovation.
6. No further subdivision of the property is allowed.

H. Exhibits

Exhibit A - Existing Conditions Map
Exhibit B - Boundary Survey Map
Exhibit C - Proposed Re-plat

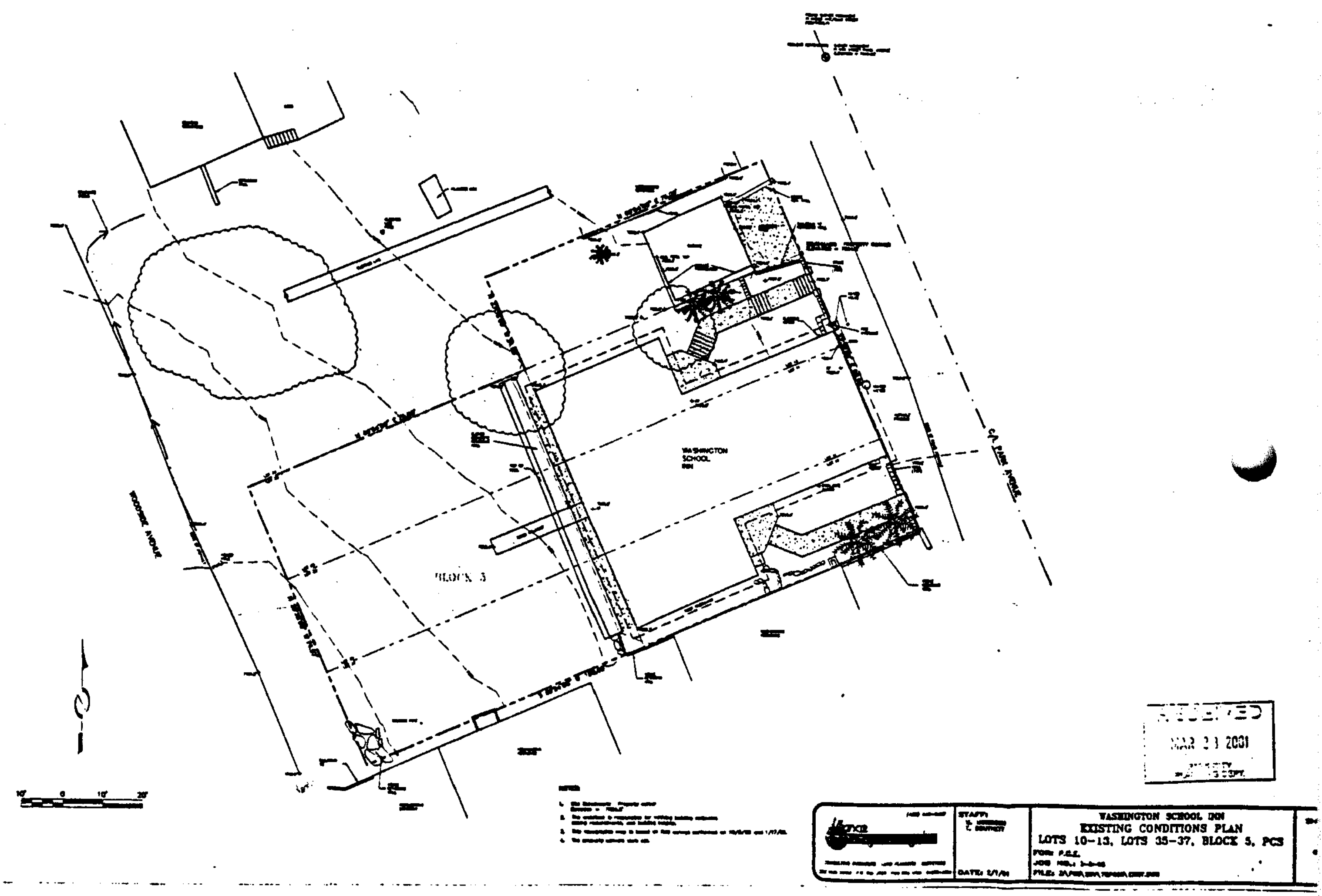
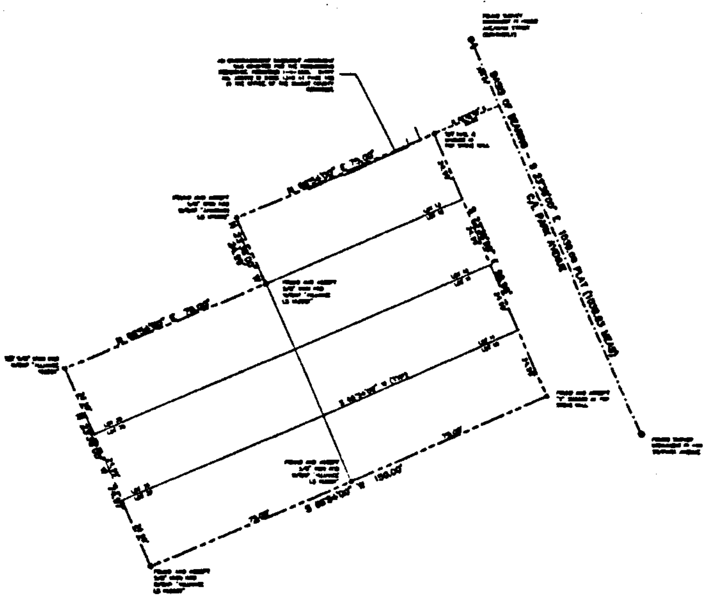

WASHINGTON SCHOOL
BLOCK 5
MAR 23 2001
WASHINGTON SCHOOL INN
EXISTING CONDITIONS PLAN
LOTS 10-13, LOTS 35-37, BLOCK 5, PCS

Exhibit A



SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction.

John Demkowicz — Date

LEGAL DESCRIPTION

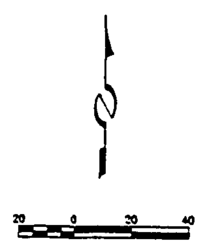
ALL OF LOTS 10, 11, 12, 13, 35, 36, AND 37, BLOCK 5, AMENDED PLAT OF PARK CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER:

INCLUDING THE BENEFITS OF THAT NON-EXCLUSIVE EASEMENT AGREEMENT BENEFITING SUCH LAND EXPRESSED, SUCH AGREEMENT RECORDED AS ENTRY No. 218891, RECORDED MARCH 27, 1984, IN BOOK 280 AT PAGES 135-144 OF OFFICIAL RECORDS.

INCLUDING FURTHER THE BENEFITS OF THAT EASEMENT AGREEMENT RECORDED AS ENTRY No. 225077, RECORDED OCTOBER 5, 1984, IN BOOK 316 AT PAGES 686-700 OF OFFICIAL RECORDS.

NARRATIVE

1. BASIS OF SURVEY: FOUND SURVEY MONUMENTS AS SHOWN.
2. PROPERTY CORNERS WERE SET OR FOUND AS SHOWN.
3. DATE OF SURVEY: [illegible]
4. LOCATED IN SECTION 16, T2S, R4E, S.L.B.&M.
5. PURPOSE OF SURVEY: SET CORNERS [illegible] SCHOOL REPLAT.
6. IMPROVEMENTS ON THE PROPERTY WERE NOT WITHIN THE SCOPE OF THIS SURVEY.



RECEIVED
MAR 23 2001
PARK CITY
[illegible] DEPT.

	REVISED:	STAFF: STEVE DECKERT, DAVID CONSTABLE, MARTY MORRISON, MIKE TRACY	PAGE 1 OF 1	BOUNDARY SURVEY LOTS 10-13, 35-37, BLOCK 5 PARK CITY SURVEY
		DATE: 3/28/01		FOR: ERIC GODFREY JOB NO.: [illegible] FILE: [illegible]

Exhibit B

SURVEYOR'S CERTIFICATE

LEGAL DESCRIPTION

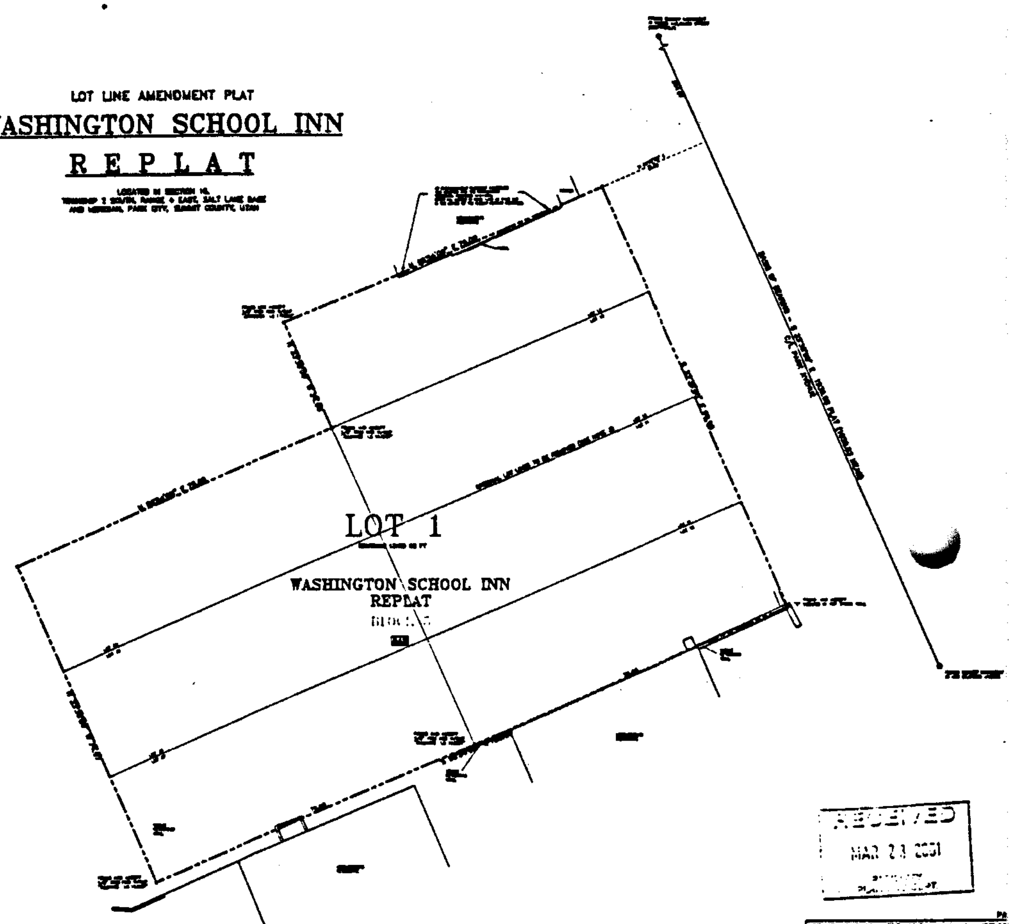
OWNER'S DEDICATION AND CONSENT TO RECORD

ACKNOWLEDGMENT

LOT LINE AMENDMENT PLAT

WASHINGTON SCHOOL INN

REPLAT



Park Avenue

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT	PLANNING COMMISSION	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED

Exhibit C

PARK CITY
1884

Ordinance No. 00-

AN ORDINANCE APPROVING A PLAT AMENDMENT TO COMBINE LOTS 10, 11, 12, 13, 37, 36 AND 35 OF BLOCK 5 OF THE PARK CITY SURVEY INTO ONE (1) PLATTED LOT.

WHEREAS, the owners, James and Deborah Christensen, of the property known as 543 Park Avenue, have petitioned the City Council for approval of a subdivision plat; and

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

WHEREAS, on May 24, 2000 the Planning Commission held a public hearing to receive public input on the proposed plat amendment and forwarded a positive recommendation of approval to the City Council; and

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

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

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

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

1. The property is located in the Historic Residential (HR-1).
2. The HR-1 District is characterized by a mix of small historic structures and larger contemporary residences.
3. The amendment will consolidate lots 10, 11, 12, 13, 37, 36 and 35 of Block 5 of the Park City Survey into one (1) platted lot to allow the renovation of an existing non-historic garage.
4. The proposed lot size will be 13,175 square feet.
5. The project is on Park Avenue with dense residential uses. Minimal construction staging area is available along Park Avenue.
6. A neighboring historic structure encroaches one foot onto the north side yard lot 13.
7. An encroachment easement was granted for the neighboring residence, and recorded at the county on January 9, 2001.
8. The garage has a side yard setback of four feet (4').
9. The required side yard setback for the garage is three feet (3').
10. The garage is not historic.
11. The Washington School Inn is historic.
12. The plat amendment will not increase density on the lot.
13. Staff will review the applicant's proposed modifications to the existing non-historic garage upon the submission of a Historic District Design Review application.

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

1. There is good cause for this plat amendment.
2. The amended plat is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured by the proposed amended plat.

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

1. The City Attorney and City Engineer review and approval the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. The proposed construction of improvements to the existing garage shall require compliance with the Historic District Design Guidelines.
3. No additional density is allowed as a result of this plat amendment.
4. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one years time, this approval and the plat will be void.
5. A note shall be added to the plat stating that no accessory apartment shall be permitted as part of the garage renovation.
6. No further subdivision of the property is allowed.

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

PASSED AND ADOPTED this 7th day of June, 2001.

PARK CITY MUNICIPAL CORPORATION

____

Mayor Bradley A. Olch

Attest:

____

Janet M. Scott, City Recorder

Approved as to form:

____

Mark D. Harrington, City Attorney

PARK CITY 1884

COUNCIL AGENDA REPORT

DATE: June 7, 2001
DEPARTMENT: Office of Capital Management and Budget
AUTHOR: Tom Bakaly, Mark Christensen
TITLE: FY2001 Budget Adjustment (current), FY2002 Tentative Budget (next year), and FY2003 Fiscal Plan
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATION:

- Review the budget and conduct a public hearing June 7th and June 21st; Amend the FY2001 budget; Adopt the FY2002 tentative budget with recommended changes as the FY2002 budget.

- Adopt the "Certified Property Tax Rate" {No Tax Increase Rate} for FY2002. [*Actual tax rate will not be known until Mid-June*]

- Review & adopt the recommended changes to the FY2001 budget (Tentative adoption is scheduled for June 7, 2001 and final adoption on June 21, 2001.)

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

  a) Tentative City Manager's Adjusted Budget for FY2001 (with adjustments that have occurred during the budget process).

  b) Tentative FY 2002 City Manager's Recommended Budget (with adjustments that have occurred during the budget process) presented to City Council on May 3, 10, and 17.

  c) Authorization for the Budget and Grants Manager to compute the City's Certified Property Tax Rate for 2002 at a "No Tax Increase Rate" and file said rate with the County.

  d) Tentative City budget policies including Olympic Budget Policies, Program and Resource Analysis Conclusions, and other operating Budget Policies as amended.

DESCRIPTION:

A. **Topic:** Tentative Adoption of the FY2001 Amended Budget and FY2002 Recommended Budget in accordance with Utah State Law.

B. **Background:** On May 3rd, 10th, and 17th, Staff presented to Council the Budget document and provided an overview of the operating budget, including Capital and Olympic revenues and expenditures. On June 7th Council will tentatively adopt the budget for Park City and its related agencies. The focus of the June 7th meeting will be to review and to comment on the changes that have been made to date, as well as provide policy direction on the issues covered in this report. Any additional changes, questions, or budget issues should be addressed by Council on June 7th.

Budget Review Schedule

June 7th	1) Operating, Olympic, and CIP Recap 2) Water Rate Analysis 3) Trash Option 3) Recreation Capital Projects and Bonds 4) Hold Public Hearing on the Budget and continue to 6/21/2001 5) Tentative adoption of the FY2002 Budget (no tax increase) 6) Tentative adoption of the FY2001 Amended Budget
June 21st	Continuation and closure of the public hearing on the budget, with final adoption by resolution of both the FY2002 Budget, the FY2001 Adjusted Budget, and the FY2003 Plan with a no-increase tax rate for FY2002.

C. **Analysis:**

Olympic, Operating, and Capital Budget Recap: Throughout the month of May, Staff presented the Budget and outlined the various changes that are included in the Tentative Budget Document. Since the May 17th, meeting there have been budget changes that Staff recommends are tentatively adopted as part of the budget on June 7th. Attachment A has a listing of the items that have been modified since the publication of the Tentative Budget Document. The changes listed in Attachment A are described below.

Trash Option: Although partially included in the budget document, it did not include the offsetting Revenue. The option is not included in the Tentative Budget scheduled for adoption on June 7th.

Recreation Fund End-of-Year Adjustment: This change incorporates the modified Revenue and Expenditure changes for the Recreation Fund.

ESL Contribution: On May 17th, Council directed Staff to include ESL Contribution as a new appropriation for FY2002 and FY2003. This option increases the total percentage of the General Fund Special Service Contracts from 2.60 percent to 2.62 percent.

Affordable Housing: The City has sold an affordable housing unit that requires an adjustment to the revenues and expenditures for this project.

Gold Medal Mile: The City received a $650 Grant from the Utah Department of Health for sponsoring Gold Medal Mile event.

Public Safety: Same level Adjustment to reflect actual expenditures.

RDA Mitigation: This option increases the mitigation payment that the City pays the School District. This expense is formula driven and consistent with previous payments.

City Park Trail: This project has been reduced to $400,000 from the original $700,000. The excess budget funds of $300,000 will remain in the Trails Master Plan project and will be used for other identified trails projects.

Olympic Revenues and Expenditures: These totals have been adjusted to reflect the most current information. In addition, traditional Olympic accounts (Olympic Planning and the Non-departmental Olympic Account) have been included in the Revenue and Expense Summary.

Evergreen Accounts: End of year budget adjustment to carry forward restricted funds.

Leadership 2000: The FY2002 and FY2003 budgets have been reduce to more accurately actual expenditures of approximately $30,000 per year.

Transit Coaches: This budget was reduced $150,000 in FY2001.

Equipment Replacement - Rolling Stock: This number was corrected from the May 3rd document.

The Olympic Revenue and Expenditure Summary has been modified due to a request from Council on May 10th and is shown in Attachment B. This chart has been modified to include the Olympic Services expenses and the $50,000 Non-departmental Olympic account. In addition, the celebration budget has been reduced $200,000 to correct services that were inadvertently budgeted twice in the May 3rd document and Non-Delegable SLOC services has been increased about $48,000 to better reflect current revenue projections.

Racquet Club Improvements: See section below that highlights the changes.

Water Rate Study: On May 17th, Rick Giardina and Associates and Lewis, Young, Robertson and Burningham, Inc presented to Council preliminary water rate and impact fees information.

Rick Giardina & Associates, Inc. (RGA) was retained by the City to complete a financial planning and rate study for the City's water utility operations. The RGA Water Rate report (Attachment C) includes a 5% revenue increase to be effective July 1, 2001. The financial plan indicates that similar increases will be needed over the next several years; however, Council is only being asked to consider this initial increase. Future increases will be evaluated each year as part of the annual budget process. In order to generate an additional 5% in annual user charge or rate revenue, RGA prepared three rate design alternatives:

OPTION 1 – Increase all components of the water rate 5%; which is an across-the-board increase.

OPTION 2 – Eliminate the 5,000 gallon monthly usage allowance currently provided to all accounts and add a higher usage block to the Residential Single Family class; Also make no change in Landscape Irrigation structure and recoup the increased revenue from only the upper block of the Residential and Landscape summer rates.

OPTION 3 – Same as option 2 but modify the usage blocks for Residential Single Family and Landscape Irrigation classes to be the same, and recoup the needed revenue from only the upper two usage blocks.

The attached RGA report provides greater detail regarding the proposed financial plan, rate alternatives, and anticipated customer impacts. Rick Giardina will make a presentation to the Council regarding his firm's findings. A comprehensive evaluation of alternative rate design options is anticipated to be completed during the summer and fall, with results presented to Council late this year and new rates effective at the start of the 2002 irrigation season.

The Impact Fee study completion is anticipated for later this summer and will be presented to Council at that time. Since the majority of summer construction projects are already underway, adopting a new impact fee ordinance later this summer will have minimal impacts on the City.

Trash Option: This option was discussed on May 17th and is addressed in this packet under a separate Staff Report.

Recreation Operating Budget: On May 17th, Staff indicated an end-of-year budget adjustment would be required for the Racquet Club. The Budget adjustment was less then anticipated, and Staff has identified the need for a $141,500 expenditure adjustment. This adjustment has an offsetting revenue adjustment of $95,987 resulting in an expense increase in excess of revenues of $45,513.

This fiscal year, the Club had increased usage in fitness programs, tennis, retail sales and children's camps. The variable costs associated with these programs also increased along with some of the revenues being reinvested into the facility by creating a cardio loft. This increased the usable area available in the fitness center. This expansion was necessary to accommodate the increased number of cardio equipment users.

Recreation Capital Projects and Bonds: On May 3, Staff discussed the need for funding Capital projects at the Racquet Club. At that time, preliminary funding options were discussed. On May 17th, Staff presented several funding options to the Council. Council then directed the Parks Recreation and Beautification Board (PRBB) to identify projects for possible inclusion in a single debt issuance. Since May 17th, the members of the PRBB have been contacted by Staff and Dean Schulman, the PRBB Chair, to discuss future capital needs.

The PRBB will formally meet on June 20, 2001 to discuss the recreation capital needs and return with an update to Council on June 21. The budget is anticipated to reflect the capital needs for the Racquet Club as $2 million in FY2003 with Bond Proceeds as the scheduled revenue source.

This strategy gives the City flexibility if it wishes to pursue a bond election in the Fall of 2002 or Spring of 2003. Since the project is budgeted for FY2003, the issuance of debt or use of other possible funding strategies could be on the ballot in November, if necessary. Attachment D shows a possible time line if the Council wanted to place this issue on the ballot in November. This schedule anticipates adequate time for a survey, PRBB determination of total capital needs, and public input.

Council has until October 4, 2001 to get an item placed on the ballot for November. If Council was interested, it could also call for a special election with the proper notification requirements in February, May, August, or November. This option will allow for the opportunity for a Bond election in either Fall or Spring as timing permits. The PRBB will discuss all of these issues on June 20th and an update will be given to Council on June 21st.

Summary:
The budget document represents the City Managers Recommended budget. This report and attachments highlight the changes that have taken place since May 17th as well as address significant changes from past years. By State law, Council is required to adopt a balanced budget by June 22, 2001. On June 7, Council will need to provide direction for any budget issues that are to be adopted on June 21. Staff also anticipates that on June 21st there will changes to the budget.

D. Department Review: - All departments have reviewed the budget document.

ALTERNATIVES:

A. Provide Direction About Budget Issues and Policies and Capital Projects

B. Continue the Item - June 21, 2001 is the last date on which adoption (No Tax Increase Rate) can occur in order for us to meet the filing deadlines with the County and State if there is no property tax increase.

C. Do Nothing

SIGNIFICANT IMPACTS: The City's budget must be balanced. Staff recommends that

Council provide policy direction on budget issues.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: The specific impacts of not approving individual recommended options will be discussed during budget presentations. The staff has presented a balanced budget for tentative adoption on June 7 as required by State law. Council should direct staff on any unresolved budget issues on June 7th, in order to make changes by June 21st.

RECOMMENDATION: The City Council should follow the budget presentation schedule described above and provide direction concerning budget policies and issues if needed. The Council should Pass and Adopt the Resolution that contains the following items:

a) Tentative adoption of the City Manager's Amended Budget for FY2000-01 (with adjustments that have occurred during the budget process).

b) Tentative adoption of the FY 2001-02City Manager's Recommended Budget presented to City Council on May 3rd, 2001 (with adjustments that have occurred during the budget process).

c) Authorization for the Budget and Grants Manager to compute the City's Certified Property Tax Rate for 2002 at a "No Tax Increase Rate" and file said rate with the County.

d) Adopt the City's budget policies, including Olympic Budget Policies, Program and Resource Analysis Conclusions, and other operating Budget Policies as amended.

Attachments:

A. Budget Changes From Tentative Document
B. Summary of Olympic Budget Revenue and Expenses
C. Water Rate Study- Rick Giardina & Associates, Inc.
D. Possible Recreation Bond Schedule

Attachment A
Changes to Tentative Budget

Department\Program	Description	2001	2002	2003
	Revenues			
Adminstrative Services	Court Closing Out	$50,000		
Capital Improvement	Affordable Housing	$182,795		
Capital Improvement	Transfer From CIP		-$55,000	
Capital Improvement	Racquet Club Project Adj. Bond Proceeds in FY2003		-$250,000	$1,750,000
Leisure Services/Recreation	Recreation Changes/Increase Revenues	$95,987		
Leisure Services/Recreation	Gold Medal Mile	$650		
Olympic Services	Olympic SLOC Fees and Charges		$48,729	
Olympic Services	Olympic Budget Adjustment		-$6,271	
Public Safety	Evergreen Account- Tobacco Investigation	$1,800		
TOTAL CHANGES		$331,232	-$262,542	$1,750,000
	Expenditures			
Adminstrative Services	Olympic Budget Adjustment		-$6,271	
Capital Improvement	Affordable Housing	$182,795		
Capital Improvement	Racquet Club		-$250,000	$1,750,000
Leisure Services/Recreation	Recreation Changes/Increase Exp	$141,500		
Leisure Services/Recreation	Gold Medal Mile	$650		
Non-Departmental	Evergreen Account- Leadership 2000		$41,203	
Non-Departmental	Leadership 2000		-$50,000	-$50,000
Non-Departmental	Olympic Celebrations		-$200,000	
Public Safety	Evergreen Account- Tobacco Investigation	$1,800		
Public Safety	End of Year Adjustment	$1		
Public Works	Transit Coaches	-$150,000		
Public Works	Equipment Replacement- Rolling Stock	$1,180,097		
Public Works	Trash		-$219,600	-$175,600
RDA Mitigation	End of Year Adjustment	$120,000	$120,000	$120,000
Special Services Contracts	ESL Contribution		$3,333	$3,333
TOTAL CHANGES		$1,476,843	-$555,064	$1,647,733

Attachment B

Summary of Olympic Budget Revenues & Expenses
FY 2002 Budget

Revenue	2002 Add Rev
Estimated Prior Year Resources: FY 1988 - FY 1999	(Allocated)
Salt Lake Organizing Committee	**1,593,729**
Non Delegable Fee Based on Required City Services	498,729
Additional Fee Based on Service Demand	100,000
Incremental Trans	400,000
Celebration	500,000
Transportation Management	95,000
State - Celebrations	**350,000**
Intergovernmental Revenue - Public Safety Operations	(UOPSC)
Sponsor Fees	
Sponsor Fees - Celebration A	**655,000**
Sponsor Fees - Celebration B	**624,000**
Asset Rental	**648,500**
Other Revenues	**750,000**
Past Value In-Kind: Vehicles	(Allocated)
Future Value In-kind	-
Estimated Local Government Revenues: 1996 - 2002*	(Allocated)
Retail Sales - City Logo & Pins	-
Pay Parking Activities (100K /Transit Fund Balance 200K)	300,000
Venue Related Revenue/Bus Wrap	450,000
Private Contracts	-
Volunteer Services Value	-
Existing City Resources: FY 2000 - 2002	(Allocated)
Transfer from Reserves (CIP Costs and Sales Tax Loss)	**1,050,000**
TOTAL ESTIMATED INCOME	**5,671,229**

Department Expenditures	2002 Additional Costs
Administrative Services - Support Services	**360,500**
Pooled Human Resources (Overtime, Temp Staffing etc..)	310,000
Technical Services	50,500
General Government - Event Coordination	**314,620**
Community Development - Community Programming	**81,126**
Code Enforcment, Planning and Inspections	81,126
Police - Public Safety	**89,100**
Leisure Services	**370,000**
Snow and Trash Removal (Grounds Maintenance)	270,000
Building Maintenance	100,000
Public Works - Logistics and Transportation	**769,325**
Snow Removal, Water, and other Public Works Resources	302,207
Transportation & Parking	467,118
Legal	**40,000**
CIP Olympic Preparation	**250,000**
SubTotal Olympic Planning, Games & Events	**2,274,671**
Celebrations	**1,931,000**
Celebrations - State	350,000
Celebration A- Non-Departmental Costs	957,000
Celebration B-	624,000
21-Jun	**1,100,000**
Sales Tax Loss Gen Fund	800,000
Sales Tax Loss/Paid Parking Transit Fund	300,000
Contingency (Total From Dept Requests)	**365,558**
SubTotal Celebrations, Sales Tax, and Contingency	**3,396,558**
TOTAL ADDITIONAL EXPENSES	**5,671,229**
TOTAL ESTIMATED NET INCOME/(LOSS)	**0**

Chapter 1

EXECUTIVE SUMMARY

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.
INVESTMENT BANKERS & CONSULTANTS

Lewis Young Robertson & Burningham, Inc. (LYRB) has been retained b to revise and update the Culinary Water Impact Fee Study prepared by the City in 1995. This study will focus on the financing of improvements for the culinary water system and provide a recommended impact fee structure that will equitably distribute the costs of the improvements spurred by new growth across new connections in the fiscal years 2001 through 2005. The objective of the fees is to allocate impact fees to pay 100% of the capital projects and debt related to growth. This Impact Fee Analysis prepared by LYRB has been performed in conjunction with a Culinary Water User Rate Analysis developed by Giardina & Associates.

This written impact fee analysis for Park City complies with the parameters enumerated by Utah State Code Title 11, Chapter 36, Parts 1-4 referred to as the Impact Fees Act. Planning information for the capital improvements for the culinary water system have been provided by Stantec Engineering and are based on sound engineering principles.

GENERAL METHODOLOGY

FIGURE 1: CALCULATION OF THE NET IMPACT FEE PER ERU FOR 2001

Water Storage Projects	Inflation Adjusted Project Cost	Growth Related ERUs Served	Cost per New ERU
Total Storage Fee	$ 4,534,384.00	3800	$ 1,193.26
Total Source Fee	18,046,141.40	3800	4,748.98
Total Distribution Fee	2,064,832.90	3800	543.38
Total Buy-In Fee	2,589,200.00	3800	681.37
Total Water Rights Fee	9,855,012.52	3800	2,593.42
Total System Impact Fee	$ 37,089,570.82		$ 9,760.41

As illustrated in the table above, the general methodology used to generate impact fees is simple and logical. New growth, expressed in terms of an Equivalent Residential Unit (ERU), which is equivalent to a home of 1,501 to 3,000 square feet, must pay for the proportion of the water system that it will use.

Capital projects have been planned for water storage, distribution and water source development and are included in the Capital Facilities Plan prepared by Stantec Engineering shown in Appendix A. For each of the three segmented areas of capital infrastructure, a portion of the total cost is allocated to each ERU by dividing the total project cost by the total number of ERUs served. Further detailed discussion of the three categories of capital projects is found in Chapters 5, 7 and 8.

A new water user must also pay to utilize the excess unused capacity in the existing water system. This is referred to as the Buy-In Cost and it's calculation is summarized in Chapter 9.

The cost of water rights must also be considered to ensure sufficient water is available to the City. The water rights costs and calculations are detailed in Chapter 6.

The sum of the costs per ERU for the three types of capital projects, the Buy-In Cost and the cost of water rights equals the Gross Impact Fee per ERU. This gross fee equates to $9,760.41 and is the base impact fee from which the impact fees for all categories of users will be derived.

The following tables illustrate the recommended fee schedule for Park City that will ensure adequate revenues will be provided to pay the costs of infrastructure needs. To adjust the base fees to accommodate different user sizes, the residential indoor fee is structured according to the square footage of a residence and the number of bedrooms, which are both general determinants of the volume of water consumed in a residence. The base ERU is equated with a house of 1501-3000 Sf and 4 bedrooms. The outdoor impact fee is based on the amount of irrigated acreage per user.

Commercial multipliers are also supplied that will be applied to the base fee per ERU to calculate an accurate fee for several categories of commercial water usage.

MAXIMUM SUPPORTABLE IMPACT FEES

FIGURE 3: RECOMMENDED INDOOR IMPACT FEES

Size (Sf)	up to 1000	1001-1500	1501-3000	3001-4500	4501-6000	6000+
# of Bedrooms	2	3	4	5	6	7+
Equivalent ERUs	0.5	0.75	1	1.25	1.5	1.75
Impact Fee per ERU	$ 1,513	$ 2,269	$ 3,026	$ 3,782	$ 4,539	$ 5,295

per ERU

FIGURE 4: RECOMMENDED OUTDOOR IMPACT FEES

Irrigated Area	0-2000	2000-4000	4000-6000	6000-8000	8000-10000	10000+
2001 Impact Fee	$ 2,694	$ 4,041	$ 6,735	$ 9,429	$ 12,122	$ 14,816

Category of Commercial Usage	Base Unit	Usage Per Unit (g)	Equivalent ERU's	Fee per Unit
Hotels and Motels	Room (2 Guests)	100	0.284	$ 859.38
Resorts	Room (2 Guests)	250	0.71	2,148.46
Camping Trailer Parks	Pad (2 Persons)	70	0.2	605.20
Restaurants	Employee	30	0.09	272.34
Offices	Employee	15	0.04	121.04
Theatres	Seats	5	0.01	30.26

Figure 5: Recommended Indoor Non-Residential Multipliers

	ERUs Added Annually	Impact Fee per ERU	Impact Fee Revenues
2001	200	$ 9,760.41	$ 1,952,082.67
2002	200	9,760.41	1,952,082.67
2003	200	9,760.41	1,952,082.67
2004	200	9,760.41	1,952,082.67
2005	200	9,760.41	1,952,082.67
2006	200	9,760.41	1,952,082.67

Figure 6: Annual Capital Costs and Impact Fee Cash Flows

LYRB has performed this analysis using water system and capital project figures and information provided by the Park City staff and outside consultants retained by Park City. The accuracy and correctness of this report is a reflection of the accuracy of the numbers provided to LYRB. We feel that our analysis and numbers accurately reflect the status of water impact fees and the capital project needs of the City. Any deviations or changes in the capital projects or other relevant information provided by the City may cause this analysis to be inaccurate and require modifications.

EXECUTIVE SUMMARY

A. Introduction

This section contains the most significant findings and recommendations associated with the financial plan and rate analysis completed by Rick Giardina & Associates, Inc. (RGA) for the Park City Municipal Corporation. The financial planning task is based on the City's current fiscal year (FY) 2000-01 budget and includes the 5-year study period ending in FY 2005-06. The results of the financial planning task provide an indication of the need for additional revenues to maintain the financial integrity of the water enterprise fund.

The second element of this study was to recommend rates that would generate the indicated revenues. Based on discussions with the City it was determined that wholesale changes would not be made to the City's current rate structure. Nonetheless, in recommending rates any changes should not only recoup all appropriate costs, but also further the City's water conservation goals. At the City's request, RGA will complete a comprehensive evaluation of alternative rate structures during the balance of 2001. Results of this evaluation will be presented to the Council in time for implementation before the next watering season in 2002.

B. Findings

1. Water revenues should be increased 5% effective July 1, 2001. This increase and potentially a second 5% increase for FY 2002-03, are needed to meet the 20% cash reserve threshold established by the City and bond covenant requirements (debt service coverage) associated with currently outstanding debt issues. No additional increases are currently projected for the balance of the study period. Rates were last increased in 1995.

2. Three rate design options were considered for generating the additional 5% revenue that is needed in FY 2001-02.

   OPTION 1 – An across-the-board 5% increase in all components of the water rate structure. Using this approach all customers would experience a 5% increase in water bills.

   OPTION 2 – Eliminate the 5,000 gallons per month usage allowance included in the minimum charge for all accounts and add a usage block to the residential single family class. Adjust the rates for the upper most usage blocks for the residential single family and the landscape irrigation classes to recover the additional 5% revenue.

OPTION 3 – Same as Option 2, but modify the landscape usage blocks to match the residential blocks determined for Option 2. Recoup the 5% increase by raising the rates in the two most upper usage blocks for the residential single family and the landscape irrigation classes.

Each of the 3 options is designed to generate the same amount of revenue – 5% more than would be received under the current rate structure. As previously noted Option 1 would impact all customers in the same fashion. Options 2 and 3 impact only residential and landscape irrigation accounts and to different degrees, only large volume, summertime water users. Tables 9 through 14 (in Section III) contain the alternative rate structures and illustrate the different impacts that can be expected. In particular, Tables 12 and 13 illustrate how Options 2 and 3 differ in the impact the rate changes would have on high volume water users.

Options 2 and 3 clearly shift cost responsibility to large volume water users and away from low volume users. In particular, residential and landscape accounts with high summer season irrigation or water needs will likely see significant increases in their water bills. Anticipating that these price increases as well as other conservation programs are effective, rates under Options 2 and 3 have been determined based upon a 10% reduction in water use in the upper usage blocks and predominately by users in the "over 100,000" gallon block.

As can be seen by comparing Figures 4 and 5 (in Section III), Option 2 tends to have a more pronounced impact on large water users across both the residential and irrigation classes as compared to Option 3. Under Option 2 rates, 25.3% of all bills will be higher when compared to current rates while only 7.5% of all bills will be higher under Option 3. Option 3 increases bills primarily for the irrigation class because the revenue increase is spread more proportionately across the highest usage blocks rather than to just the upper most block as is the case under Option 2.

TABLE 1
RATE COMPARISON
Summer

Type	Volumes	EXISTING	OPTION 1 (5%)	OPTION 2	OPTION 3
Single Family (3/4") usage rates	Base Rate	$15	$15.75	$7.10	$7.10
	0-5 K gallons	-0-	-0-	$1.44	$1.44
	5 to 10 K gallons	$1.44	$1.51	$1.44	$1.44
	10 to 20 K gallons	$1.73	$1.82	$1.73	$1.73
	20 to 40 K gallons	$2.19	$2.30	$2.19	$2.19
	40 to 100 K gallons	$2.60	$2.73	$2.60	$3.48
	over 100 K gallons	$2.60	$2.73	$6.37	$5.53
Irrigation (2") usage rates	Base Rate	$102.00	$107.10	$94.00	$94.00
	0-5 K gallons	$-0-	-0-	$1.44	$1.44
	5 to 10 K gallons	$1.44	$1.51	$1.44	$1.44
	10 to 20 K gallons	$1.73	$1.82	$1.73	$1.73
	20 to 40 K gallons	$1.96	$2.06	$1.96	$2.19
	40 to 100 K gallons	$1.96	$2.06	$1.96	$3.48
	over 100 K gallons	$2.21	$2.32	$6.37	$5.53
Commercial (3/4") usage rates	Base Rate	$21.00	$22.05	$13.10	$13.10
	0-5 K gallons	-0-	-0-	$1.58	$1.58
	over 5 K gallons	$1.58	$1.66	$1.58	$1.58

Note: Usage rates are shown per thousand gallons

Attachment D

Possible Recreation Bond Schedule

ACTION PRE NOVEMBER 6 ELECTION	DATE
Staff and PRBB- Identify projects for Recreation Fund to be covered with Bond Revenues (4 Million)	6/1-20
PRBB Meeting	6/20
CIP Study and Feasibility	6/1-7/30
Contract with Survey Provider	7/1
Create and Test Survey	7/15-31
Survey and Voter Opinion	8/1–3
Survey Analysis and Staff Report to Council	8/10
City Council Update	8/16
Possible PRBB Campaign	8/15-11/6
Resolution for November	9/27 or 10/4
Publish Notice of Bond Election (for three consecutive weeks and then a fourth time immediately prior to election.)	10/15,10/22,10/29 and 11/5
City to mail notice or voter information pamphlet to every household containing a registered voter who is eligible to vote on the bond.	10/15
Test the counting equipment (if automated voting equipment is used)	11/1
Election	11/6
Public Meeting held for City Council to canvass Ballots (within 10 days - 40 days after canvass of returns, period for challenging election ends). Adopt a bond Resolution and Publish one time Notice of Intent to Issue Bonds. (30 days after Noticed is published the period to challenge resolution and issuance of bonds ends).	By 11/16 Canvass 40 and 30 days later for challenge of vote and resolution.

Resolution No.

A RESOLUTION ADOPTING A TENTATIVE REVISED BUDGET FOR FY2000-01, A TENTATIVE BUDGET FOR FY2001-02, AND THE TENTATIVE PLAN FOR FY2002-03, FOR PARK CITY MUNICIPAL CORPORATION AND ITS RELATED AGENCIES AND AUTHORIZING THE COMPUTATION OF THE PROPERTY TAX RATE AT A NO TAX INCREASE RATE

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

WHEREAS, a public hearing was held on May 17, 2001, and one is scheduled for June 7, 2001 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. TENTATIVE REVISED BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended budget presented on May 3, 2001 and with changes as summarized in the Attachments to this resolution is hereby adopted as the Tentative Revised FY2000-01 Operating Budget for Park City Municipal Corporation and its related agencies.

SECTION 2. TENTATIVE BUDGET AND TENTATIVE PLAN ADOPTED. The budget as outlined in the City Manager's Recommended budget presented on May 3, 2001 and with changes as summarized in the Attachments to this resolution is hereby adopted as the tentative budget for FY2001-02 and the tentative plan for FY2002-03 for Park City Municipal Corporation and its related agencies.

SECTION 3. CERTIFIED TAX RATE. The Budget and Grants Manager is authorized, after the County has provided the Certified Property Tax data, to compute the City's Certified Property Tax Rate for 2002 at a "No Tax Increase Rate" and file said rate with the County.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect June 7, 2001 for the FY2000-01 revised budget, the FY2001-02 budget.

PASSED AND ADOPTED this 7th day of June, 2001

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney