PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JUNE 6, 1996

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, June 6, 1996.

AGENDA

Work Session

3:40 p.m. Council questions/comments

4:00 p.m. Review of regular meeting
Budget hearing
Town Run appeal
Other meeting questions/comments

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 16, 1996

V PUBLIC HEARING

1. An ordinance approving an amendment to the Millsite Reservation, Lots 7 and 8, Block 74 and the easterly one-half of vacated Anchor Avenue west of Lots 7 and 8, to be known as the 62 Daly Avenue replat, located at 62 Daly Avenue, Park City, Utah

2. An ordinance approving an amendment to the Millsite Reservation for a portion of Lot 24 and Lots 25, 26 and 27, Block 77, to be known as the Gatch Resubdivision, located at 131 Sampson Avenue, Park City, Utah

3. An ordinance approving the amended plat for the LaMaconnerire planned unit development located at 3030 Royal Street East in Sections 15 and 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah

4. An ordinance approving an amendment to the Park City Survey, Lots 15 and 16, Block 22 and Lot 16, Block 69, to be known as the 368 Main Street Resubdivision, located at 368 Main Street, Park City, Utah

5. An ordinance approving an amendment to the Sucher Subdivision to be known as the Pearl West Subdivision, located at 595-601 Deer Valley Loop, Park City, Utah

VI CONSENT AGENDA

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6. Resolution declaring June 8, 1996 as Arbor Day in Park City, Utah and encouraging the community to participate in the Gateway Tree Planting Project

7. Agreement with UDOT regarding reimbursement for signalization at Bonanza Drive at Deer Valley Drive

8. Contract with MK Centennial for engineering services in an amount not to exceed $18,830 for signalization at Bonanza Drive at Deer Valley Drive

VII RESIGNATIONS AND APPOINTMENTS

Appointment to Board of Adjustment to fill an unexpired term to January 2000

VIII NEW BUSINESS

Resolution adopting a revised budget for FY95-96 and tentative budget for FY96-97 for Park City Municipal Corporation and its related agencies

IX OLD BUSINESS

Deliberation on findings of fact, conclusions of law, and conditions of approval regarding the appeal of the Planning Commission's approval of February 28, 1996 on the Sweeney Town Run Large Scale MPD

Posted: 6/3/96

PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JUNE 6, 1996

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

Toby Ross, City Manager; Jodi Hoffman, City Attorney; Tom Bakaly, Finance Manager; Rick Lewis, Community Development Director; Frank Bell, Chief of Police; Kirsten Whetstone, Planner; Pat Putt, Planning Director

Bill Mammen, architect for Barking Frog

1. **Council questions and comments.** Because the Mayor was delayed in Salt Lake at an Olympic Organizing Committee meeting, Roger Harlan conducted the majority of the work session. Hugh Daniels reported that he and Shauna dined with Ambassador Wood and Consul-General Howell of New Zealand who were visiting at the request of the Governor. He added that the Council discussed meeting with the various boards and commissions on a regular basis, and wanted to make sure to follow-through. Mr. Ross responded that there will be joint meetings with the Planning Commission on the General Plan and the TZO. With regard to the golf course hotel project, Hugh Daniels stated that the snow-making capabilities should be maintained and not reduced. Hugh Daniels commented on the improved parking situation on Woodside and committed to attend the Silver Mine Adventures open house on Saturday.

Chuck Klingenstein reported that the Mountainlands Community Housing Trust has hired a staff person. He commented that the Recycling Association and the Domestic Task Peace Force were at the County Commission meeting requesting financial assistance. At the request of Paul Sincock, Rick Lewis explained that there was a meeting held with design, real estate and building professionals in the community to discuss the height, garage scape, and snow-shedding issues in the Historic District and how to encourage lot combinations. There were many concepts discussed that merited follow-up, including the possibility for prototypes for certain types of lots. Mr. Lewis felt that there should be some immediate modifications and long-term review. The design professionals agreed to create the prototypes. Roger Harlan stated that he attended a portion of the Olympic Organizing Committee meeting with the Mayor today and encouraged Council members to attend those meetings. An accident on SR224 was discussed and the safety precautions that will be taken for the Gateway Tree Planting Project this Saturday. Roger Harlan discussed the difficulty in not discussing the Town Run appeal with the public as it is so high profile. Shauna Kerr felt that once Council publicly made statements about their personal thoughts at the last meeting, the quasi-judicial standards were affected. Ms. Kerr observed that construction trucks seem to be traveling slower and the drivers are more courteous.

Review of regular meeting:

Budget hearing. Tom Bakaly explained that the resolution before Council will adopt a revised budget for FY 1995-96 and a tentative budget for FY 1996-97. A tentative budget approval is suggested as the City hasn't obtained the final tax rate from Summit County. Mr. Bakaly explained that the change in the location of the Recycling Center results in a $75,000 allocation for certain improvements at the new Public Works facility, but the net effect of this decision is a net gain of $105,000 to what was originally proposed. In response to a question from Paul Sincock, Mr. Gibbs discussed the remodeling project at the old bus garage on Woodbine Avenue and stated that $50,000 should cover costs. With regard to the operating budget, Mr. Bakaly explained that there are additional parking enforcement funds in the amount of $150,000, but the City Manager pointed out that currently police officers are handling enforcement and parking enforcement officers don't require the same equipment or vehicles which are costs that may offset that expenditure.

Mr. Bakaly stated that there is $10,000 in the Olympic travel and research budget for FY 1995-96 which will carry-over this fiscal year, totaling $40,000 in the FY 1996-97 budget. In addition, there is $20,000 in the transportation fund for parking and traffic research. Mr. Bakaly estimated that an eight-day trip to Europe would total $4,500 per person. Shauna Kerr expressed that after the last meeting when this was discussed, she gave a lot of thought to the travel costs and was uncomfortable with the entire Council going to Europe. She stressed that there will be a different Council seated in 2002. Although there would be benefit for a couple of members going, it may be more appropriate to send staff members and a better use of tax dollars. Hugh Daniels didn't feel that it was unreasonable for the entire Council go to Europe as it is this group that will set policy in the early planning stage. He felt that the entire Council should be budgeted for travel.

Mr. Bakaly continued that the budget reflects the increased allocation to the Domestic Peace Task Force. Chuck Klingenstein expressed his concern about the volume of traffic on Park Avenue and referred to the Lower Park Avenue Study which addressed the traffic issue. He suggested that Myles Rademan be assigned this if there was interest by the Council in this project. Myles Rademan felt that this issue has merit as it has been discussed by staff over the years. He pointed out that traffic would be diverted to another part of town, which may upset commercial properties. Additionally, consideration has to be given to snowplowing and buses if medians are recommended. Chuck Klingenstein noted that there is some money in the budget for this project and he would like to see it programmed, because the situation is unbearable for residents in the area. Shauna Kerr pointed out that part of the problem is the banner location attracting people to travel on Park Avenue. Hugh Daniels stated that he is in favor of installing islands to discourage traffic and felt that it makes sense to encourage people to use Deer Valley Drive. Roger Harlan pointed out that the new light on Bonanza and Deer Valley may prompt more traffic on Park Avenue. Shauna Kerr discussed Aspen's strategy of placing a barrel in the street with a sign for through residential traffic only, which was successful in eliminating trucks and suggested a similar experiment on Park Avenue. Paul Sincock stated that he supports this project. The City Manager added that the lower Park Avenue RDA could fund a study which would identify capital improvement projects for next year, although some trial work could be accomplished earlier. Myles Rademan felt that he could contract the study and get back to Council within three months. Hugh Daniels wanted to make sure that there was still funding for the Hillside project as he is concerned about the safety of that street.

He discussed the policy of funding the equipment replacement fund first of which 25% is allocated to open space with the remainder going to the capital improvements budget. The equipment replacement fund is nearly fully funded at $2 million and Mr. Daniels suggested that Council again look at that policy next budget year.

Shauna Kerr recommended that Council consider funding for another police officer as a promoted patrol officer was not replaced. Ms. Kerr noted that police is an area that the public is willing to pay for, and there is also an opportunity to hire one of the reserve officers who have been trained by the City. Paul Sincock discussed moving parking enforcement to the Transportation Department which would free up officers and alleviate the Police Department budget as well. Shauna Kerr still felt that another officer was necessary and stated that it would cost $70,000. Tom Bakaly suggested funding this from the contingency for this year only. Frank Bell clarified that a portion of the $70,000 is start-up costs for equipment and a vehicle. He suggested that this officer could focus on traffic and youth issues. Chuck Klingenstein felt that the public would like to see more police and suggested that the new officer be fluent in Spanish so that our Hispanic community is better accommodated. Tom Bakaly estimated that about $30,000 of the $70,000 are one-time start-up costs.

3. **Town Run appeal.** Jodi Hoffman explained that the findings of fact, conclusions of law, and conditions of approval regarding the appeal were prepared from Council's comments. These were sent for review to the appellants and as many of the suggested changes were incorporated in the findings as possible. There may be further suggestions at the regular meeting. Kirsten Whetstone stated that there are outstanding issues including snow-making restrictions at the intersection which is not included in the findings. The bridge construction period and the relocation of historic structures both need to be deliberated upon. She discussed the skiable width of the bridge being 25 feet with a 30 foot maximum and the reduced commercial density on the west side. Although Council would not be enacting a zone change, it could impose conditions regarding commercial uses. Jodi Hoffman pointed out that the Land Management Code does not address if the Sweeneys could go back to their original master plan if the conditions of the findings are unacceptable to them. She continued that Council could place a time period for the reversion. Hugh Daniels asked that rather than vacate public right-of-way, to grant an encroachment permit. Jodi Hoffman responded that if there were a vacation, there could be a reverter if the use changed; she added that there could be some liability associated with encroachment permits. She stated that this mechanism can be determined at a later date. The decibel level of the snow-making equipment was discussed.

62 Daly Avenue plat amendment. Pat Putt explained that this is proposed to eliminate the interior lot line to accommodate a duplex. The City will be receiving a snow storage easement.

368 Main Street plat amendment. Mr. Putt explained that this application is for the Barking Frog. The HDC approved a three level addition to the restaurant and the plat amendment will eliminate the interior lot lines. The applicant has agreed to grant the City a sidewalk easement and Mr. Putt discussed the parking covenant. Roger Harlan expressed his concern about the increase in restaurant area and the resulting parking demands. It was pointed out that the current building crosses lot lines. Paul Sincock stated that he wanted to limit the levels to 2,800 square feet. Bill Mammen, architect, stated that the summertime capacity of the Barking Frog will not be increased, as the patio will be replaced with the new basement building. The upper levels will be commercial, but not restaurant.

Pearl West Subdivision. Mr. Putt explained that this is a resubdivision of the 1993 Sucher Subdivision, containing a lot for an historic house located off of Deer Valley Drive and the remaining 15,000 square feet was for a 7,200 square foot multi-family unit plus a garage. This property was sold to Royce Hodge who is the applicant. Mr. Hodge does not want the multi-family house, and would like to break up the scale of development. The multi-family lot will be divided into two duplex lots on Deer Valley and one single family lot adjacent to his house. The access proposed is a driveway easement off of Deer Valley Loop. Mr. Putt explained that there are several conditions of approval, including the restriction of driveway access for Lots 3, 4, and 1 off of the private driveway easement. There is a requirement for only one utility cut onto Deer Valley Drive. Mr. Putt explained that after the Planning Commission meeting, Mr. Hodge became concerned about prohibiting driveway cuts onto Deer Valley Drive and will address Council at the regular meeting.

131 Sampson Avenue plat amendment. Kirsten Whetstone explained that the applicant would like to combine four lots into one for the purpose of building a single family residence. The HDC has approved the 2,600 square foot house. A variance was granted for the front setback.

LaMaconnerie plat amendment. Kirsten Whetstone clarified that the applicant would like to build an addition in the common area.

Prepared by Janet M. Scott

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JUNE 6, 1996

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 6, 1996. Members in attendance were Brad Olch, Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. Staff present were Toby Ross, City Manager; Pat Putt, Planning Director; Kirsten Whetstone, Planner; Tom Bakaly, Finance Manager; and Jodi Hoffman, City Attorney.

II PUBLIC INPUT

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

III COMMUNICATIONS FROM COUNCIL AND STAFF

Chatham Crossing Subdivision Project - Eric DeHaan reported that this was approved in 1981 and development will be commencing and will be very visible from the Prospector area.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF MAY 16, 1996

Hugh Daniels corrected the roll vote on the minutes of that meeting. The Mayor requested a motion for approval with the correction. Roger Harlan, "I so move". Chuck Klingenstein seconded. Motion carried unanimously.

V PUBLIC HEARING

1. An ordinance approving an amendment to the Millsite Reservation, Lots l7 and 8, Block 74 and the easterly one-half of vacated Anchor Avenue west of Lots 7 and 8, to be known as the 62 Daly Avenue replat, located at 62 Daly Avenue, Park City, Utah - Pat Putt explained that two lots will be replatted and half of vacated Anchor Avenue to accommodate the construction of a duplex approved by the HDC. As a part of the plat amendment, there will be a dedication of a ten foot wide snow storage easement along Daly Avenue. With no comments or questions, the public hearing was closed. See staff report.

2. An ordinance approving an amendment to the Millsite Reservation for a portion of Lot 24 and Lots 25, 26 and 27, Block 77, to be known as the Gatch Resubdivision, located at 131 Sampson Avenue, Park City, Utah - Pat Putt clarified that four lots will be replatted into one single family dwelling site. The house has been approved by the HDC and the Board of Adjustment. With no comments or questions from the public or the Council, the public hearing was closed. See attached staff report.

3. An ordinance approving the amended plat for the LaMaconnerire planned unit development located at 3030 Royal Street East in Sections 15 and 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah - The Planning Director explained that this plat amendment will allow for an addition to be constructed on the common area of this condominium project. See staff report.

4. An ordinance approving an amendment to the Park City Survey, Lots 15 and 16, Block 22 and Lot 16, Block 69, to be known as the 368 Main Street Resubdivision, located at 368 Main Street, Park City, Utah - Mr. Putt explained that this plat amendment will remove interior lot lines which will accommodate the construction of an addition to the Barking Frog. In response to a question from Paul Sincock, architect Bill Mammen explained that the retail area on the Main Street level will be 1,400 square feet. The gross square footage will be 4,100 square feet, but the addition is only about 2,200 square feet of which 700 square feet is stairways and mechanical space. There will be a sidewalk dedication and a plat note recognizing the existing parking covenant. With no further questions or comments, the public hearing was closed.

5. An ordinance approving an amendment to the Sucher Subdivision to be known as the Pearl West Subdivision, located at 595-601 Deer Valley Loop, Park City, Utah - Mr. Putt explained that the property is located in the RM Zone and is approximately .42 acres. He explained the current Sucher Subdivision configuration which created Lots 1 and 2. Lot 1 was designated for a multi-family structure up to 7,200 square feet plus a garage and Mr. Hodge is requesting the plat amendment to break up the density and building mass and create two duplex structures along Deer Valley Drive and an additional single family residence. Lots 1, 3 and 4 would be accessed off of a 20 foot wide private drive off of Deer Valley Loop and the applicant has agreed to maintain the 7,200 square foot density limitations for Lots 3, 4 and 1 to 1,440 square feet per unit. Driveway cuts directly onto Deer Valley Drive are prohibited.

Applicant Royce Hodge complimented the professionalism of the City staff. Mr. Hodge discussed the purchase of the property and the features of the Sucher Subdivision. He stated that the original driveway width was 12 feet, then it was increased by five feet for snow storage, then it was 20 feet without any cuts on Deer Valley Drive. His neighbor has a 6,000 square foot duplex which is accessed by Deer Valley Drive. He stated that he asked the City Engineer if he could have two units that could be accessed by Deer Valley Drive, and Mr. DeHaan turned him down and he felt it wasn't fair. Mr. Hodge pointed out the many multi-family units with one access onto Deer Valley Drive and felt that he is being punished. It would be easier to build a five-plex than to try to preserve open space in the area. Paul Sincock suggested that the driveway be one-way as the concern is backing out onto Deer Valley Drive and there may be other options. Shauna Kerr stressed that the only action the Council can take is on the configuration on the plat before them and if he wants a decision today, it has to be that plat. Pat Putt felt that it would be more advantageous for Mr. Hodge if Council approved the plat tonight, and if there is a plat amendment, to bring it back to Council but not necessarily the Planning Commission so the process is more expeditious. Ms. Kerr stated that she appreciated Mr. Hodge's efforts and stated that she is inclined to vote on the plat today and encouraged him to continue to work with staff for another alternative. Hugh Daniels asked if there were realistic options and Mr. Putt felt that there may be but there is no easy solution. Mr. Daniels stated that we would probably still be looking at a 20 foot driveway for emergency access and snow storage. Mr. Hodge asked for Council direction on the one-way loop suggestion. Mr. Sincock supported it and Ms. Kerr suggested that possibly the garages could be oriented to encourage one-way circulation. Mr. Putt again mentioned that he didn't think that if there is a plat amendment that it would have to go back to the Planning Commission. With no further comments or questions, the public hearing was closed.

VI CONSENT AGENDA

Shauna Kerr, "I move approval of Consent Agenda Items 1 through 8, and ask that Item No. 6 be read into the record". Chuck Klingenstein seconded. Motion unanimously carried. Ms. Kerr then read the Arbor Day resolution into the record.

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3. An ordinance approving the amended plat for the LaMaconnerire planned unit development located at 3030 Royal Street East in Sections 15 and 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah - See public hearing, work session and staff report.

4. An ordinance approving an amendment to the Park City Survey, Lots 15 and 16, Block 22 and Lot 16, Block 69, to be known as the 368 Main Street Resubdivision, located at 368 Main Street, Park City, Utah - See public hearing, work session and staff report.

5. An ordinance approving an amendment to the Sucher Subdivision to be known as the Pearl West Subdivision, located at 595-601 Deer Valley Loop, Park City, Utah - See public hearing, work session and staff report.

6. Resolution declaring June 8, 1996 as Arbor Day in Park City, Utah and encouraging the community to participate in the Gateway Tree Planting Project - See staff report.

7. Agreement with UDOT regarding reimbursement for signalization at Bonanza Drive at Deer Valley Drive - and

8. Contract with MK Centennial for engineering services in an amount not to exceed $18,830 for signalization at Bonanza Drive at Deer Valley Drive - See attached staff report.

VII RESIGNATIONS AND APPOINTMENTS

Appointment to Board of Adjustment to fill an unexpired term to January 2000 - Hugh Daniels, "I move that we appoint Ray Craig Johnson to the Board of Adjustment for a term expiring January 2000". Shauna Kerr seconded. Chuck Klingenstein commented that he wished there was more interest in serving on this very important board as it reviews variances, modifications, non-conforming uses, special exceptions and appeals. Motion unanimously carried.

VIII NEW BUSINESS

Resolution adopting a revised budget for FY95-96 and tentative budget for FY96-97 for Park City Municipal Corporation and its related agencies - Tom Bakaly explained that on May

2, the revised budget was presented and this resolution adopts the changes to the current fiscal year and tentatively adopts recommendations for FY 1996-97. He noted that there was a discussion during work session for changes to this budget. A public hearing and adoption is scheduled on June 20. Shauna Kerr, "I move to approve this resolution with an amendment that we add into Attachment A, the $75,000 increase in the police budget to fund an additional officer". Chuck Klingenstein seconded. Hugh Daniels acknowledged the good work of the Council and the staff during the budget process. Motion carried unanimously.

IX OLD BUSINESS

Deliberation on findings of fact, conclusions of law, and conditions of approval regarding the appeal of the Planning Commission's approval of February 28, 1996 on the Sweeney Town Run Large Scale MPD - As a part of drafting this document, City Attorney Jodi Hoffman explained that the staff has identified several issues that need to be resolved in concept prior to enacting these findings. She placed snow-making restrictions within 300 feet of Park Avenue and received feedback from the appellant that this is contrary to what the Planning Commission decided as an extensive noise survey was conducted. Paul Sincock explained that this was his suggestion recognizing that the Planning Commission considered noise but it did not address where the guns could be located. He felt that snow would drift in the street and would like to see snow-making to the west side of the bridge; it doesn't have to be 300 feet. Hugh Daniels didn't feel that this is contrary to the Planning Commission's decision as noise is a different issue and suggested that 300 feet may not be the right number but there should be language about identifying a location where it would not blow onto Park Avenue and 8th Street. Ms. Kerr felt that this is different than decibel levels, that this is a health and safety issue and that the problem is more critical on Park Avenue than Woodside Avenue.

Ms. Hoffman pointed out that the next issue is the bridge construction period. Chuck Klingenstein suggested a mechanism that after approval, there is substantial completion within 18 to 24 months. Since there is a lot of work that needs to be done and other board approvals, Mr. Klingenstein felt that 24 months may be more reasonable. Paul Sincock added out that once the applicant has made application for a small scale MPD, the timing of the process is largely out of his control. He suggested tieing a time limit to the completion of an application, and once that is approved, a time limit on the construction period. Hugh Daniels felt that this is reasonable. Ms. Hoffman expressed that it is reasonable that the applicant submit a complete application within six months of the date of approval and a year to complete construction from the date of MPD approval. Paul Sincock felt that 18 months was more appropriate given the construction cycle. Pat Sweeney did not feel that 18 months was enough time. He suggested that after small scale MPD approval that they have 18 months to commence construction and they would bond for completion. Mary Wintzer stated that it was their concern that there would be an construction eyesore and that 18 months is not unreasonable. The Mayor summarized that it is Council consensus that once construction commences, they have 18 months for substantial completion. The City Attorney asked for clarification of the time period from small scale MPD approval to construction. Paul Sincock favored one year to start construction from the approval date and would not designate a completion date. Ms. Kerr didn't feel that there is enough control in the UBC to push private projects along and although there is a bond, it would not be in the City's best interest to finish the project. She felt that there should be a date for completion. Roger Harlan pointed out that this project will impact a street and it should be conditioned. In consideration that the applicant has six months to complete an application, and one year after that to commence construction, Chuck Klingenstein felt that 18 months is too generous to complete the bridge. Pat Sweeney stated that he assumed that it would include the buildings, since the bridge makes no sense without the buildings. The bridge itself, is a small feature of the project. Jack Mahoney added that the bond and their loans are sufficient guarantees that the project gets completed. Pat Sweeney commented that they would have to go to the Planning Commission for preliminary and final plat approval and also the HDC for review and felt that they need 18 months as opposed to a year.

Toby Ross clarified that Council would want the project to go away if there isn't any progress, and if the applicant fails to submit a complete application, the project goes away. Secondly, the concept that the project would go away it isn't completed within two or three years is not very helpful. He urged Council to consider a reasonable time frame from the point at which they get approval to commencing construction. Mr. Ross relayed that Council could set a time of six months to apply, a year or 18 months to commence construction, and then use the bonding process from that point on to assure as rapid a production as possible. If there are no options when the completion date has not been met, there are no controls anyway. Paul Sincock favored that after the approval of the small scale MPD to provide 24 months to commence construction. Chuck Klingenstein stated that he would lean toward 18 months and if that is a problem, to come back to Council. Hugh Daniels and Roger Harlan agreed with Mr. Klingenstein. There was a consensus for six months and 18 months. Ms. Hoffman read the new Condition 15 with these time periods inserted and stressed that lack of performance would result in Mr. Sweeney's inability to build the bridge, but there would not be a reversion to the base zoning. Mr. Sincock commented that that doesn't make sense as Mr. Sweeney is trading density for the ability to extend the run. Jodi Hoffman explained that the Planning Commission has already amended his MPD and Mr. Sweeney no longer has the 16 unit equivalents, but rather 10.75 unit equivalents with a 40 foot wide bridge, until Council amends that approval with a 25 foot wide bridge. She continued that Council may want a reverter in the conditions with regard to the base zoning. Pat Sweeney stated that if the project does not work out for some reason, to lose 5.25 unit equivalents is not acceptable and is punitive. He added that if Council approves the bridge tonight, it still has to be approved by the Ski Area, Ted Larramore, and the details of the maintenance has to be worked out. For instance, if the bridge or some snow-making requirement is not acceptable to the Ski Area, he would lose 5.25 unit equivalents, and he felt that the project should lapse back to the original master plan. He stated that once they obtain financing and begin the project, they are committed, but until they get to that point, it would be unfair punishment. Jodi Hoffman responded that the conditions can be drafted so that it reverts back to the 16 unit equivalents but it has not been drafted to reflect that at this point. Mr. Sweeney stressed that the opponents have testified that what they have approved now is fine and would prefer it to the amendment. Paul Sincock expressed that it would be an undue hardship to have him go through this process and also give up unit equivalents. Mr. Sweeney felt that the time periods are fair, if the approval reverted back to the original master plan. Ms. Kerr stated that if during the early stages the project isn't pursued, then it seems fair that there be the option to revert back to the original plan, but if the project has gone through a three year process with staff, then the old one is expired. Jodi Hoffman clarified that the applicant has six months to submit a complete application for a small scale MPD, 18 months to commence construction. He can revert back to his 16 unit equivalents during these time frames; if that time frame runs then it's back to base zoning.

Ms. Hoffman discussed the condition that if a CAD is issued for one of the historic structures that the applicant must demonstrate good faith efforts to relocate the structures within the Historic District. The citizen appellants wanted to strike "demonstrate a good faith effort" to create a requirement to keep them in the Historic District. Roger Harlan was not convinced that these structures have to be relocated. Pat Sweeney stated that if they can reach agreement with Council on the approval, they will leave the tower and leave the house if it is okay with Ted Larramore. Mr. Sweeney stated that a lot of time shouldn't be wasted on this issue because he knows differently, is willing to do something significantly different, and would like to talk about bridge width and ski rentals. Paul Sincock suggested that this condition be stricken since there is a CAD process, but the Mayor felt that it is better to have a high level of detail for all parties involved. Hugh Daniels and Shauna Kerr agreed that the "good faith" language should be stricken.

Ms. Hoffman emphasized that Council can decide if it wants to again review the width of the bridge; there is a request from the Ski Area and the applicant to increase the bridge width to 33 feet with 32 feet of skiable surface, and reconsidering this is not a requirement is due process. Paul Sincock stated that he suggested that the maximum width be 30 feet outside to outside and he relayed that Mr. Klingenstein preferred 25 feet skiable. Mr. Sincock was not open to expanding the width. Chuck Klingenstein stated that he did not want to reconsider this. Hugh Daniels recalled that he and Mr. Klingenstein supported a 25 foot skiway and a maximum of 30 feet, the 25 feet being the key measurement. He was surprised to learn that the new proposal only requires six inches on the sides of the skiable area. Ms. Hoffman read the drafted condition which is 25 feet skiable surface and as narrow as possible up to a maximum of 30 feet. Hugh Daniels stated that he supports the original direction. There was consensus to not reconsider the width. Mr. Sweeney stated that without reconsideration of the width, that he is asking for a denial. He stressed that the 25 foot skiable width does not work, has some strong arguments why it doesn't work and would like the opportunity to make them one more time to consider the big picture. He again stated that if Council is prepared to make a decision on the 25 foot width, he asked that the appeal be denied. Doug Clyde of the Ski Area added that 25 feet is an unacceptable width and has never been acceptable. Chuck Klingenstein stated that the only way he would entertain listening to this proposal is if the other side was allowed the opportunity to present new information as well. Mr. Sweeney stated that this is more of a final argument in context with the big picture and it is felt that some things can be done that have not been talked about and it is important enough to be considered. He added that 25 feet is a vote for no bridge, because if he builds a bridge he wants to do it right.

Shauna Kerr, "Based on that, I would move that we grant Pat's request and deny the project". The motion died for lack of a second. Hugh Daniels expressed that he is somewhat distressed that at the nth hour, we have the big picture as we have been asking for the big picture all along. Although he wants to hear as much information as possible to make a decision that is good for the community, he is upset that it is at the last gasping moment. However, Mr. Daniels stated that he is interested in hearing all of the information. The Mayor asked if this was new information. Mr. Sweeney responded that it is reiterating some things in a different context. He added that he felt that the tower could be left to very close to where it is and that 715 Woodside can be preserved either off-site or on-site, depending on the wishes of Ted Larramore. Mr. Sweeney continued that this has been a difficult process as he could not talk to Council members individually, the conditions were not available until Monday and he did not feel it improper for him to make a presentation.

Paul Sincock stated that the width was just formalized in the conditions but Mr. Sweeney has known for a month the consensus of Council; it is his inclination is to stay with 30 feet outside to outside. If that is not acceptable, then he would probably second Ms. Kerr's motion. Chuck Klingenstein added that now all of a sudden this issue is dragged out longer and to allow new information at this time is not fair to the citizen appellants who don't want to see a bridge at all. Mr. Sweeney stated that his perception of the 25 foot bridge is a three-legged horse. Hugh Daniels interjected that if there is a design change that makes it a better project and a way to keep the historic structures in tact, he felt it reasonable to hear a presentation. The Mayor agreed with Mr. Daniels and would provide the citizen appellants time to respond. Shauna Kerr asked if there is anything that hasn't been said at this point as all along the appellants have requested a greater width while Council has insisted on a narrower bridge. She felt that in an effort to getting to "yes" that there are many conditions placed on the project and maybe it is better to be honest and say no. Ms. Kerr continued that it is important to be honest with the applicant because he has worked hard and rather than Council deciding what width of bridge works best for his project, maybe we lack the courage to say that the bridge concept doesn't work. She felt that the Council is trying too hard to get this bridge approved in some format that is palatable to the Council when in actuality, there may be levels of discomfort that we're not acknowledging to ourselves. Roger Harlan commented that he would like to hear the presentation and why seven feet makes a difference. Chuck Klingenstein felt that it would be unfair to the citizen appellants. Jack Mahoney voiced his displeasure that they are always referred to as the developers and are never referred to as citizens as they are towns people. Mary Wintzer stated that she doesn't have a problem with a short presentation, but be realistic about how long it will take. They are not prepared to rebut it and would have to come back for another meeting.

Ms. Wintzer asked that Condition No. 1 be rewritten as it states, "Improving the access to skiing and mountain biking benefits the community beyond the properties immediately adjacent to the Town Lift by enhancing the attractiveness of Park City as a destination resort". The citizen appellants are concerned that it lays the ground for taxing the entire community to maintain the bridge. She asked that "benefits the community beyond" be amended to read "benefits the properties immediately adjacent to the Town Lift" or "*may* benefit the properties immediately adjacent to the Town Lift". There was discussion about language changes, and it was the consensus of the Council to strike the entire sentence. Marianne Cone stated that she couldn't understand why the bridge couldn't be a walking bridge.

Paul Sincock relayed that his preference is that the bridge be 30 feet wide, so in consideration of the new proposal, the skiable surface could be 29 feet as far as he is concerned. He asked why three feet of skiable width is a deal-breaker. Mr. Sweeney responded that the issue is safety. The Ski Area has stressed that a 35 foot skiable surface is the safest minimal space, but have indicated that maybe 32 feet works, but in no way does 25 feet work. Mr. Sweeney explained that the skiable surface width creates safety, and because of the elevation of the bridge people will only see the edge of the bridge. To narrow it sacrifices safety and the other benefits associated with the bridge. When they came from the Planning Commission, they had a 40 foot wide structure with 35 feet skiable which was padded. If they use a cable-stay bridge, they can build a structure that is a foot thick instead of six feet to eight feet thick. Additionally, they can swing a wider bridge parallel to the lift and haveopen railings on the bridge, making it a better plan. Mr. Sweeney stated that the bridge will be shorter as it flares into the maze; this is an opportunity that this community will never see again and he stressed that he is not interested in a walking bridge. Doug Clyde of the Ski Area, addressed the condition that this bridge is served by a 25 foot run which is absolutely untrue. He stated that he made a written correction to the City Attorney that this bridge is served by a 25 foot run which merges with a 54 foot run into a 60 foot run. He continued that the staff has never made the case that 25 feet is an acceptable width; the only example of a 25 foot bridge is the one in Deer Valley that serves a couple of dozen of single family homes. Phil Jones of the Ski Area relayed that as a company it is their philosophy that what is good for the town is good for them. If there is an incident on the bridge, that incident will be compared to ski runs not to ski bridges. He explained that ski bridges are not typical, and they will be compared of having a ski *run* not a ski *bridge* that is 25 feet. He indicated that he preferred 40 feet when this process started and still does. If someone is hurt, the Ski Area will be sued.

Mary Wintzer reminded Council that the HDC approved the bridge with a 25 foot width and the citizen appellants felt that was a firm commitment. The Mayor asked if the HDC approved a number and the Planning Commission approved a different number. Ms. Wintzer responded that the Planning Commission was convinced that the width should go from 25 feet to 40 feet. Mr. Sweeney emphasized that it was never 25 feet and would like to pull the record if this is important to Council. He stated that it is Ms. Whetstone's recollection that the HDC approval is in the same configuration as the Planning Commission. Ms. Whetstone clarified that the HDC only makes recommendations on the design and she recalled that it was 40 feet. Staff had made a recommendation to the Planning Commission before that of 25 feet. Paul Sincock stated that the distinctions between the two are not important to him, and he felt that Council should proceed with approval and let Mr. Sweeney decide what he is going to do. He still felt that a 30 foot bridge is adequate and that the approval process should proceed and not be stalled just because "they dared us". Hugh Daniels relayed that he was willing to live with a maximum 30 foot wide bridge, but is still in favor of a narrow bridge. He supports the project and believes that it is good for the community. Mr. Daniels wasn't as concerned about skiable area; the community has asked to bring it down in size and he agreed with Mr. Sincock that he is not ready to be dared as he needs to make a decision to the best of his ability for the benefit of the community as a whole. He again clarified that the skiable area could be as wide as 29 feet.

Jane Anderson, business owner in Deer Valley, indicated that she opened a business in Beaver Creek, Colorado where there is a ski bridge that cannot be wider than 30 feet. She felt that it is probably 500 feet in length and it serves homes and skiers coming down to the general area. Beaver Creek has had no problems with the bridge. In consideration of the competition in getting skiers, she felt that this idea is good and hoped it would happen

Marianne Cone again suggested that a walking bridge be an option. Ms. Kerr considered this more as a maze for a lift that a ski run. Mr. Sincock noted that the alternative to no ski bridge is that people will ski down to Woodside as they do now. He doesn't view it as a ski run but as an access bridge to the base of the lift and that is why he supports a 30 foot maximum width. Chuck Klingenstein stated that he was looking at this as a ski bridge as opposed to a ski run and stressed that there are no standards for this and that is the biggest problem. He felt that the appellants are reenforcing the attitude that "everyone hold your cards until you get to this Council". He asked why this information was not presented to the Planning Commission. Toby Ross responded that the applicants offered information that resulted in the approval of a 40 foot bridge. Mr. Klingenstein stated that the Planning Commission originally wanted a 25 foot bridge and approved a 40 foot bridge because this new information was never offered. Toby Ross asked for clarification of the new information. Mr. Klingenstein explained that the absolute 40 feet has been reduced to 33 feet with 32 feet skiable and that to him is new information. Pat Sweeney explained that this proposal was a good faith effort to find a better answer and if he did something wrong in doing this during this process, he apologizes. Chuck Klingenstein explained that the Planning Commission should have received that information and would like to see a better process at a lower level so that Council can get on with other business. He stated that they've "lost him" and no one seems to have a feeling on the downhill numbers. Ms. Whetstone clarified that the Planning Commission never made a decision on the 25 feet and when they voted, they voted for 40 feet. The findings that they made in approving the 40 feet were based on safety and the industry standards relayed by the Ski Area. She continued that this was a maximum width, so it was hoped that through the design that it would be less than 40 feet.

Roger Harlan asked if there is case law for a standard width for a ski bridge that would encourage someone to pursue a lawsuit. Phil Jones responded that the 40 foot bridge came from comparables on the mountain; 25 feet could not be compared to anything at the area. With regard to lawsuits, they lose whether they win or not because they have to pay the attorneys. If there was case law, ski areas would look a lot different than they do. If somebody is hurt, the opposing side will dig up everything, and probably dig up the records from this meeting where he has been quoted as saying 40 feet and a 30 foot bridge is being considered. .

The Mayor stated that the ski areas that have bridges are upgrading them and making them larger. He felt that we have an opportunity to do it right the first time if the Council wants a bridge. He still agrees with his son that a few more feet could make a big difference as everyone will be skiing in the middle of the bridge. Mary Wintzer stated that since Council made its decision a few weeks ago, they were disappointed but the one thing that they have counted on was Council "holding the line".

The Council indicated a consensus of 30 feet wide outside to outside. Jodi Hoffman pointed out that if the bridge isn't 32 feet, to render a denial. Mr. Sweeney agreed. Mr. Sweeney personally felt that it is important for the community to hear him out. Paul Sincock felt that there is a lot invested here and suggested that it be continued as emotions are running high. Chuck Klingenstein indicated that there is a point where you wear people out. The Mayor asked if Council would like to discuss other outstanding issues.

Shauna Kerr, "I move that if the 32 feet is still a deal-breaker, I don't think it is to any one's advantage to continue to talk about the other issues and I will renew my motion based on Pat's request that if we could not grant a 32 foot (width) that we deny the project. I will so move". Chuck Klingenstein seconded. Roger Harlan stated that Council is reacting to Mr. Sweeney's statements tonight as it was a deal-breaker. Mr. Harlan added that he has always liked the concept of the bridge but will vote on the basis of Mr. Sweeney's comments. Mr. Sincock commented that if Mr. Sweeney had gone to the HDC with 32 feet in the first place, it might have been approved long ago. Now, there is another "do or die" statement that he is being taken up on and Mr. Sweeney is risking the entire thing, and is likely to get it. He is sorry to see the emotion of the moment decide this rather than well reasoned thought. Hugh Daniels concurred and although things are processed to death, the Council tried to move on this in a timely manner and he didn't know if he would approve 32 feet. He is disappointed that both sides may be making decisions based on anger and frustration which is not good decision-making or leadership for the community. He encouraged Council not to vote in favor of this motion, because it is not good solid thinking for the benefit of the community. Jack

Mahoney interjected that when the bridge was first designed the side beams and the padding took up to five feet, and they have spent many hours toward a lighter bridge which has resulted in the 33 foot design. This design is not a "sandbag", but a logical progression that the Ski Area just reviewed. Doug Clyde explained that the design has its narrowest point at 32 feet and flares on the downhill end and it is also a shorter bridge. The Mayor asked what the appellant's options are in the event of a denial. The City Attorney explained that he has a right of appeal to the District Court and a right to resubmit an application to amend his master plan. Shauna Kerr countered that his right of appeal to District Court will be without merit because he is the one that requested that we take this action. Pat Sweeney stated that they will not be appealing this, and added that he isn't trying to sandbag the Council, but rather to present a better design. The Mayor asked for a vote.

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

Motion carried.

X ADJOURNMENT

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

* * * * * * * * * * *

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

Prepared by Janet M. Scott

Janet M. Scott

Janet M. Scott, Deputy City Recorder

PARK CITY
1884

CITY COUNCIL REPORT

DATE: May 31, 1996
(June 6, 1996 Meeting)

DEPARTMENT: Planning Department

AUTHOR: Patrick Putt

TITLE: 62 Daly Avenue Plat Amendment

TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Adopt the attached Ordinance amending the plat at 62 Daly Avenue.

DESCRIPTION:

A. Topic.

PROJECT STATISTICS

Applicant:	David Hansen
Location:	62 Daly Avenue
Zoning:	HR-1
Adjacent Land Uses:	Residential
Date of Application:	May 1, 1996
Project Planner:	Patrick Putt

B. Background.

The applicant is the owner of property located at 62 Daly Avenue. The 0.12 acre property consists of Lots 7 and 8, Block 74 Millsite Reservation and the easterly one-half of vacated

Anchor Avenue directly west of Lots 7 and 8 *(see attached plat)*.

The purpose of the proposed plat amendment is to adjust the interior lot lines to permit the construction of a duplex residence along a common lot line. The addition was approved by the Historic District Commission in January 1996 *(see attached HDC approved building elevations)*. Inasmuch as the HDC design review application was submitted prior to Council's adoption of the revised HR-1 standards, the duplex was approved under the old HR-1 height and setback requirements. The building permit for the addition has not been issued.

C. Analysis

The proposed plat amendment is consistent with all requisite Land Management Code requirements and the approved HDC plans for the structure. The plat amendment will create two approximately 29 ft. x 92 ft. *(2668 square foot)* lots accommodating one common-wall unit per lot. A 4 foot wide common staircase is proposed for the front of the structure. The applicant agrees to dedicate an easement for a staircase on the plat. The applicant also agrees to dedicate a 10 foot wide public snow storage easement along the property's Daly Avenue frontage.

D. Department Review.

The City's Staff Review Team and City Attorney's Office have reviewed this application.

ALTERNATIVES

A. Approve the proposed subdivision plat amendment creating two approximately 29 ft. x 92 ft. *(2668 square foot)* lots accommodating one common-wall unit per lot.

B. Deny the subdivision plat amendment and retain the current configuration of the property.

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

SIGNIFICANT IMPACTS;

Approval of the proposed plat amendment will combine several parcels into two common-wall lots. The plat amendment will allow the construction of an approximately 2800 square foot duplex building.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: Denial of this application will preclude the applicant from constructing the proposed duplex building because it would cross lot lines in violation of the Uniform Building Code.

PUBLIC INPUT: The property was posted and legal notice sent to all property owners within the affect subdivision and within 300 feet. As of the date of this report, no public input has been received.

RECOMMENDATION:

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

Findings of Fact:

1. The proposal is consistent with both the Park City Land Management Code and State subdivision requirements.

2. The proposed plat amendment will combine several pieces of property into two approximately 29 ft. x 92 ft. *(2668 square foot)* lots accommodating one common-wall unit per lot.

3. The applicant agrees to dedicate an easement on the plat for the 4 foot wide common staircase proposed for the front of the structure.

4. The applicant agrees to dedicate a 10 foot wide public snow storage easement along the property's Daly Avenue frontage.

Conclusions of Law:

1. There is good cause for the amendment.

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

Conditions of Approval:

1. The City Attorney and City Engineer's review and approval of the final form and content of the amended plat is a condition precedent to recording the plat.

2. Execution and Recordation of the plat is a condition precedent to the issuance of a building permit for the addition.

3. A minimum 4 foot wide reciprocal staircase easement for the proposed common staircase shall be added to the plat.

4. A 10 foot wide public snow storage easement along the property's Daly Avenue

frontage shall be dedicated on the plat

5. All Standard Project Conditions shall apply.

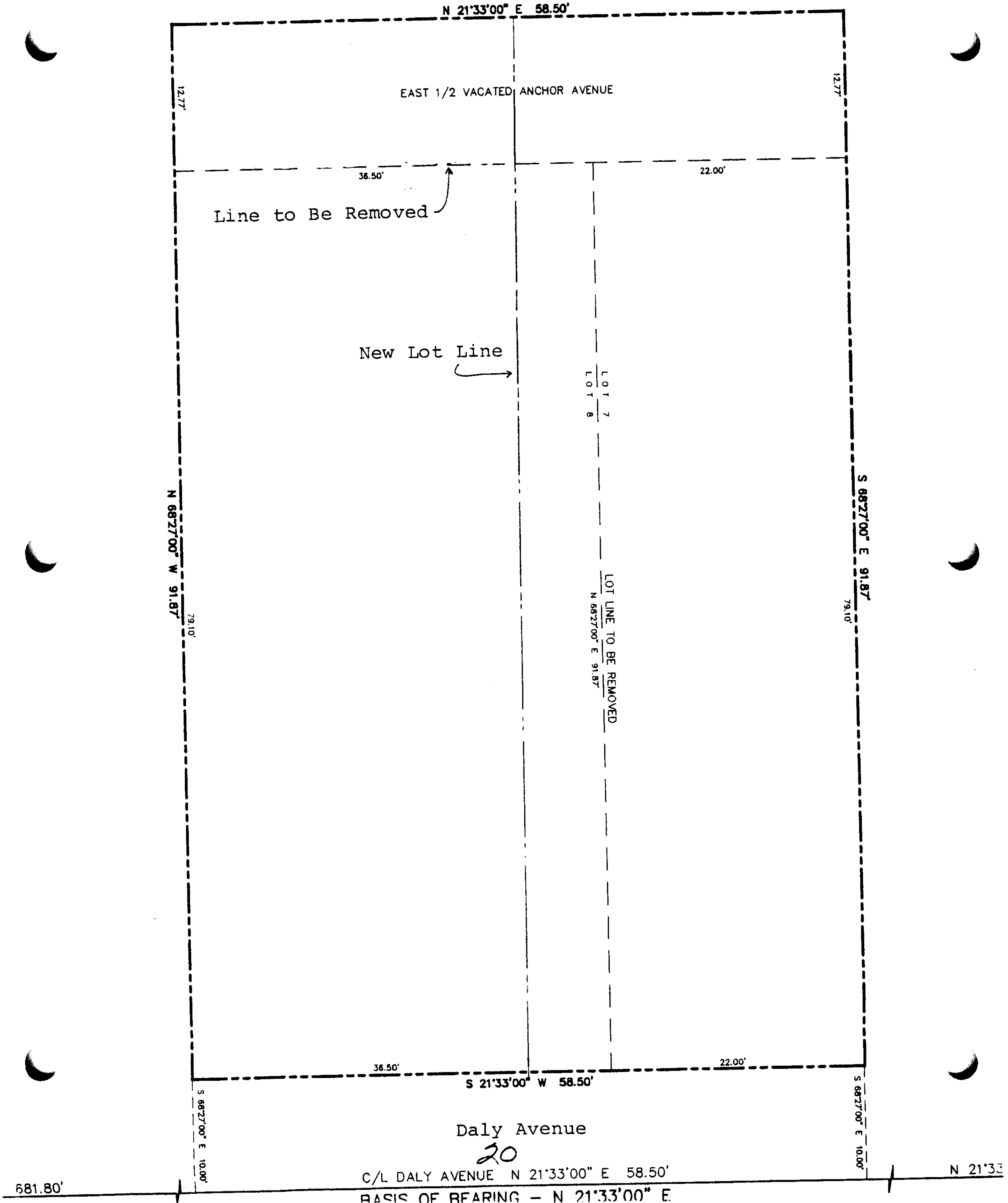
6. Approval of the plat amendment shall be null and void if the plat is not recorded by June 6, 1997.

7. A common-wall maintenance covenant in a form approved by the Chief Building official and City Attorney shall be recorded simultaneously with the plat

Exhibits:

Exhibit A: Proposed Plat
Exhibit B: Proposed Building Elevations
Exhibit C: Proposed Ordinance

EXHIBIT A

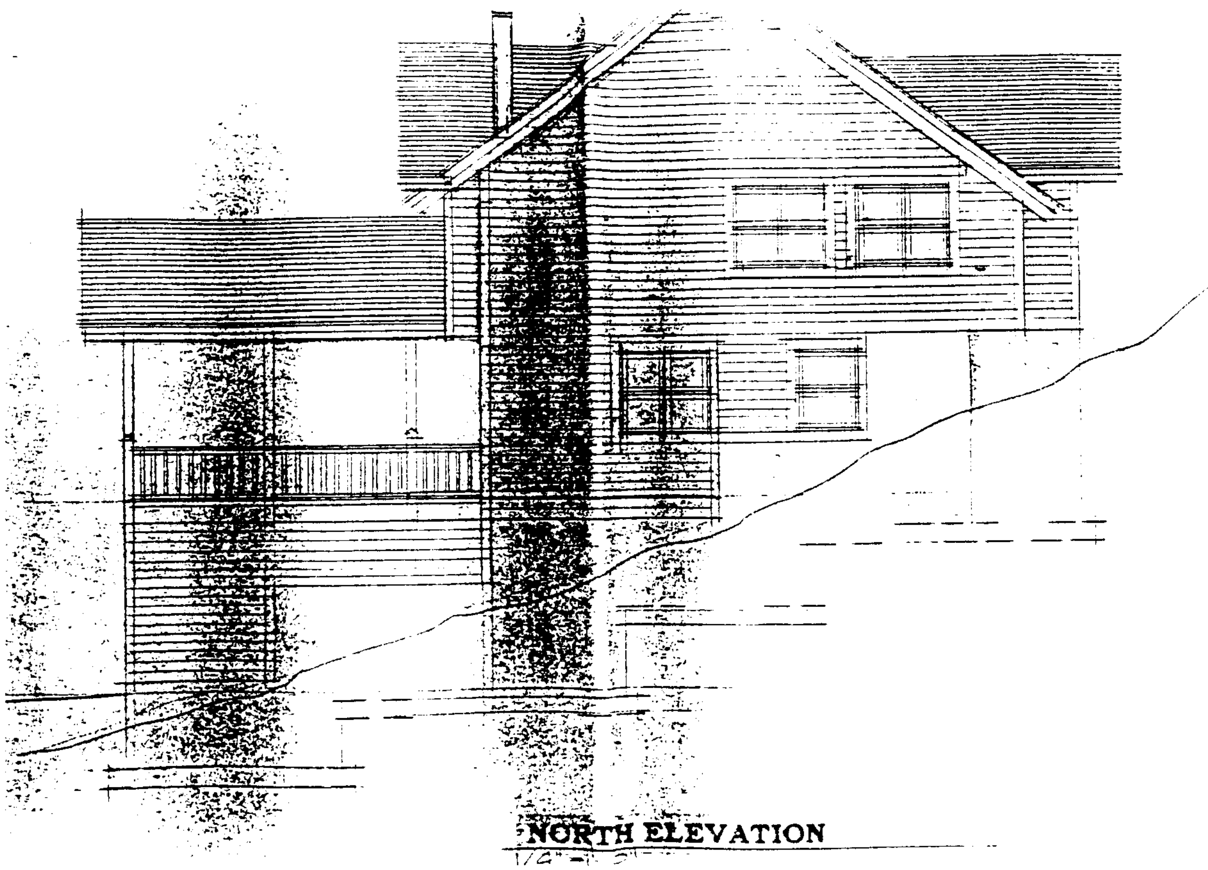

N 21°33'00" E 58.50'
EAST 1/2 VACATED ANCHOR AVENUE
12.77'
12.77'
36.50'
22.00'
Line to Be Removed
New Lot Line
LOT 7
LOT 8
LOT LINE TO BE REMOVED
N 68°27'00" E 91.87'
N 68°27'00" W 91.87'
S 68°27'00" E 91.87'
79.10'
79.10'
36.50'
22.00'
S 21°33'00" W 58.50'
S 68°27'00" E 10.00'
S 68°27'00" E 10.00'
Daly Avenue
C/L DALY AVENUE N 21°33'00" E 58.50'
681.80'
N 21°33
BASIS OF BEARING – N 21°33'00" E

20

EXHIBIT B

EAST ELEVATION

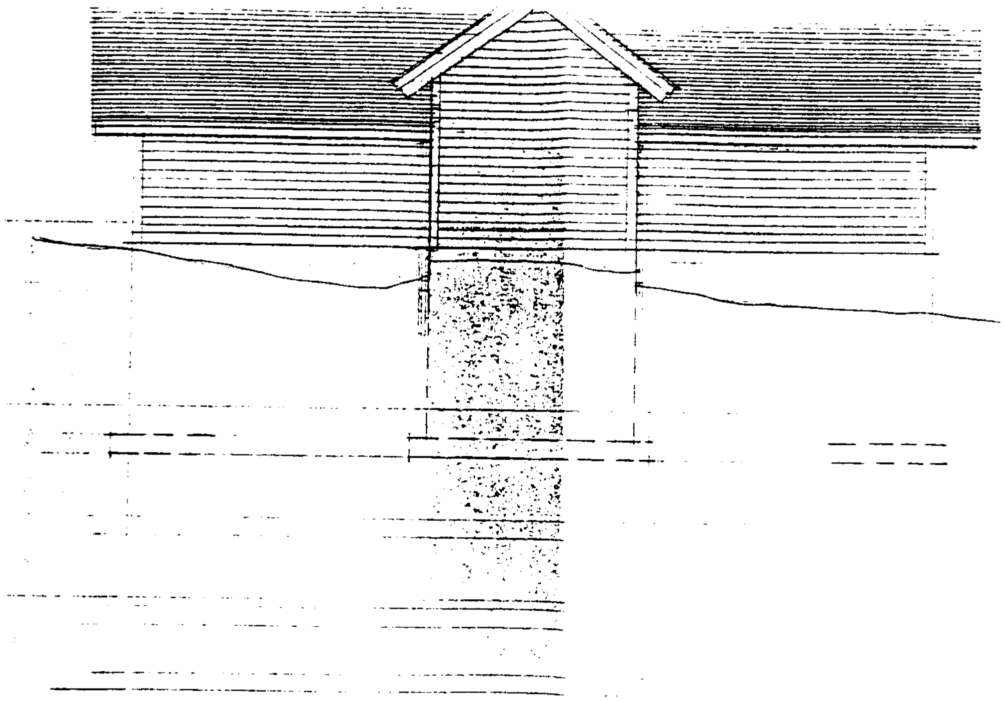
1/4" = 1' 0"



NORTH ELEVATION

SOUTH ELEVATION

1/4 = 1 [illegible]



WEST ELEVATION
1/4" = 1'-0"

Ordinance No. 96-

AN ORDINANCE APPROVING AN AMENDMENT TO THE MILLSITE RESERVATION, LOTS 7 AND 8, BLOCK 74, AND THE EASTERLY ONE-HALF OF VACATED ANCHOR AVENUE WEST OF LOTS 7 AND 8, TO BE KNOWN AS THE 62 DALY AVENUE REPLAT, LOCATED AT 62 DALY AVENUE, PARK CITY, UTAH

WHEREAS, the owner of the property known as Lots 7 and 8, Block 74, Millsite Reservation and the easterly one-half of vacated Anchor Avenue west of Lots 7 and 8, has petitioned the City Council for approval of an amendment to the amended Park City Survey; and

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

WHEREAS, the City Council held a public hearing on June 6, 1996 to receive public input on the proposed amendment;

WHEREAS, it is in the best interest of Park City, Utah to approve the amended plat;

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

SECTION 1. CONCLUSIONS OF LAW. The City Council hereby concludes that:

1. There is good cause for the amendment.

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

SECTION 2. PLAT APPROVAL. The plat amendment for Lots 7 and 8, Block 74, Millsite Reservation and the easterly one-half of vacated Anchor Avenue west of Lots 7 and 8 is approved as shown on the attached Exhibit A with the following conditions:

1. The City Attorney and City Engineer's review and approval of the final form and content of the amended plat is a condition precedent to recording the plat.

2. Execution and Recordation of the plat is a condition precedent to the issuance of a building permit for the addition.

3. A minimum 4 foot wide reciprocal staircase easement for the proposed common staircase shall be added to the plat.

4. A 10 foot wide public snow storage easement along the property's Daly Avenue frontage shall be dedicated on the plat

5. All Standard Project Conditions shall apply.

6. Approval of the plat amendment shall be null and void if the plat is not recorded by June 6, 1997.

7. A common-wall maintenance covenant in a form approved by the Chief Building official and City Attorney shall be recorded simultaneously with the plat

SECTION 3. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 6th day of June, 1996.

PARK CITY MUNICIPAL CORPORATION

____
Mayor Bradley A. Olch

Attest:

____
Janet M. Scott, Deputy City Recorder

Approved as to form:

____
Mark D. Harrington, Assistant City Attorney

PARK CITY
1884

CITY COUNCIL STAFF REPORT

DATE:	**May 30, 1996 (June 6, 1996 Meeting)**
DEPARTMENT:	**Planning Department**
AUTHOR:	**Kirsten A. Whetstone**
TITLE:	**131 Sampson Avenue, plat amendment for Lots 24, 25, 26, and 27, Block 77, Millsite Reservation**
TYPE OF ITEM:	**Legislative**

SUMMARY RECOMMENDATIONS:

Adopt an ordinance amending the Millsite Reservation plat to combine portions of Lots 24, 25, 26, and 27, Block 77, into a single building lot for the purpose of construction of a single family house.

DESCRIPTION:

A. Topic.

PROJECT STATISTICS

Applicant:	**Heidi and Peter Gatch**
Proposal:	**Plat amendment for portions of Lots 24, 25, 26, and 27 of Block 77, the Millsite Reservation, to be known as the Gatch Resubdivision.**
Zoning:	**HR-L, Historic Residential Low Density**
Adjacent Land Uses:	**Residential- single family**
Date of Application:	**March 27, 1996**
Project Planner:	**Kirsten A. Whetstone**

B. **Background.**

The applicants, Heidi and Peter Gatch, are owners of portions of several adjacent vacant lots located on the downhill (east) side of Sampson Avenue. The property is located in the HR-L, Historic Low Density Residential zoning district. The lots front on the Utah Street platted right-of-way (ROW). This ROW is located between the subject lots and the paved Sampson Avenue. Because of the steepness of the terrain, it is unlikely that this ROW will be developed and has, in fact, been vacated in some sections. A front setback variance was granted by the Board of Adjustment on April 2, 1996.

The applicants are requesting a plat amendment to combine the three lots and a portion of a fourth lot into a single lot for the purpose of constructing a single family home on the property (see Exhibit A).

On March 18, 1996, the Historic District Commission reviewed and approved the proposed house design.

Property owners within 300' and within the affected plat were sent notice of this proposal. At this time, no opposition to this proposed plat amendment has been raised by the affected property owners.

On May 8, 1996 the Planning Commission held a public hearing to receive input on this amendment. Debbie Schneckloth a resident at 40 Sampson Avenue expressed concerns about the lack of fire sprinkler requirements. A condition has since been added regarding residential fire sprinkler systems.

On May 8, 1996 the Planning Commission voted to forward to City Council a positive recommendation to approve the proposed plat amendment.

C. **Analysis.**

If this plat amendment is approved, one single family house could be constructed on the newly created lot. The size of the structure and setbacks are determined from the size of the lot, according to requirements of the HR-L zoning district. The combined lot has approximately 66' of frontage on platted Utah Avenue and is approximately 6,550 square feet in area (see Exhibits B and C).

Lot combinations which result in larger than standard lots have been allowed in the past, in areas where the ownership pattern is one of several lots and surrounding houses are larger than typical old town houses. In the surrounding area, the lot ownership pattern is typically three or more contiguous lots. Houses range in size from approximately 2,400 sf to 3,500 sf.

According to the Land Management Code, the maximum allowable floor area for the combined lot is 3,089 square feet plus 400 sq. ft. for the garage. The floor area of the proposed structure is approximately 2,650 square feet with an additional 400 square feet for the garage. Staff has visited the site and reviewed the applicant's submitted street scape exhibit and believes that the proposed structure is compatible in mass and scale with structures in the immediate neighborhood and the historic district in general.

D. Department Review

The Community Development Department and City Attorney's Office have reviewed this plat amendment request. The request was discussed at a Staff Review meeting on April 16, 1996 where the City Engineer, Chief Building Official, and representatives from local utilities were in attendance. Their concerns have been addressed by the applicant or are included in the conditions of approval.

ALTERNATIVES:

A. Approve the proposed amendment thereby allowing the lots to be combined into a single building lot.
B. Deny the plat amendment request thereby retaining the original lot configuration.
C. Continue the item for further discussion and input.

SIGNIFICANT IMPACTS:

This proposed amendment will result in one lot larger than the standard old town lot and will potentially decrease the density from three units to one. Staff believes that given required setbacks, the new historic district height restrictions, and the predominant ownership pattern and house size in the area, the lot combination results in a proposed structure which is compatible in mass and scale with the immediate neighborhood.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

If the plat amendment is not approved as proposed, the owner could propose to construct houses on Lots 25, 26, and 27 which would increase traffic, parking, and congestion on Sampson Avenue over the current proposal.

RECOMMENDATION:

The Community Development Department recommends that City Council approve the attached ordinance (Exhibit D) and proposed plat amendment based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The plat amendment combines portions of four lots into one.

2. The proposed lot configuration is consistent with the existing ownership patterns in the surrounding area. The proposed structure at 2,650 sf is compatible in mass and scale with the surrounding structures which range in size from 2000 sf to 3500 sf.

3. On March 18, 1996 the Historic District Commission granted architectural design approval for the proposed structure, subject to compliance with the Land Management Code requirements.

4. On May 8, 1996 the Planning Commission held a public hearing to receive input on the proposed plat amendment.

Conclusions of Law

1. There is good cause for the amendment in that the lot combination will result in a net decrease in the density when compared to individual ownership of the three lots and portion of the fourth lot.

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

Conditions of Approval

1. **The City Attorney's and City Engineer's approval of the final plat for compliance with State law, the Land Management Code and conditions of approval is a condition precedent to plat recordation.**

2. **Prior to plat recordation a note shall be added to the plat stating that all conditions of the April 2, 1996 Board of Adjustment variance approval apply.**

3. **Prior to plat recordation, a note shall be added to the plat stating that any construction in the City ROW, including the driveway access off of Sampson which crosses Utah Street ROW, shall require an encroachment permit from the City Engineer. The existing trees in the City ROW shall not be removed without prior written consent of the City.**

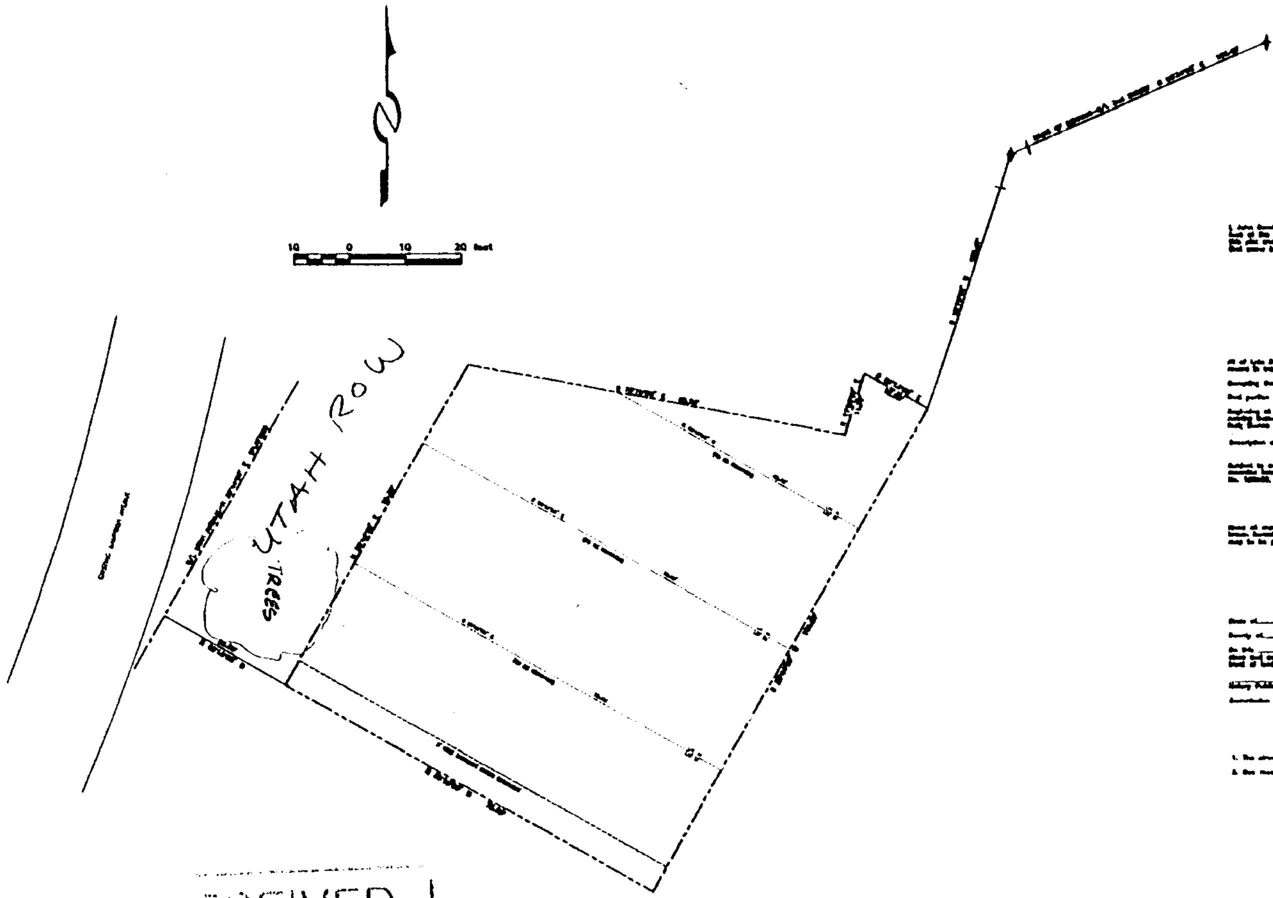
4. **Prior to plat recordation, a note shall be added to the plat stating that a residential fire sprinkler system, approved by the Park City Chief Building official and Fire Marshall, is required to be installed in any dwelling constructed on this property.**

5. **All Standard Project Conditions shall apply.**

6. **This approval shall expire one year from the date of City Council approval, unless the subdivision plat is recorded prior to that date.**

<u>EXHIBITS:</u>

Exhibit A- Amended Plat
Exhibit B- Survey Plat
Exhibit C- Location Map
Exhibit D- Proposed Ordinance



RECEIVED
MAR 27 1996

THE GATCH PARCEL

A LOT LINE RE-PLATTING

LOCATED IN SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

PAGE 1 OF 1

ALLIANCE ENGINEERING INC.	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
P.O. BOX 2664 323 MAIN STREET PARK CITY, UTAH 84060 (801) 649-9467	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ___ DAY OF ______ 1995 A.D. BY ______ PARK CITY ENGINEER	APPROVED AS TO FORM THIS ___ DAY OF ______ 1995 A.D. BY ______ PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ___ DAY OF ______ 1995 A.D. BY ______ PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ___ DAY OF ______ 1995 A.D. BY ______ MAYOR	STATE OF UTAH, COUNTY OF SUMMIT AND FILED AT THE REQUEST OF ______ DATE ___ TIME ___ BOOK ___ PAGE ___ RECORDER

EXHIBIT A

32

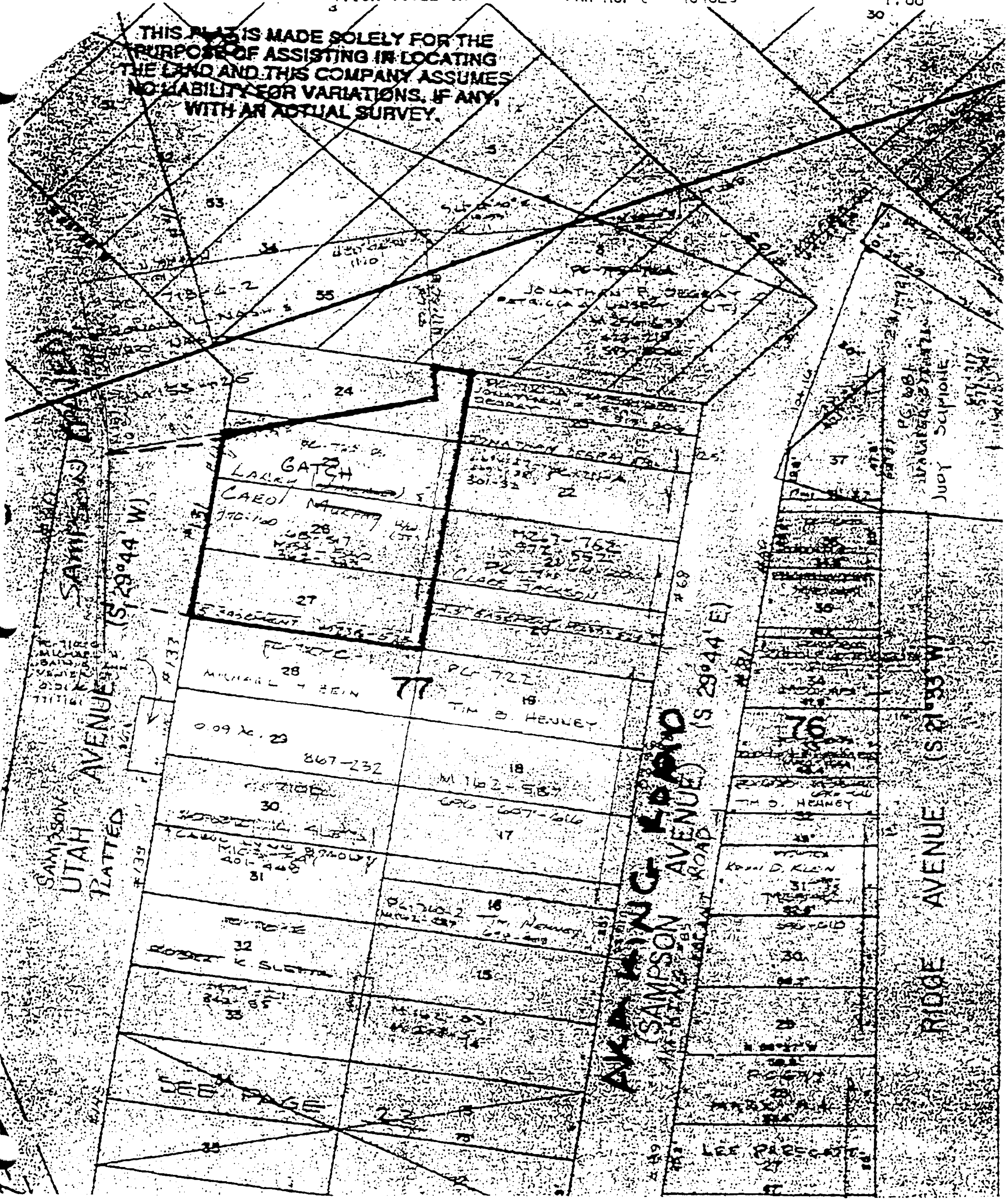
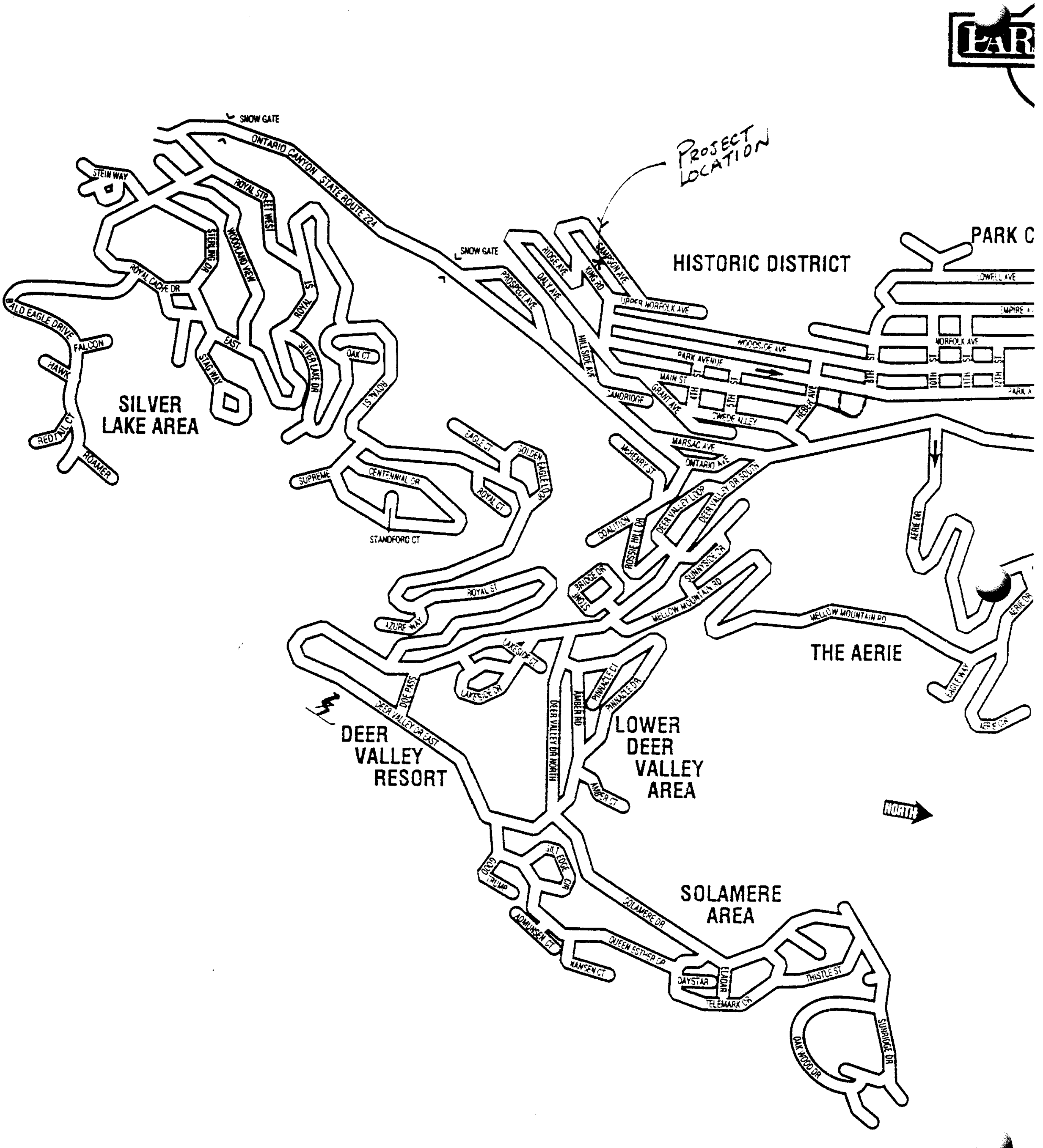

THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND AND THIS COMPANY ASSUMES NO LIABILITY FOR VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.
SAMPSON UTAH AVENUE (S 29°44' W)
PLATTED
GATCH
77
TIM B. HENNEY
867-232
AKA KING ROAD
SAMPSON AVENUE (S 29°44' E)
76
RIDGE AVENUE (S 21°33' W)
JUDY SCIPIONE
KEVIN D. KLEIN
LEE PARROTT
SEE PAGE

EXHIBIT B.



PROJECT LOCATION
HISTORIC DISTRICT
PARK C
SILVER LAKE AREA
THE AERIE
DEER VALLEY RESORT
LOWER DEER VALLEY AREA
SOLAMERE AREA
NORTH
SNOW GATE
ONTARIO CANYON STATE ROUTE 224
ROYAL STREET WEST
WOODLAND VIEW
STERLING DR
ROYAL CACHE DR
BALD EAGLE DRIVE
FALCON
HAWK
REDTAIL CT
ROAMER
STAG WAY
SILVER LAKE DR
OAK CT
ROYAL ST
SUPREME
CENTENNIAL DR
STANDFORD CT
EAGLE CT
GOLDEN EAGLE LOOP
ROYAL CT
AZURE WAY
PROSPECT AVE
RIDGE AVE
DALY AVE
KING RD
SAMPSON AVE
UPPER NORFOLK AVE
HILLSIDE AVE
WOODSIDE AVE
PARK AVENUE
MAIN ST
SANDRIDGE
GRANT AVE
SWEDE ALLEY
HEBER AVE
MARSAC AVE
ONTARIO AVE
MCHENRY ST
COALITION
ROSSIE HILL DR
DEER VALLEY LOOP
DEER VALLEY DR SOUTH
SUNNYSIDE DR
MELLOW MOUNTAIN RD
STONE BRIDGE DR
LAKESIDE CT
LAKESIDE DR
DOE PASS
DEER VALLEY DR EAST
DEER VALLEY DR NORTH
AMBER RD
AMBER CT
PINNACLE CT
PINNACLE DR
AERIE DR
EAGLE WAY
LOWELL AVE
EMPIRE A
NORFOLK AVE
GILT EDGE CIR
TRUMP
CONDO
ADMUNSEN CT
HAMSEN CT
SOLAMERE DR
QUEEN ESTHER DR
DAYSTAR
ELADAR
TELEMARK DR
THISTLE ST
SUNRIDGE DR
OAK WOOD DR

EXHIBIT C.

Ordinance No. 96-

AN ORDINANCE APPROVING AN AMENDMENT TO THE MILLSITE RESERVATION FOR A PORTION OF LOT 24 AND LOTS 25, 26, AND 27, BLOCK 77 TO BE KNOWN AS THE GATCH RESUBDIVISION LOCATED AT 131 SAMPSON AVENUE PARK CITY, UTAH

WHEREAS, owners of the property at 131 Sampson Avenue, being a portion of Lot 24 and Lots 25, 26, and 27, Block 77 of the Millsite Reservation, and known as the Gatch Resubdivision, have petitioned the City Council for approval of an amendment to the Millsite Reservation plat in Park City, Utah; and

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

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

WHEREAS, on May 8, 1996 the Planning Commission held a public hearing to receive public input on the proposed plat amendment; and

WHEREAS, on May 8, 1996 the Planning Commission forwarded a positive recommendation of approval to the City Council with conditions; and

WHEREAS, on June 6, 1996 the City Council held a public hearing to receive input on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the amended plat;

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

<u>SECTION 1. CONCLUSIONS OF LAW.</u> The City Council hereby concludes that there is good cause for the above-mentioned plat amendment and that neither the public nor any person will be materially injured by the proposed plats.

<u>SECTION 2. PLAT APPROVAL</u>. The amendment to the Millsite Reservation plat for a portion of Lot 24 and Lots 25, 26, and 27, Block 77, is approved as shown on Exhibit A, with the following conditions:

1. The City Attorney and City Engineer's approval of the final plat, for compliance with State law, the Land Management Code, and conditions of approval is a condition precedent to plat recordation.

2. Prior to plat recordation, a note shall be added to the plat stating that all conditions of the April 2, 1996 Board of Adjustment variance approval apply.

3. Prior to plat recordation, a note shall be added to the plat stating that any construction in the City ROW, including the driveway access off of Sampson which crosses Utah Street ROW, shall require an encroachment permit from the City Engineer. Existing trees in the City ROW shall not be removed without the prior written consent of the City.

4. Prior to plat recordation, a note shall be added to the plat stating that a residential fire sprinkler system, approved by the Park City Chief Building official and Fire Marshall, is required to be installed in any dwelling constructed on this property.

5. All Standard Project Conditions shall apply.

6. This approval shall expire one year from the date of City Council approval, unless the subdivision plat is recorded prior to that date.

SECTION 3. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 6th day of June, 1996.

PARK CITY MUNICIPAL CORPORATION

____
Mayor Bradley A. Olch

Attest:

____
Janet M. Scott, Deputy City Recorder

Approved as to form:

____
Mark D. Harrington, Assistant City Attorney

PARK CITY
1884

CITY COUNCIL STAFF REPORT

DATE: May 30, 1996 (June 6, 1996 meeting)
DEPARTMENT: Planning Department
AUTHOR: Kirsten A. Whetstone
TITLE: Amendment to Record of Survey Plat - 3130 Royal Street, La Maconnerie PUD
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Adopt the ordinance amending the PUD plat to convert approximately 290 square feet of common area to private ownership at 3130 Royal Street, Unit # 11 La Maconnerie Planned Unit Development.

DESCRIPTION:

A. Topic.

The La Maconnerie Homeowner's Association is requesting approval of a proposal to convert approximately 290 square feet of existing common space to private ownership. As per Utah State Code, this request requires City Council authorization in order to amend the Planned Unit Development (PUD) plat for this project (see Exhibit A).

B. Background.

This 15 unit development, located at 3130 Royal Street, was approved in 1984 as a Planned Unit Development (see Exhibit B). The units range in size from approximately 3,000 to 3,500 square feet and consist of 3 or 4 bedrooms with individual garages. The total square footage of this project, open space, and corresponding parking requirements were considered under the PUD process. The total PUD area is 6.297 acres of which approximately 1.65 acres are considered " built area". Approximately 73.7% of the total area is considered open space. The Association is now requesting that 290 sq. ft. of common space next to unit #11 be converted to private ownership for the purposes of a 1,200 sq. ft. building addition to unit #11. The existing unit is approximately 3,500 sq. ft. in area. The change has been approved of the La Maconnerie Owner's Association. The Association (Board of Directors or other designated representative) is required to sign the final mylar plat prior to recordation.

On May 8, 1996 the Planning Commission held a public hearing and voted to forward a positive recommendation to approve the proposed plat amendment. There was no comment from the public.

C. Analysis.

The Planning Staff reviewed the proposal with regards to open space, parking, architectural design, existing vegetation, and utility conflicts. The proposal does not significantly reduce the amount of open space (from 73.7% to 73.67%) from what currently exists. The building addition does not change the parking requirements as the original PUD provided sufficient parking for 3 and 4 bedroom units. The addition is located primarily above the garage, staying below the level of the existing roof line. A portion of the addition is located on the north side of the unit, behind and to the side of the garage (see Exhibit C). The architecture is compatible with the existing structures. No significant existing vegetation will be removed to build the addition. The proposal will not create conflicts or problems for utility service.

D. Department Review.

The Community Development Department and City Attorney's Office have reviewed this request.

ALTERNATIVES:

A. Approve the request to convert the common area to private ownership.
B. Deny the request to convert the common area to private ownership.
C. Postpone action for further discussion or clarification.

SIGNIFICANT IMPACTS:

Approval of the requested change allows a building addition to unit 11 of the La Maconnerie PUD. Staff has reviewed the building plans and believes that the addition will not create significant impacts to either the PUD project or the community as a whole.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

If the Council decides to not approve the proposed request the area would remain in common ownership.

RECOMMENDATION:

Staff recommends that the Council adopt the attached ordinance (Exhibit D) and approve the amendment to the PUD plat for unit #11 La Maconnerie PUD, located at 3130 Royal Street, based on the following Findings of Fact, Conclusions of Law and Conditions of Approval:

Findings of Fact

1. The proposal is in substantial conformance with the Planned Unit Development approved for the project in 1984.

2. The proposal is consistent with the Land Management Code.

3. The Homeowners Association is in support of the addition and conversion of common area to private ownership.

4. Property Owners within 300' and within the PUD plat were notified of this action and no comments have been received by staff.

5. The Planning Commission held a public hearing on May 8, 1996 to receive input on the proposal. There was no public comment and the Commission voted to forward to City Council, a positive recommendation to approve the proposed plat amendment.

Conclusions

1. There is good cause for the amendment.

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

Conditions of Approval

1. The City Attorney and City Engineer's approval of the amended PUD plat, for compliance with State law, the Land Management Code and these conditions of approval is a condition precedent to plat recordation.

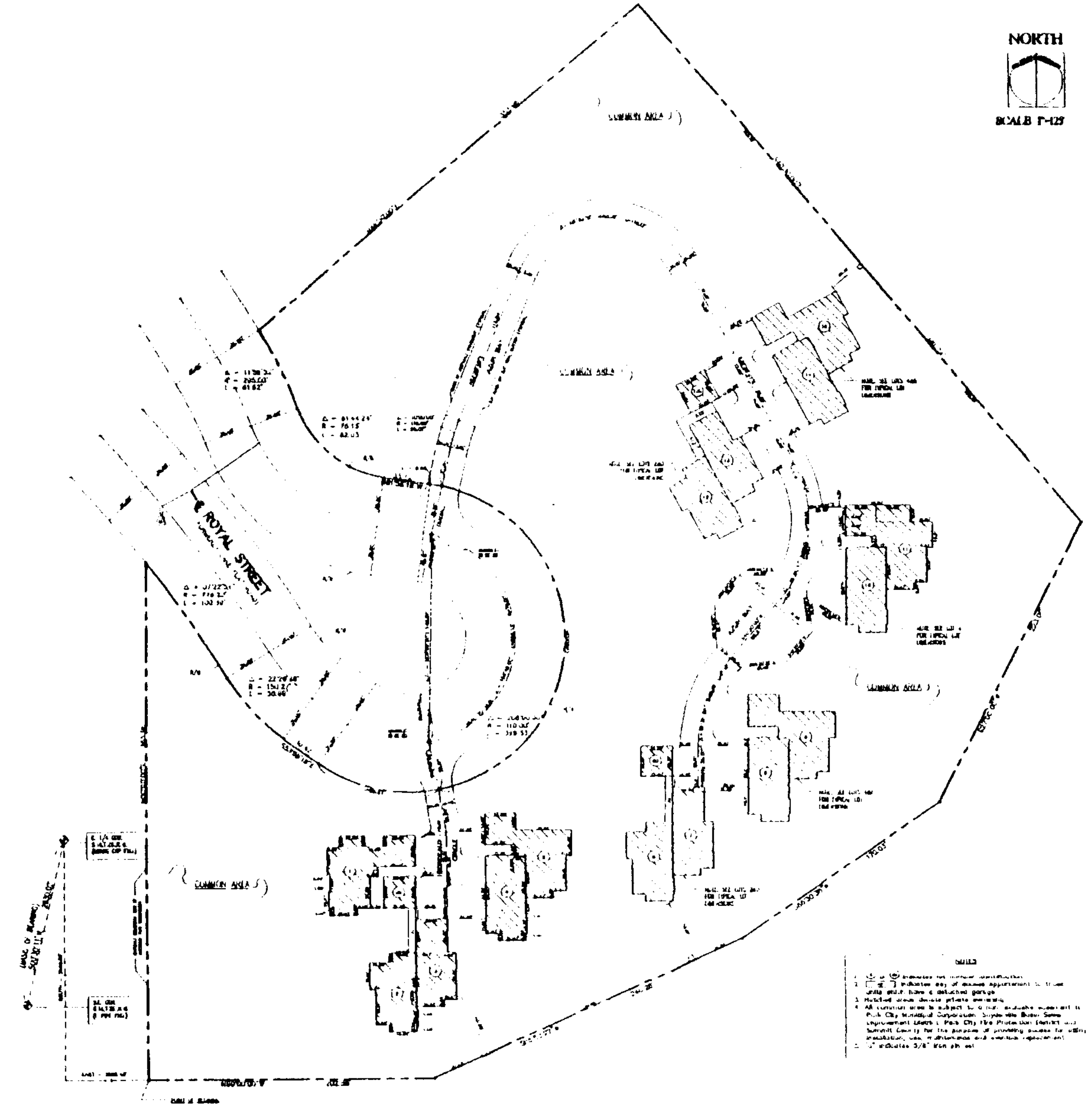
2. All standard project conditions apply.

3. The amended plat shall be recorded at the County within one year of the date of City Council approval. If recordation has not occurred within the one year time frame, the plat amendment shall be considered null and void.

EXHIBITS:

Exhibit A - Proposed amended PUD plat
Exhibit B - Location Map
Exhibit C- Architectural elevations
Exhibit D- Proposed Ordinance

EXHIBIT A.



BOUNDARY DESCRIPTION

SURVEYOR'S CERTIFICATE

DATE

OWNERS CONSENT TO RECORD :

ACKNOWLEDGEMENT

STATE of

COUNTY of

Notary Public

LOT AREA TABULATION

LOT	AREA (SQ.FT.)	LOT	AREA (SQ.FT.)
1	2220	8	1885
2	1593	9	2047
2G	506	10	1685
3	1599	11	2249
4	1885	12	1593
5	2047	12G	506
6	1593	13	1599
6G	508	14	1885
7	1599	15	2047

NOTES

FIRST AMENDED

LA MACONNERIE

A PLANNED UNIT DEVELOPMENT

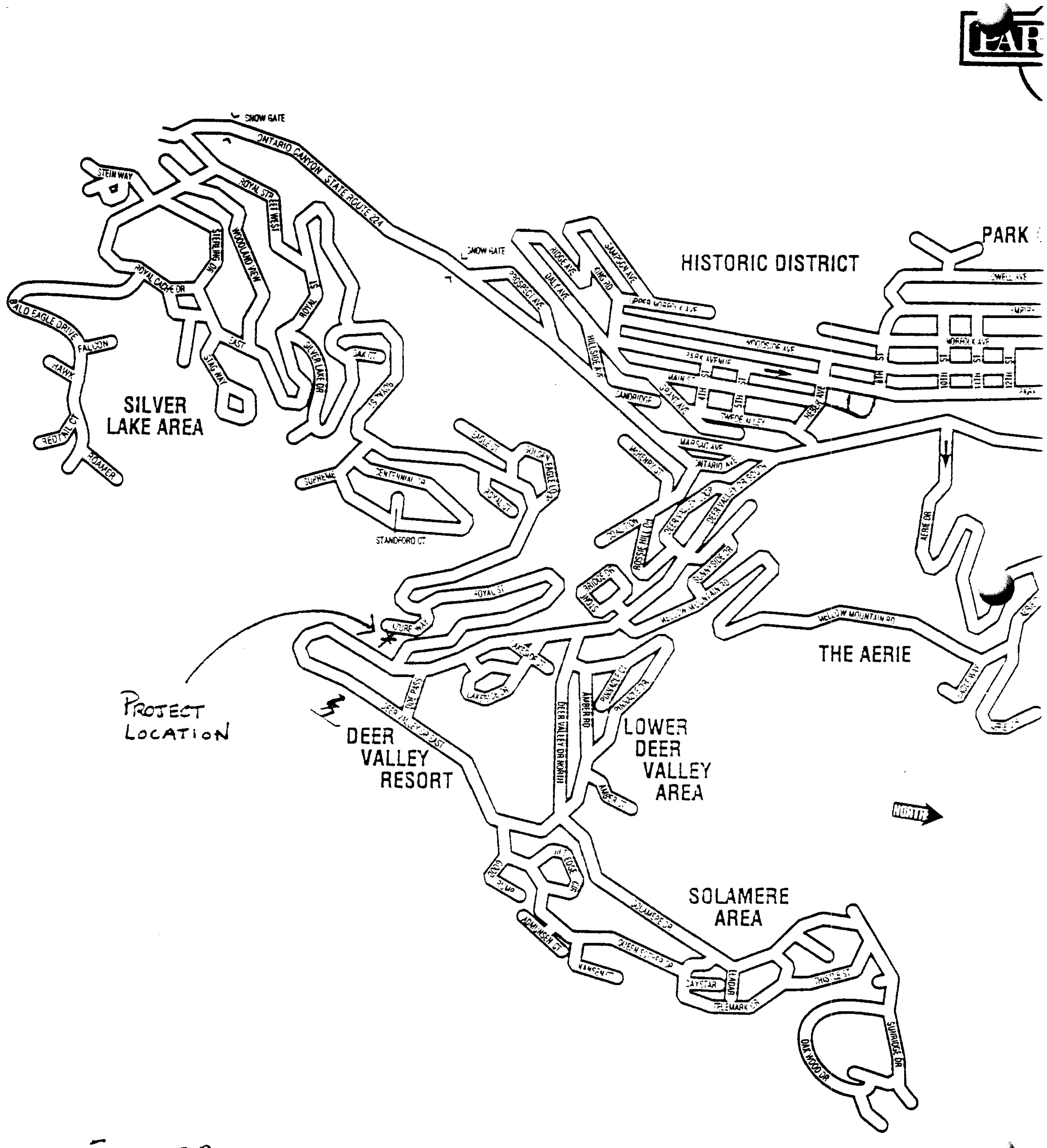
LOCATED IN SECTIONS 15 AND 22, TOWNSHIP 2 SOUTH, RANGE 4 EAST, S.L.B. & M. IN PARK CITY, SUMMIT COUNTY, UTAH

CITY COUNCIL APPROVAL	CITY ENGINEER	CITY PLANNING COMMISSION	SEWER DISTRICT APPROVAL	APPROVAL AS TO FORM	RECORDED
PRESENTED TO THE BOARD OF CITY COUNCIL THIS ___ DAY OF ___ A.D. 19__ AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED	APPROVED AND ACCEPTED BY THE CITY ENGINEERING DEPARTMENT ON THIS ___ DAY OF ___ A.D. 19__	APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS ___ DAY OF ___ A.D. 19__	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS THIS ___ DAY OF ___ A.D.	APPROVED AS TO FORM ON THIS ___ DAY OF ___ A.D. 19__	N° ___ STATE OF ___ COUNTY OF ___ RECORDED AND FILED AT THE REQUEST OF ___
MAYOR / CITY RECORDER	CITY ENGINEER	CHAIRMAN	S.B.S.I.D.	CITY ATTORNEY	COUNTY RECORDER

THE JACK JOHNSON COMPANY

RECEIVED

PARK CITY PLANNING DEPT.



SNOW GATE
ONTARIO CANYON STATE ROUTE 224
STEIN WAY
ROYAL STREET WEST
STERLING DR
WOODLAND VIEW
ROYAL ST
ROYAL CACHE DR
BALD EAGLE DRIVE
FALCON
HAWK
REDTAIL CT
ROAMER
EAST
STAG WAY
SILVER LAKE DR
SILVER LAKE AREA
OAK CT
ROYAL ST
SUPREME
CENTENNIAL DR
STANDFORD CT
EAGLE ST
GOLDEN EAGLE CT
ROYAL ST
SNOW GATE
PROSPECT AVE
RIDGE AVE
DALY AVE
KING RD
SAMPSON AVE
HISTORIC DISTRICT
HILLSIDE AVE
WOODSIDE AVE
PARK AVENUE
MAIN ST
4TH ST
5TH ST
GRANT AVE
SANDRIDGE
MARSAC AVE
ONTARIO AVE
MCHENRY ST
DEER VALLEY DR
DEER VALLEY DR SOUTH
ROSSIE HILL DR
STONEBRIDGE DR
MELLOW MOUNTAIN RD
HEBER AVE
8TH ST
9TH ST
10TH ST
11TH ST
12TH ST
NORFOLK AVE
PARK
AERIE DR
MELLOW MOUNTAIN RD
THE AERIE
EAGLE WAY
AZURE WAY
ROYAL ST
LAKESIDE DR
DOE PASS
DEER VALLEY DR EAST
DEER VALLEY RESORT
DEER VALLEY DR NORTH
AMBER RD
PINNACLE DR
LOWER DEER VALLEY AREA
AMBER CT
NORTH
SOLAMERE AREA
SOLAMERE DR
QUEEN ESTHER DR
AMUNDSEN CT
DAYSTAR
TELEMARK DR
THISTLE ST
SUNRIDGE DR
OAKWOOD DR
PROJECT LOCATION

EXHIBIT B.

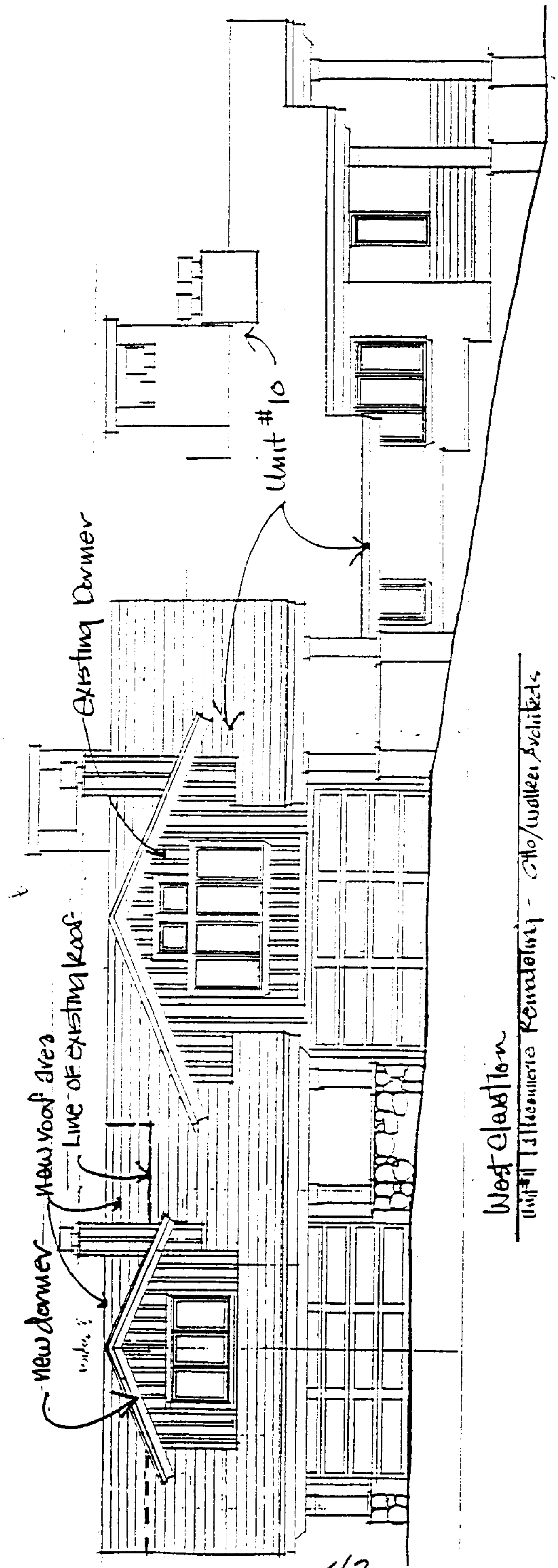
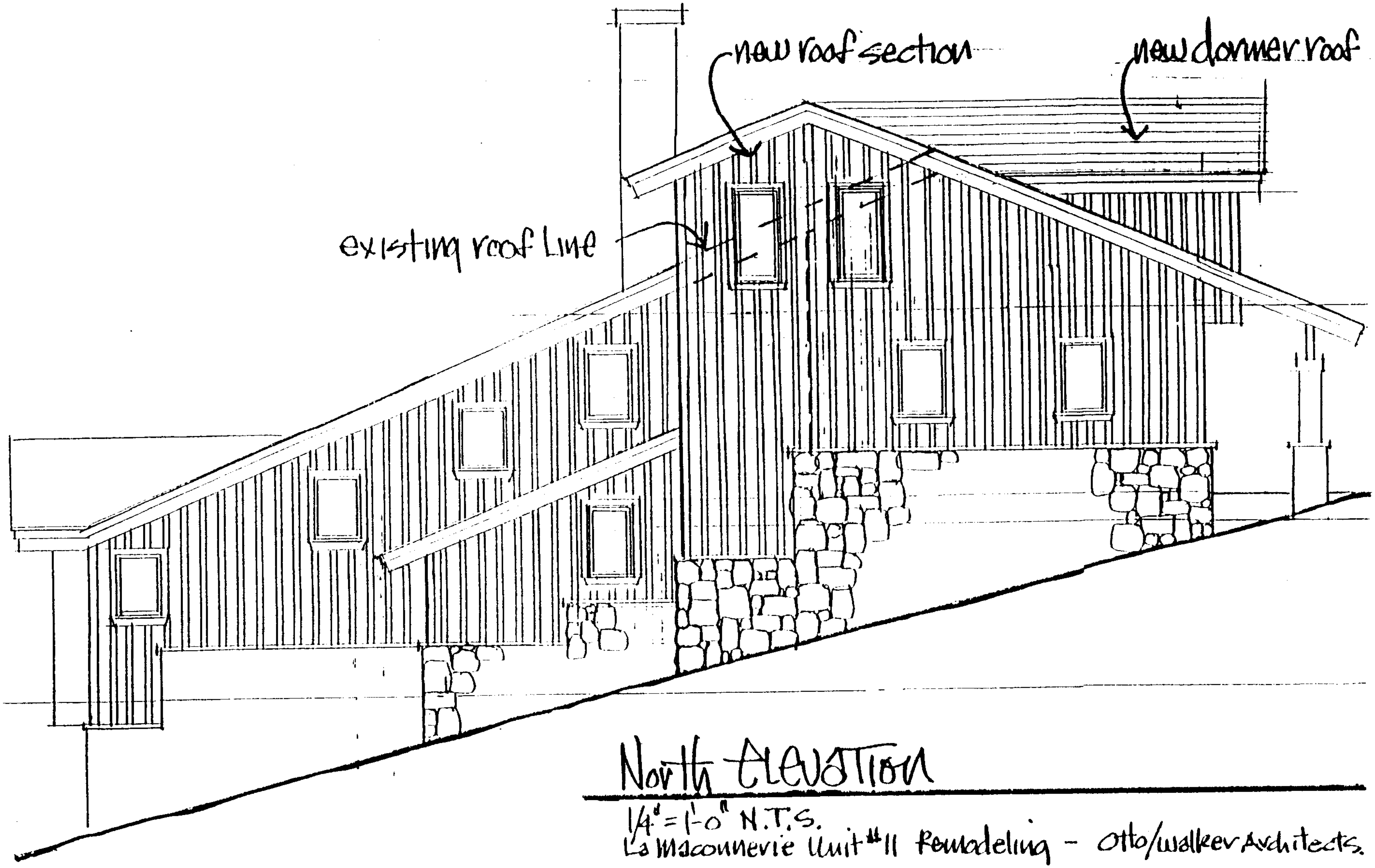

new dormer
new roof area
Line of existing roof
Existing Dormer
Unit #10
West elevation
Otto/Walker Architects

EXHIBIT C.



North Elevation

1/4" = 1'-0" N.T.S.
La Maconnerie Unit #11 Remodeling - Otto/Walker Architects.

Ordinance No. 96-

AN ORDINANCE APPROVING THE AMENDED PLAT FOR THE LA MACONNERIE PLANNED UNIT DEVELOPMENT LOCATED AT 3130 ROYAL STREET EAST IN SECTIONS 15 AND 22, TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN PARK CITY, UTAH

WHEREAS, the owners of property at 3130 Royal Street East, known as the La Maconnerie PUD, have petitioned City Council for approval of an amendment to the PUD plat to convert approximately 290 square feet of common area to private ownership for unit 11; and

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

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

WHEREAS, the proposal is consistent with the Land Management Code and is in substantial conformance with the La Maconnerie PUD approval; and

WHEREAS, on May 8, 1996 the Planning Commission held a public hearing to receive public input on the amendment to the PUD plat; and

WHEREAS, on May 8, 1996 the Planning Commission forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on June 6, 1996 the City Council held a public hearing to receive input on the proposed amended PUD plat; 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. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned amendment to the PUD plat and that neither the public nor any person will be materially injured by the proposed amendment.

SECTION 2. PLAT APPROVAL. The amended Record of Survey for the Planned Unit Development project, known as La Maconnerie PUD, is hereby approved as shown on Exhibit A, with the following conditions:

1. The City Attorney and City Engineer's approval of the amended PUD plat, for compliance with State law, the Land Management Code, and these conditions of approval is a condition precedent to plat recordation.

2. All Standard Project Conditions shall apply.

3. The amended plat shall be recorded at the County within one year of the date of City Council approval. If recordation has not occurred within the one year time frame, the plat amendment shall be considered null and void.

SECTION 3. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 6th day of June, 1996.

PARK CITY MUNICIPAL CORPORATION

____
Mayor Bradley A. Olch

Attest:

____
Janet M. Scott, Deputy City Recorder

Approved as to form:

____
Mark D. Harrington, Assistant City Attorney

PARK CITY
1884

CITY COUNCIL REPORT

DATE: **May 30, 1996**
(June 6, 1996 Meeting)

DEPARTMENT: **Planning Department**

AUTHOR: **Patrick Putt**

TITLE: **368 Main Street Plat Amendment**

TYPE OF ITEM: **Legislative**

SUMMARY RECOMMENDATIONS: Adopt the Ordinance amending the plat at 368 Main Street.

DESCRIPTION:

A. Topic.

PROJECT STATISTICS

Applicant:	Jerry Gilomen
Location:	368 Main Street
Zoning:	HCB
Adjacent Land Uses:	Commercial/Public Right-of-Way
Date of Application:	April 25, 1996
Project Planner:	Patrick Putt

B. Background.

The applicant is the owner of property located at 368 Main Street. The property consists of Lots 15 and 16, Block 22, as well as Lot 16 and a portion of 17, Block 69 of the Park

City Survey. The site is the location of the Barking Frog Restaurant *(see attached plat)*. The applicant's property is located on the east side of Main Street between Fourth Street and the Trouts building.

The purpose of the proposed plat amendment is to remove the common lot lines to permit a restaurant addition to the south of the applicant's historic 368 Main Street structure. The addition was approved by the Historic District Commission in December 1995 *(see attached HDC approved building elevations)*. The building permit for the addition has not been issued. The applicant's building addition was approved by HDC prior to the recent enactment of the Temporary Zoning Ordinance for the HCB Zone and, therefore, is not subject to the TZO regulations, but it is subject to parking requirements.

The TZO limits buildings in the HCB Zone to no more than 2800 square feet of floor area on the main level and a maximum building height of 27 feet. The main level floor area for the existing building and proposed addition is approximately 4100 square feet square feet. The height of the proposed two-story *(three levels including basement)* structure is a maximum of 30 feet at Main Street and a maximum of 34 feet on Swede Alley. No setbacks are required in the HCB Zone.

C. Analysis

The proposed plat amendment is consistent with all requisite Land Management Code requirements and the approved HDC plans for the building addition. The plat amendment will create one lot approximately 5850 square feet in area. A portion of the applicant's property adjacent to Swede Alley *(Lot 16, Block 69)* is subject to a 1986 restrictive parking covenant which requires the property owner to maintain the lot for parking purposes. The applicant has agreed to add a plat note acknowledging the parking covenant. The applicant has also agreed to dedicate a sidewalk easement across the Main Street frontage of the property in exchange for an encroachment agreement for a balcony on the proposed addition. No columns will encroach into the eight foot sidewalk along Main Street.

D. Department Review.

The City's Staff Review Team and City Attorney's Office have reviewed this application.

ALTERNATIVES

A. Approve the proposed subdivision plat amendment creating one 5850 square foot lot.

B. Deny the subdivision plat amendment and retain the current configuration of the property.

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

SIGNIFICANT IMPACTS;
Approval of the proposed plat amendment will combine several parcels into one lot. The plat amendment will allow the construction of an addition to the south of the historic 368 Main Street building.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: Denial of this application will also preclude the applicant from constructing the proposed addition because it would cross a lot line in violation of the Uniform Building Code.

PUBLIC INPUT: The property was posted and legal notice sent to all property owners within the affect subdivision and within 300 feet. As of the date of this report, no public input has been received.

RECOMMENDATION:

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

Findings of Fact:

1. The proposal is consistent with both the Park City Land Management Code and State subdivision requirements.

2. The proposed plat amendment will combine several pieces of property into one 5850 square foot lot.

3. The overall size of the existing building and two-story addition will be generally compatible in scale with Historic Main Street.

4. A portion of the applicant's property is subject to a restrictive parking covenant dated February 28, 1986, recorded at the Summit County Recorder's Office in Book 375, Page 384, which requires the property owner to maintain said portion of the property for the parking purposes. The applicant has agreed to add a plat note acknowledging the aforementioned restrictive parking covenant.

5. The applicant has also agreed to dedicate a sidewalk easement between the Main Street building frontage and the Main Street right-of-way in exchange for an encroachment agreement for a balcony encroachment.

Conclusions of Law:

1. There is good cause for the amendment.

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

Conditions of Approval:

1. The City Attorney and City Engineer's review and approval of the final form and content of the amended plat is a condition precedent to recording the plat.

2. Execution and Recordation of the plat is a condition precedent to the issuance of a building permit for the addition.

3. A note shall be added to the plat acknowledging the restrictive parking covenant, dated February 28, 1986, recorded at the Summit County Recorder's Office in Book 375, Page 384.

4. A sidewalk easement between the Main Street building frontage and the Main Street right-of- way shall be dedicated on the plat.

5. Execution and recordation of an encroachment agreement for a balcony encroachment on the Main Street facade of the proposed building addition is a a condition precedent to recording the plat.

6. All Standard Project Conditions shall apply.

7. Approval of the plat amendment shall be null and void if the plat is not recorded by June 6, 1997.

Exhibits:

Exhibit A: Existing Plat
Exhibit B: Proposed Plat
Exhibit C: Proposed Building Elevations
Exhibit D: Proposed Ordinance

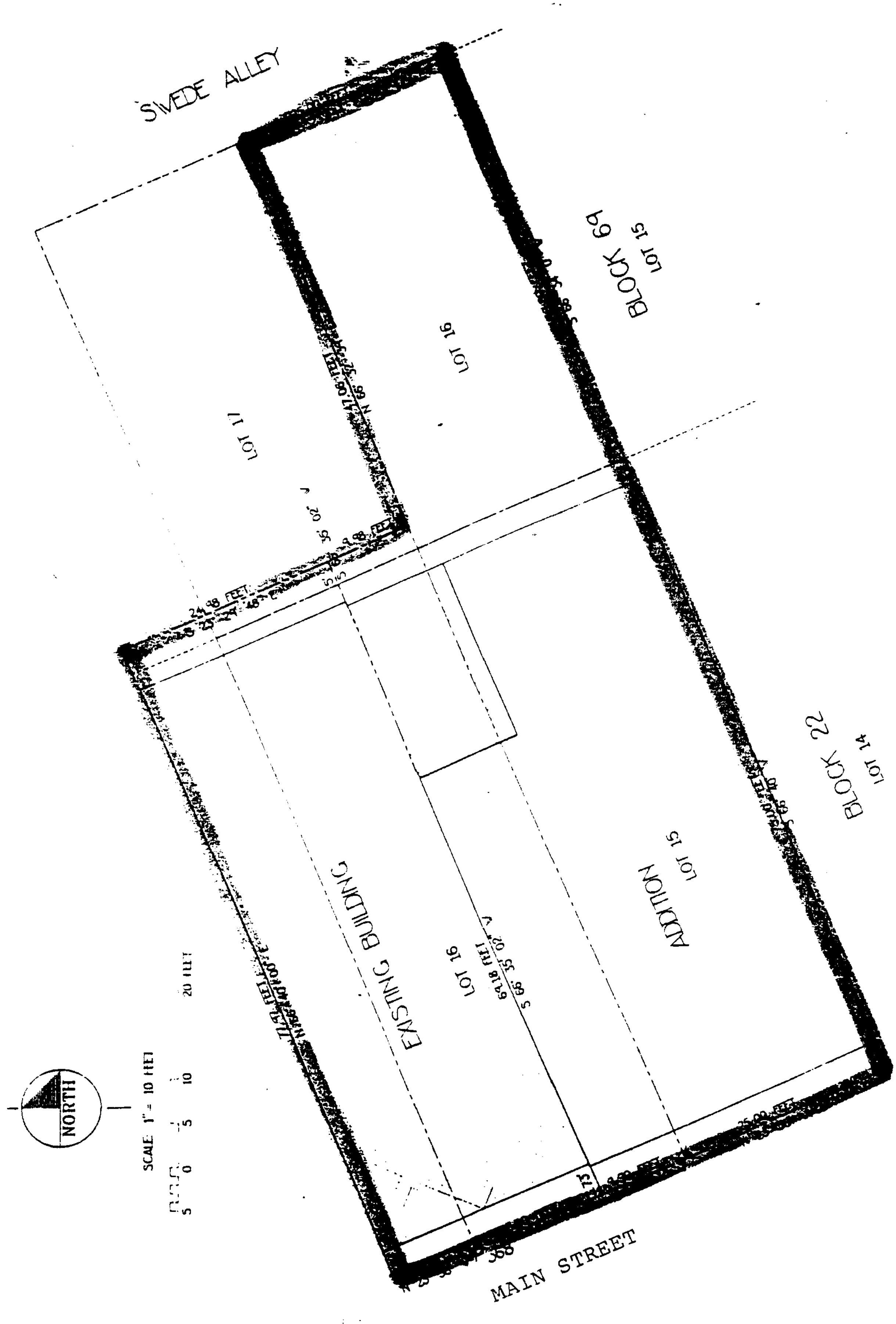


EXHIBIT A: Existing Plat

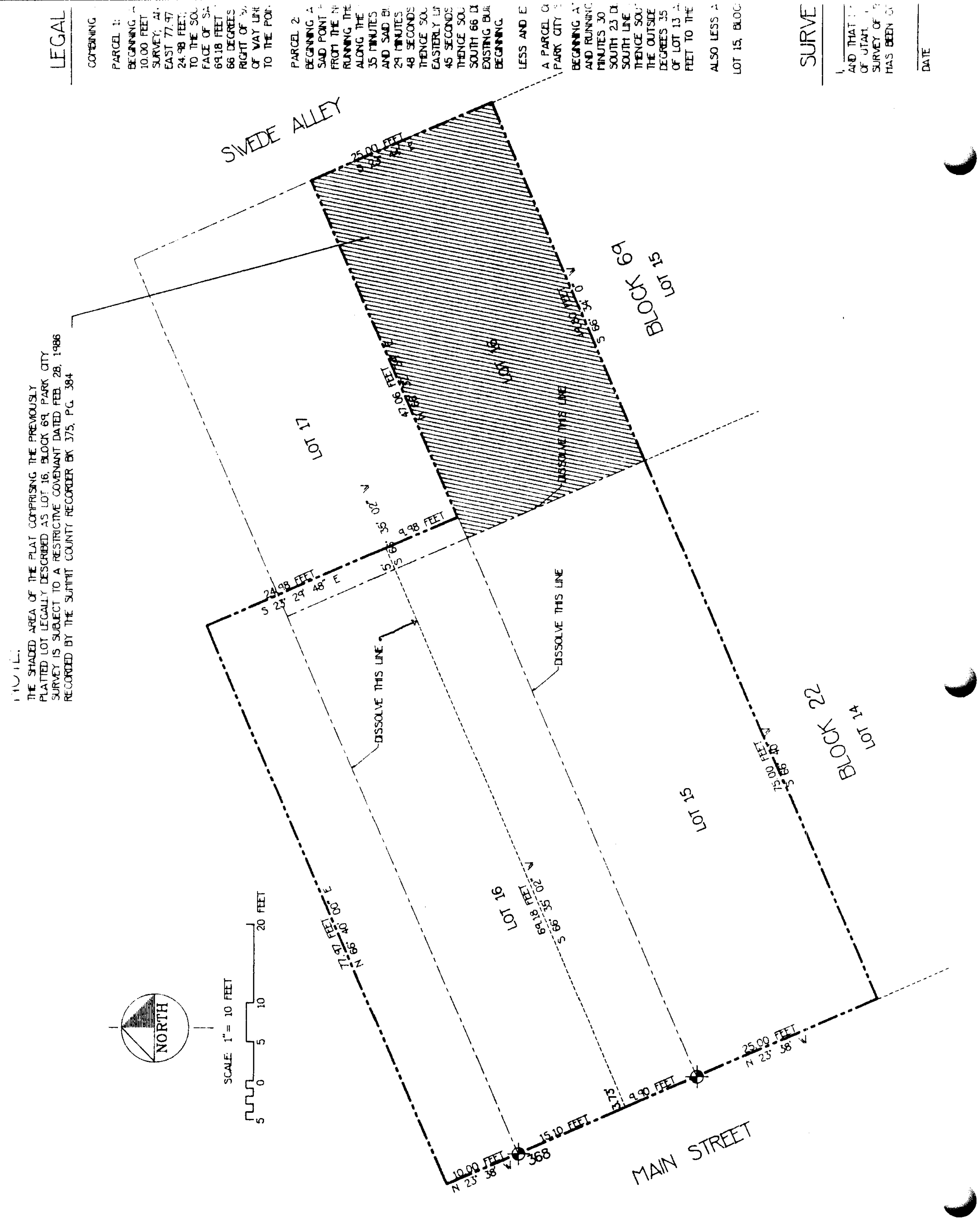


EXHIBIT B: PROPOSED PLAT

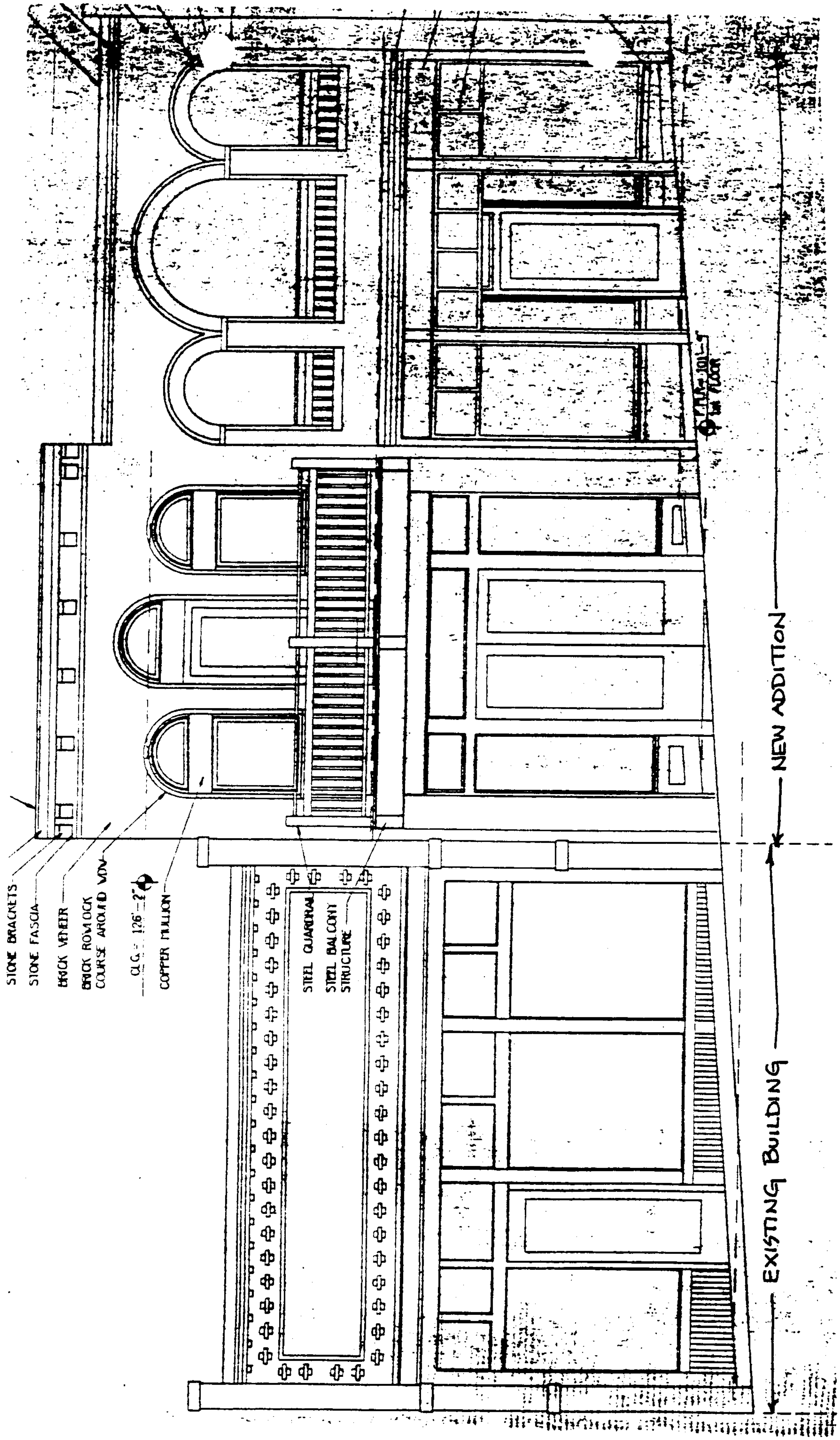


EXHIBIT C: HDC-APPROVED BUILDING ELEVATIONS

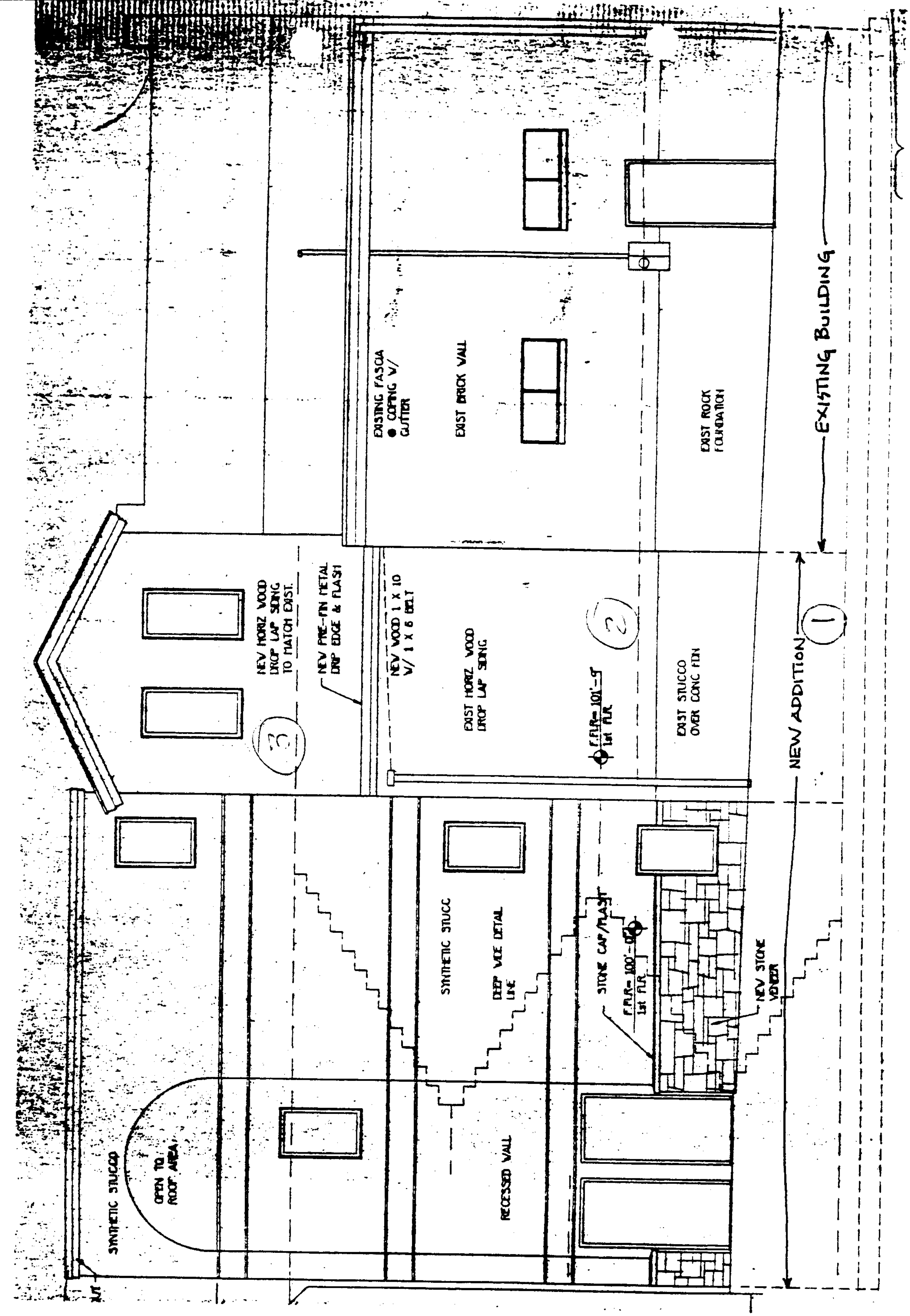


EXHIBIT C: HDC-APPROVED BUILDING ELEVATIONS

Ordinance No. 96-

AN ORDINANCE APPROVING AN AMENDMENT TO THE PARK CITY SURVEY, LOTS 15 AND 16, BLOCK 22 AND LOT 16, BLOCK 69, TO BE KNOWN AS THE 368 MAIN STREET RESUBDIVISION, LOCATED AT 368 MAIN STREET, PARK CITY, UTAH

WHEREAS, the owner of the property known as Lots 15 and 16, Block 22 and Lot 16, Block 69, Park City Survey, has petitioned the City Council for approval of an amendment to the amended Park City Survey; and

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

WHEREAS, the City Council held a public hearing on June 6, 1996 to receive public input on the proposed amendment;

WHEREAS, it is in the best interest of Park City, Utah to approve the amended plat;

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

SECTION 1. CONCLUSIONS OF LAW. The City Council hereby concludes that:

1. There is good cause for the amendment.

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

SECTION 2. PLAT APPROVAL. The plat amendment for Lots 15 and 16, Block 22 and Lot 16, Block 69, Park City Survey is approved as shown on the attached Exhibit B with the following condition:

1. The City Attorney and City Engineer's review and approval of the final form and content of the amended plat is a condition precedent to recording the plat.

2. Execution and Recordation of the plat is a condition precedent to the issuance of a building permit for the addition.

3. A note shall be added to the plat acknowledging the restrictive parking covenant, dated February 28, 1986, recorded at the Summit County Recorder's Office in Book 375, Page 384.

4. A sidewalk easement between the Main Street building frontage and the Main Street right-of- way shall be dedicated on the plat.

5. Execution and recordation of an encroachment agreement for a balcony encroachment on the Main Street facade of the proposed building addition is a a condition precedent to recording the plat.

6. All Standard Project Conditions shall apply.

7. Approval of the plat amendment shall be null and void if the plat is not recorded by June 6, 1997.

SECTION 3. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 6th day of June, 1996.

PARK CITY MUNICIPAL CORPORATION

____

Mayor Bradley A. Olch

Attest:

____

Janet M. Scott, Deputy City Recorder

Approved as to form:

____

Mark D. Harrington, Assistant City Attorney

PARK CITY
1884

CITY COUNCIL REPORT

DATE:	**May 31, 1996** **(June 6, 1996 Meeting)**
DEPARTMENT:	**Planning Department**
AUTHOR:	**Patrick Putt** PAT
TITLE:	**Pearl West Subdivision** **(Formerly the Sucher Subdivision)**
TYPE OF ITEM:	**Legislative**

SUMMARY RECOMMENDATIONS: Adopt the attached Ordinance amending the Sucher Subdivision Plat to be know as Pearl West Subdivision located at 595-601 Deer Valley Loop.

DESCRIPTION:

TOPIC.

PROJECT STATISTICS

Applicant:	Royce and Martha Hodge
Location:	Northwest corner of the intersection of Deer Valley Drive and Deer Valley Loop
Zoning:	RM
Adjacent Land Uses:	Single Family Residential/ Vacant
Date of Application:	September 7, 1995
Project Planner:	Patrick Putt

BACKGROUND.

Royce and Martha Hodge are property owners of the Sucher Subdivision which is located at the northwest corner of Deer Valley Drive and Deer Valley Loop *(see attached vicinity map)*. The 0.42 acre, two lot, Sucher Subdivision was approved by City Council in 1993. Lot 1 is 15,790 sq. ft. in size and was approved for multiple-family development up to a maximum density of 7200 square feet *(plus garage allowance*). Lot 2 is 3960 sq. ft. in area and includes a historic residence. A copy of the approved Sucher Subdivision plat is attached to this report.

The Hodges have submitted an application to amend subdivision plat in the following manner:

1. Replat existing Lot 1 *(the multiple-family lot)*, into one single family lot *(proposed Lot 1)* and two duplex lots *(proposed Lots 3 and 4)*. The proposed lot sizes and maximum densities are as follows:

	Lot Area	Maximum Building Density
Lot 1:	2858 sq. ft.	1440 sq. ft. plus garage allowance for SFD
Lot 3	5787 sq. ft.	2880 sq. ft. Plus garage allowance for duplex
Lot 4:	5787 sq. ft.	2880 sq. ft. Plus garage allowance for duplex

2. Increase the size of existing Lot 2 *(existing historic house site)* from 3960 sq. ft. to 5322 sq. ft.;

3. Access for Lot 2 off of Deer Valley Loop and 20 foot wide common-driveway easement for Lots 1, 3, and 4.

The applicant's purpose behind the proposed resubdivision is to increase his current yard area on Lot 2, prevent the development of a 7200 sq. ft. condominium-style building in his back yard, and maintain a smaller-scale residential character within the immediate area.

The Planning Commission held a public hearing on this matter at the May 8, 1996 meeting and forwarded a positive recommendation on this application to City Council.

ANALYSIS. The Community Development Department finds that this application is in conformance with all requisite subdivision standards set forth in the Land Management Code. The existing neighborhood is a mix of single-family, duplexes, and multiple-family development. Staff believes that the proposed mix of duplexes and single family structure will result in a more-compatible distribution of building mass than the currently approved 7200 square foot multiple-family building concept.

Due to the fill material recently brought onto the property along Deer Valley Drive, the applicant has agreed to add a note to the plat that future building heights for Lots 3 and 4 be measured from the elevation at the back of the Deer Valley curb adjacent to the site.

DEPARTMENTAL REVIEW.

The Planning, Building, Engineering and Legal Departments have reviewed this application and find it acceptable subject to the attached Findings of Fact, Conclusions of Law, and Conditions of Approval.

ALTERNATIVES.

1. Approve the attached Ordinance for the proposed plat amendment creating two (2) single family lots and two (2) duplex lots. *(Recommended Alternative)*

2. Deny the proposed plat amendment and retain the current lot configuration for the existing single-family residence and future 7200 square foot multiple-family structure.

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

SIGNIFICANT IMPACTS.

Approval of the proposed plat amendment will result in two (2) single-family residences and two (2) duplex buildings on 0.42 acres. The approved 7200 square foot of density on the currently platted Lot 1 will be divided among two duplex structures and a single family residence instead of being combined into one large multiple-family building. The area of Lot 2 will be increased from 3960 square feet to 5322 square feet.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

If this proposal is denied, the applicant will retain the right to develop the property pursuant to the 1993 Sucher Subdivision approval. The 1993 approval created a 15,790 square foot lot *(Lot 1)* for the purpose of developing a 7200 square foot multiple-family structure and a 3522 square foot lot *(Lot 2)* for the existing single-family residence.

PUBLIC INPUT.

The applicant's property was posted and legal notice was sent pursuant to State statute and the Land Management Code requirements. As of the date of this report, no opposition to the application has been received by Staff.

RECOMMENDATION:

The Community Development Department recommends that the City Council Adopt the attached Ordinance amending the subject plat subject to the following Findings of fact Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The proposed plat amendment will create two (2) single-family lots and two duplex lots on 0.42 acres.

2. The 7200 square foot of density allocated to Lot 1 on the approved 1993 Sucher Subdivision plat will be divided among two (2) duplex structures and one (1) single family residence instead of combined into one multiple-family building. The area of Lot 2 will be increased from 3960 square feet to 5322 square feet.

3. Staff has evaluated the neighborhood and finds that a mix of building types, including single-family, duplex, and multiple-family, exists in the immediate vicinity of the property. Two duplexes and two single-family residences on 0.42 acres are compatible with the context of the immediate area, therefore, the impacts to the neighborhood are not significant.

4. The applicant has agreed to add a plat note which specifies that an emergency vehicle hammerhead turn-around shall be provided at the terminus of the driveway easement to the satisfaction of the City Engineer and Fire Marshall.

5. The applicants have agreed to add a plat note specifying that no construction access, nor permanent driveway access, is permitted directly onto Deer Valley Drive.

6. The applicant has agreed to add a plat note which specifies that only one (1) single trench is be allowed into Deer Valley Drive for all the required utilities.

7. The applicant has agreed to add a plat note which specifies that no parking will permitted on and/or along Deer Valley Drive during construction.

8. The applicant has agreed to add a plat note specifying the pro-rata distribution of the 7200 square feet of density *(allocated to Lot 1 of 1993 Sucher Subdivision)* for proposed Lots 1, 3, and 4.

9. The applicant has agreed to add a plat note specifying that, because of the import of fill material which has altered natural grade within the subdivision, future building heights for Lots 3 and 4 shall be measured from the elevation of the curb on Deer Valley Drive adjacent to the subdivision.

10. The applicant has agreed to submit a utility plan and financial security, in a form acceptable to the City Engineer, for the installation of the subdivision infrastructure prior to recording the amended plat.

11. The applicant has agreed to submit an updated title report to the City prior to recording the plat.

12. The proposed plat amendment is consistent with both the Park City Land Management Code and State Subdivision requirements.

<u>Conclusions of Law</u>:

1. There is good cause for the amendment.

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

<u>Conditions of Approval</u>:

1. The City Engineer and City Attorney's approval of the form and substance of the amended plat is a condition precedent to recording the plat.

2. All Standard Project Conditions shall apply.

3. The applicant shall add a plat note which specifies that an emergency vehicle hammerhead turn-around shall be provided at the terminus of the driveway easement to the satisfaction of the City Engineer and Fire Marshall. The applicant shall provide slope easements adjacent to the 20 foot driveway easement to accommodate any necessary grading to insure that the paved driveway can be developed to a full 20 feet width.

4. The applicants shall add a plat note specifying that no construction access, nor permanent driveway access, is permitted onto Deer Valley Drive.

5. The applicant shall add a plat note which specifies that only one (1) single trench is be allowed into Deer Valley Drive for all the required utilities.

6. The applicant shall add a plat note which specifies that no parking will permitted on and/or along Deer Valley Drive during construction and after issuance of Certificates of Occupancy.

7. The applicant has shall add a plat note specifying maximum building densities for Lots 1, 3, and 4 as follows:

Maximum Building Density

Lot 1: 1440 sq. ft. plus garage allowance for single-family dwelling
Lot 3 2880 sq. ft. Plus garage allowance for duplex
Lot 4: 2880 sq. ft. Plus garage allowance for duplex

8. The applicant shall add a plat note specifying that, because of the import of fill material which has altered natural grade within the subdivision, future building heights for Lots 3 and 4 shall be measured from the elevation of the curb on Deer Valley Drive adjacent to the subdivision.

9. The applicant shall submit a utility plan and financial security, in a form acceptable to the City Engineer, for the installation of the subdivision infrastructure, including the driveway, the turn-around, and all public improvements, prior to recording the amended plat.

10. Submittal of an current title report to the City is a condition precedent to recording the plat.

11. Approval of the plat amendment shall be null and void if the plat is not recorded by June 6, 1997.

ATTACHMENTS:

Attachment A: Ordinance

EXHIBITS:

Exhibit A: Proposed Amended Plat
Exhibit B: Sucher Subdivision Plat

Ordinance No. 96-

AN ORDINANCE APPROVING AN AMENDMENT TO THE SUCHER SUBDIVISION TO BE KNOWN AS THE PEARL WEST SUBDIVISION, LOCATED AT 595-601 DEER VALLEY LOOP, PARK CITY, UTAH

WHEREAS, the owner of the property known as the Sucher Subdivision has petitioned the City Council for approval of an amendment to the amended Park City Survey; and

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

WHEREAS, the City Council held a public hearing on June 6, 1996 to receive public input on the proposed amendment;

WHEREAS, Staff has evaluated the neighborhood and finds that a mix of building types, including single-family, duplex, and multiple-family, exists in the immediate vicinity of the property. Two duplexes and two single-family residences on 0.42 acres are compatible with the context of the immediate area, therefore, the impacts to the neighborhood are not significant.

WHEREAS, it is in the best interest of Park City, Utah to approve the amended plat;

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

<u>SECTION 1. CONCLUSIONS OF LAW.</u> The City Council hereby concludes that:

1. There is good cause for the amendment.
2. Neither the public nor any person will be materially injured by the proposed plat amendment.

<u>SECTION 2. PLAT APPROVAL</u>. The plat amendment for Sucher Subdivision, to be known as the Pearl West Subdivision, is approved as shown on the attached Exhibit A with the following conditions:

1. The City Engineer and City Attorney's approval of the form and substance of the amended plat is a condition precedent prior to recording the plat.

2. All Standard Project Conditions shall apply.

3. The applicant shall add a plat note which specifies that an emergency vehicle hammerhead turn-around shall be provided at the terminus of the driveway easement to the satisfaction of the City Engineer and Fire Marshall. The applicant shall provide slope easements adjacent to the 20 foot driveway easement to accommodate any necessary grading to insure that the paved driveway can be developed to a full 20 feet width.

4. The applicants shall add a plat note specifying that no construction access, nor permanent driveway access, is permitted onto Deer Valley Drive.

5. The applicant shall add a plat note which specifies that only one (1) single trench is be allowed into Deer Valley Drive for all the required utilities.

6. The applicant shall add a plat note which specifies that no parking will permitted on and/or along Deer Valley Drive during construction and after issuance of Certificates of Occupancy.

7. The applicant has shall add a plat note specifying maximum building densities for Lots 1, 3, and 4 as follows:

<u>Maximum Building Density</u>

Lot 1: 1440 sq. ft. plus garage allowance for single-family dwelling
Lot 3 2880 sq. ft. Plus garage allowance for duplex
Lot 4: 2880 sq. ft. Plus garage allowance for duplex

8. The applicant shall add a plat note specifying that, because of the import of fill material which has altered natural grade within the subdivision, future building heights for Lots 3 and 4 shall be measured from the elevation of the curb on Deer Valley Drive adjacent to the subdivision.

9. The applicant shall submit a utility plan and financial security, in a form acceptable to the City Engineer, for the installation of the subdivision infrastructure, including the driveway, the turn-around, and all public improvements, prior to recording the amended plat.

10. Submittal of an current title report to the City is a condition precedent to

recording the plat.

12. Approval of the plat amendment shall be null and void if the plat is amended plat is not recorded by June 6, 1997.

SECTION 3. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 6th day of June, 1996.

PARK CITY MUNICIPAL CORPORATION

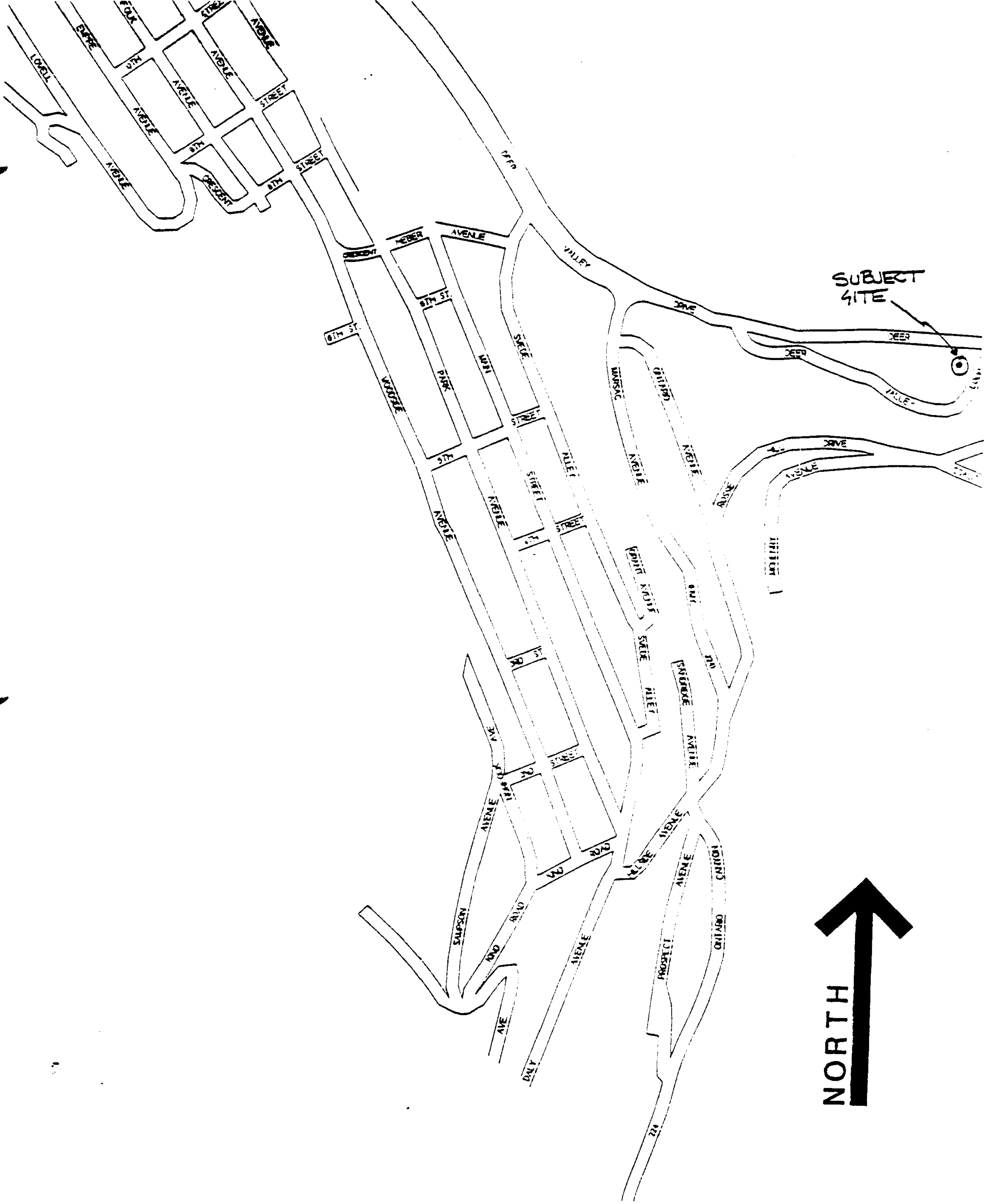
____
Mayor Bradley A. Olch

Attest:

____
Janet M. Scott, Deputy City Recorder

Approved as to form:

____
Mark D. Harrington, Assistant City Attorney


SUBJECT SITE
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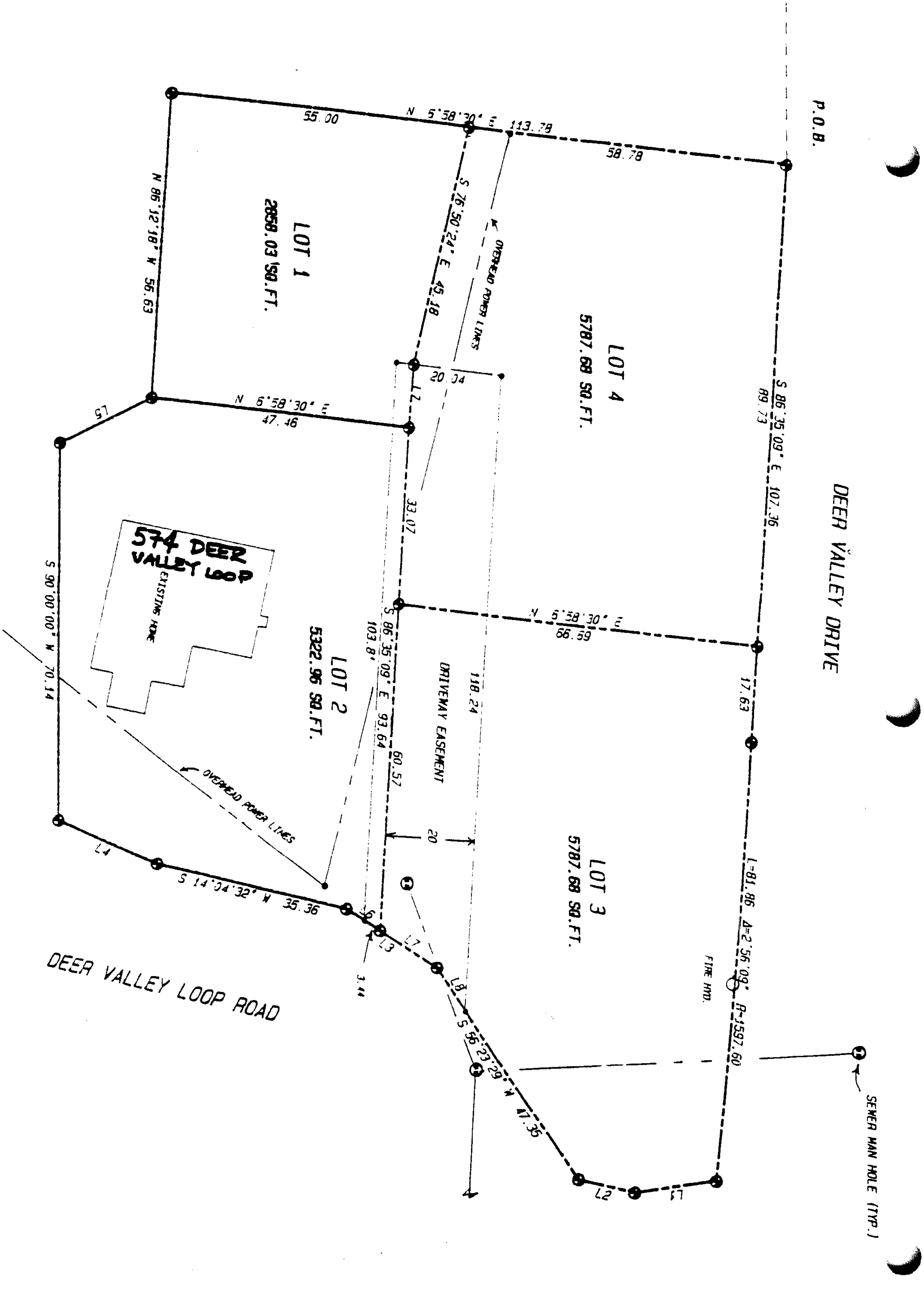

EXHIBIT A : Proposed Amended Plat "Pearl West Subdv."

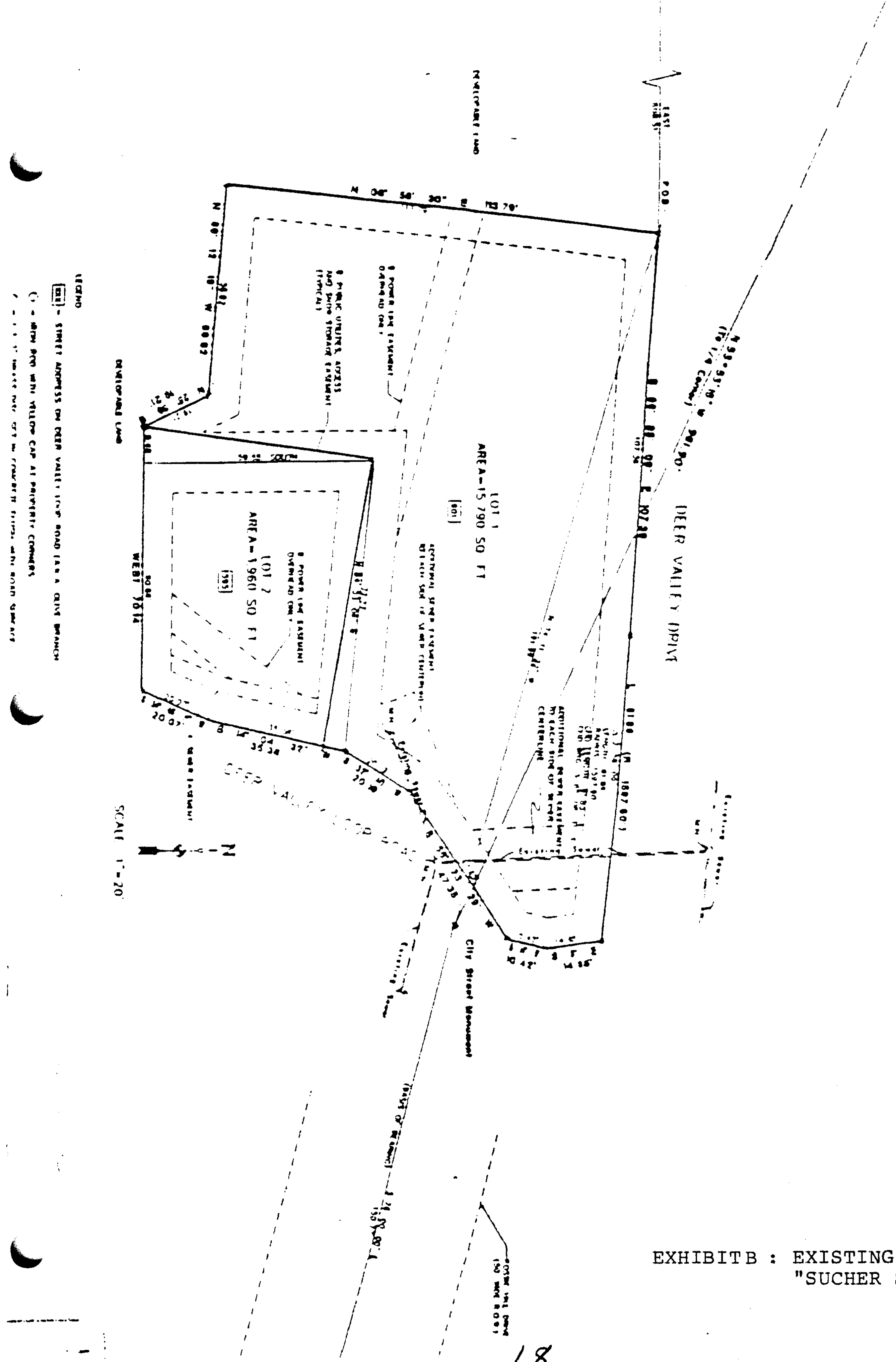

EXHIBIT B : EXISTING PLAT
"SUCHER SUBDV."

COUNCIL AGENDA REPORT

DATE: May 15, 1996
DEPARTMENT: Leisure Services
AUTHOR: Denise Payne
TITLE: Arbor Day
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Adopt Arbor Day in Park City to support our city's community forestry program.

DESCRIPTION:

A. Topic: Adopt a resolution to proclaim June 8, 1996, Park City Arbor Day.

B. Background: Park City Municipal Corporation applied to the State Forester's Office to be approved as a Tree City USA in 1993 and has continued through 1995. Tree City USA is sponsored in cooperation with the National Association of State Foresters. To become a Tree City USA, a community must meet four standards: a tree board or department, a city tree ordinance, a comprehensive community forestry program, and an Arbor Day observance.

The city tree ordinance was adopted March 4, 1993; the Parks, Recreation, Beautification Advisory Board is our tree board; we have an ongoing comprehensive community forestry program within the city and we observe Arbor Day each year.

RECOMMENDATION:

The Parks, Recreation, Beautification Advisory Board and Leisure Services Administration request June 8, 1996 to be proclaimed Arbor Day.

Resolution No. -96

RESOLUTION DECLARING JUNE 8, 1996 AS ARBOR DAY IN PARK CITY, UTAH AND ENCOURAGING THE COMMUNITY TO PARTICIPATE IN THE GATEWAY TREE PLANTING PROJECT

WHEREAS, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen, and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products; and

WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees are a source of joy and spiritual renewal; and

WHEREAS, Park City has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree-planting ways;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council hereby proclaim June 8, 1996 as Arbor Day in Park City, Utah and urge all citizens to support efforts to care for our trees and woodlands and to support our City's community forestry program; and

BE IT FURTHER RESOLVED that all citizens are encouraged to participate in the Gateway Tree Planting Project on June 8, 1996 which will enhance our prominent entry corridor for the enjoyment of present and future generations.

PASSED AND ADOPTED this 6th day of June, 1996.

PARK CITY MUNICIPAL CORPORATION

____

Mayor Bradley A. Olch

PARK CITY
1884

CITY COUNCIL REPORT

DATE: June 6, 1996
DEPARTMENT: Community Development
AUTHOR: Eric DeHaan, City Engineer EWD
TITLE: Contract with MK Centennial for engineering services for signalization at Bonanza Drive.
Agreement with UDOT regarding reimbursement for signalization at Bonanza Drive
TYPE OF ITEM: Approval of agreements

SUMMARY RECOMMENDATIONS: Authorize the City Engineer to enter into an agreement with MK Centennial for engineering services in an amount not to exceed $18,830 to design signalization at Bonanza Drive and approval of an agreement with UDOT regarding reimbursement for the signalization of Bonanza Drive at Deer Valley Drive.

DESCRIPTION:

A. Topic: A signal at the intersection of Bonanza Drive and Deer Valley Drive is needed and "warranted" to address the considerable accident rate at this intersection. These contracts, plus a yet-to-be-bid construction contract, will get the signal installed. A copy of the MK Centennial proposal and the UDOT cooperative agreement are attached.

B. Background: The Council has approved a Capital Improvements Budget item to install the Bonanza Drive signal. These contracts will get the construction plans prepared, approved by UDOT, and bid for construction. Park City Municipal Corporation will pay for all the work, but UDOT will supply some of the hard-to-get parts and will reimburse us in the amount of $30,000. Our C.I.P. budget amount is $105,000.00, which will adequately cover the costs of both of these contracts as well as the future construction contract.

C. Analysis: As Deer Valley Drive gets busier with the continued development of Old Town and Deer Valley, making a left turn onto Deer Valley Drive from Bonanza Drive can be difficult, especially during ski season. A signal will have several benefits:

1. Bonanza Drive traffic won't become impatient and try to shoot through inadequate gaps in Deer Valley Drive traffic.

2. The signal will mark and label Bonanza Drive; it is hoped some traffic will use Bonanza and Kearns, thereby avoiding Park Avenue. Northbound Bonanza traffic will be slowed somewhat compared to the current "on-ramp" design.
3. The Bonanza signal will create gaps in the traffic flow on Deer Valley at Shortline and Park Avenue. The intersection of Deer Valley Drive and Park Avenue will become our worst intersection as it may become gridlocked during afternoon rush hour; any gaps in the stream of traffic flushing into Park Avenue will help resolve conditions when gridlock threatens.
4. The street lights atop the signals will provide better lighting of the intersection than at present. This will also help move the traffic during our dim winter evening rush hours.

D. **Department Review:** The signalization of Bonanza Drive has been coordinated with the Police Department, Public Works, and Community Development as well as UDOT. The budget item was coordinated by Administrative Services. UDOT has approved the signal, while the Legal Department has reviewed the UDOT cooperative agreement.

ALTERNATIVES:

A. **Approve the Request:** By approving the design work and the cooperative agreement, the signal can be operable by Christmas.

B. **Deny the Request:** Park City can save our $105,000 by not approving the agreement, in which case the signal will probably be installed by UDOT in six to ten years.

SIGNIFICANT IMPACTS: The agreement with MK Centennial will cause a set of construction plans and specifications to be created. In a subsequent action, the City Council would need to approve the actual construction contract. All necessary funding comes from the $105,000 capital improvement budget line item previously approved by the Council. The signal will have a positive impact on a demonstrated safety problem at this busy intersection.

Please be aware that the editorial page of *The Park Record.* has previously carried a column arguing against the Bonanza signal because it could increase traffic on Park Avenue south of Deer Valley Drive and because it will inconvenience drivers on Deer Valley Drive. The City staff remains concerned about traffic levels on Park Avenue, which is nearly as busy as Deer Valley Drive at their intersection. However, it is not evident that drivers choose to use Park Avenue because it is perceived to be faster to get to Main Street on Park Avenue. Today it is faster to get to Main Street on Deer Valley Drive, yet many drivers still choose Park Avenue, in part because of the variety of commercial destinations on or near Park Avenue, including the Town Lift/Summit Watch projects. Further, the Bonanza signal will only add about ten seconds to the average drive time up Deer Valley Drive, since the signal will be green on Deer Valley Drive more often than not. The staff regrets that all drivers in Park City will see more inconvenience as more units are built out, but the demonstrated safety problem at Bonanza is regarded as more important than the angst of drivers delayed a few more seconds by the new signal, especially in the context of Park City's long-term traffic patterns where additional inconvenience to automobile drivers is inevitable.

Also please note that the installation of the signal will cause minor traffic delays and minor impacts to the Demonstration Garden at City Park during construction. We would also appreciate any input from the Council regarding the color of the signal poles. They will be galvanized steel unless we pay an additional $10,000 to have them painted Deer Valley green or some other color.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: In the event the City Council chooses not to pursue the Bonanza signal at this time, UDOT will add it to its list of warranted signals needing funding. It currently looks like it would take six to ten years to be funded at UDOT expense.

RECOMMENDATION: Authorize the City Engineer to enter into a contract with MK Centennial for engineering services in amount not to exceed $18,830 to design signalization at Bonanza Drive and approval of the Cooperative Agreement with UDOT regarding reimbursement for the signalization at Bonanza Drive.

MK CENTENNIAL

CENTENNIAL ENGINEERING, INC.

310 EAST 4500 SOUTH, SUITE 200
SALT LAKE CITY, UTAH 84107

TEL: 801-268-9805
FAX: 801-268-2736

May 9, 1996

Eric W. DeHaan, City Engineer
Park City Municipal Corporation
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060-1480

RE: Proposal for Preparation of the Traffic Signal Plans at the Deer Valley Drive/Bonanza Drive intersection in Park City

Dear Eric:

Centennial Engineering, Inc., is pleased to submit this proposal to provide transportation engineering services to design a traffic signal at the Deer Valley Drive/Bonanza Drive intersection in Park City. Our past experience includes work on numerous signalized intersection design projects. Our staff is ready to begin work immediately and will complete the proposed work in a timely and professional manner. We understand that this project will require coordination between you, the Utah Department of Transportation (UDOT), and Centennial. By achieving the necessary coordination, we are confident all work will be carried out to the full satisfaction of Park City Municipal Corporation.

As you are aware, UDOT is in the process of preparing a cooperative agreement with Park City regarding the installation of a traffic signal at the Deer Valley Drive/Bonanza Drive intersection. Further, as we discussed Centennial had a budget of $6,294 to completed the conceptual intersection improvement design at this intersection. We completed the conceptual design and obtained UDOT approval for less than $3,000. This revised proposal includes the following three additional work tasks you requested, 1) prepare bid package, 2) advertise the project, and 3) minor construction inspection. Typically these tasks are completed by UDOT, therefore they were not included in the engineering costs included in our preliminary cost estimate for this project.

We appreciate the opportunity to submit this proposal, and look forward to working with you on this project.

Sincerely,

Jay L. Nelson

Jay L. Nelson, P.E.
Project Manager

RECEIVED
M[illegible] 1996
PARK CITY
PLANNING DEPT.

Attachments

PROJECT UNDERSTANDING

PROJECT UNDERSTANDING

The Utah Department of Transportation (UDOT) has approved the conceptual intersection improvement/signalization plan for Deer Valley Drive (SR-224)/Bonanza Drive intersection that Centennial recently completed. UDOT does not currently have the funding for the entire project, but has agreed to participate with Park City Municipal Corporation to complete this project in a timely manner.

DETAILED WORK PLAN

The following outlines our work plan to complete the traffic signal design and related improvements at the Deer Valley Drive/Bonanza Drive intersection. Our work plan follows Utah Department of Transportation 08-1 procedures. However, since this project is being completed by Park City, we will short-cut these procedures where possible. The design package will comply with UDOT standard design criteria, and will be approved by UDOT.

Task 02D - Develop Mapping and Topography: Perform field surveys and create necessary base maps. Complete centerline and right of way research so that they can be shown on the drawings. Incorporate utility information into the plans. The City will provide all mapping information that they have for the intersection.

Task 16D - Obtain Preliminary Utility Information: Contact power, gas, water, sewer, and irrigation companies with interests in the project area. Receive location plans from the various agencies.

Task 19D - Develop Right of Way Plans: Complete preliminary plans and right of way instruments based on the design scope. Submit the plans to UDOT.

Task 34D - Develop Initial Roadway Plans: Create initial plan sheets for cover sheet, typical sections, details, traffic control, roadway design, signing and striping. Coordinate design efforts with affected property owners.

Task 43D - Develop Initial Signal and Lighting Plans: Develop traffic signal and lighting plans to match the new geometric layout of the intersection. Plan sheets to be developed are: signal situation, detector layout , and circuit diagrams.

Task 20P - Finalize Roadway Plans: Incorporate plan changes from preliminary review. Complete summary sheets, special provisions, specifications and estimate.

Task 30P - Finalize Signal and Lighting Plans: Incorporate plan changes form preliminary review. Complete signal summary sheets.

Task 40P - Conduct Final Right of Way Review: Attend review of right of way plans and instruments. Complete changes to plans and instruments. Resubmit plans to appropriate personnel.

Task 70P - Assemble PS&E Package: Complete in-house review of plans specifications and estimate. Submit complete design package.

Task 75P - Prepare for and Hold PS&E Review: A review will be scheduled with UDOT. Comments will be received and discussed. Prepare meeting minutes and distribute to all reviewers.

Task 80P - Make PS&E Revisions/Additions: Attend PS&E review. Prepare minutes of review meeting. Complete changes to plans, specifications and estimate. Submit for final review. Complete final review changes.

Task 89P - Assemble Bid Package: Prepare and print bid documents including all necessary specifications, design drawings, and bid forms for the contract to construct the signal project (10 copies). The City will provide Centennial with the City's standard contract and insurance requirements that will be included in the bid package.

Task 95P - Award Contract: Assist Public Works and the Purchasing Department as required. Advertise and receive bids. Answer bidder's questions, make recommendations to Park City regarding the award of the contract.

Task 20C - Administer Construction Contract: MK Centennial will provide minor construction inspection support related to signal equipment installation. This cost estimate assumes three trips to the site during construction by one Centennial representative. The City will inspect all soil, curb & gutter, and roadway related improvements associated with this job, and UDOT will provide construction over sight to ensure that the project complies with there design requirements.

COST ESTIMATE

Centennial proposes to perform the services described in this proposal on a bill-rate, not-to-exceed basis. Our estimate for providing the services as outlined in the scope of work is $18,830.00. Table 1, on the next page, shows a complete cost breakdown for the project, including a tabulation of personnel time to be spent on each task, and estimated direct reimbursable expenses.

We will work closely with Park City and UDOT to complete the this new signal design project at Deer Valley Drive and Bonanza Drive in a timely manner. We are very interested in working with you on this project. Please call if you have any questions or need additional information.

MAN-HOUR/COST SUMMARY SHEET

CENTENNIAL ENGINEERING

PERSONNEL, CLASSIFICATION	TASK 02D	16D	19D	34D	43D	55D	20P	30P	40P	70P	75P	80P	89P	95P	20C	Man-hours/ Classification	Hourly or Ave. Hourly Rate	Cost per Classification
Jay L. Nelson, Project Manager	2		2	2	2	3	4	2	2	4	3	4	2	2	4	38	$83.00	$3,154
Carrie O'Neill, Project Engineer				8	8	5	8	8	5	2	5	2				51	$41.00	$2,091
Leslie Calderwood, Traffic Engineer	8	2		8	6		8	8				8	8	8	8	72	$41.00	$2,952
Brad Danielson, L.S.	26		12													38	$65.00	$2,470
Surveyor	18															18	$33.00	$594
Drafting/Technical	15			25			27	18	5	4		10				104	$49.00	$5,096
Technician		8											1			9	$29.00	$261
Man-hours by Task	69	10	14	43	16	8	47	36	12	10	8	24	11	10	12	330		
																	Sub-Total Labor Cost	$16,618

Direct Costs	
CADD Terminal @ $15/hr	$1,542
Survey Total Station @ $100/day	$300
Mileage @ .31/mile	$100
Printing @ cost	$200
Long Distance Telephone @ cost	$20
Other (Misc. Equipment) @cost	$50
Sub-Total Direct Costs	$2,212
Total Cost	**$18,830**

DRAFT

Authority No. 90014; Summit County
Traffic Signal Installation at
SR-224 and Bonanza Drive in Park City
PARK CITY CORPORATION

C O O P E R A T I V E   A G R E E M E N T

THIS COOPERATIVE AGREEMENT, made and entered into this _____ ___________ day of _____________, 19____, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as "UDOT", and **PARK CITY CORPORATION**, a Municipal Corporation of the State of Utah, hereinafter referred to as the "City",

WITNESSETH:

WHEREAS, through coordination between the UDOT's Traffic and Safety Division and the City, it has been determined to be in the best interest of the traveling public to install a traffic signal system including street lighting and intersection improvements at the intersection of SR-224 and Bonanza Drive in Park City, Summit County, Utah, hereinafter referred to as the "Project"; and

WHEREAS, the UDOT's Traffic and Safety Division has determined that there are adequate warrants for installation of the traffic signal system; and

WHEREAS, the UDOT has determined by formal finding that payment for the Project work on public right of way is not in violation of the laws of the State of Utah or any legal contracts with the City.

THIS COOPERATIVE AGREEMENT is made to set out the terms and conditions whereunder said work shall be performed.

NOW THEREFORE, it is agreed by and between the parties hereto as follows:

SECTION 1. UDOT RESPONSIBILITIES:

(1). The **UDOT** shall furnish to the **City** at no cost the above ground traffic signal equipment to include the signal poles, mast arms, cabinet, controller, signs, and light pole extensions with arms and luminaires.

(2). The **UDOT** shall furnish to the **City** at no cost the anchor bolts for the traffic signal pole foundations.

(3). The **UDOT** shall provide periodic inspection of the Project construction work performed by the **City** or their contractor(s) including the inspection of the controller hookup for adherence to appropriate electrical codes.

(4). Upon completion of construction and final inspection of the Project, the **UDOT** shall pay the **City** the lump sum amount of $30,000.00 contribution for the construction of the Project.

(5). Upon completion of construction and final inspection of the Project, the **UDOT** will own the traffic signal, signal poles including mast arms, and all appurtenances associated to said traffic signal and will thereafter maintain, pay electrical power costs, and renew said traffic signal and appurtenances at no cost to the **City**.

SECTION II. CITY RESPONSIBILITIES:

(1). The City shall submit a set of design plans for the Project including intersection improvements and traffic signal design to the UDOT for their review and approval.

(2). The City shall provide any right of way needed to accommodate the construction of the Project.

(3). The City shall provide the contractor for the construction of the Project including the intersection improvements, traffic signal installation and signal equipment including all underground wiring, conduit, pole foundations, signal heads, junction boxes and loop detections, and street lighting facilities. If the design requires pedestrian heads and push buttons the City shall include these items.

(4). The City shall provide hookup of the controller with metered electrical power.

(5). The City shall provide the contractor to pick up the above said UDOT furnished equipment. Said equipment may be picked up Monday through Thursday at the Calvin Rampton Complex, 4501 South 2700 West, Salt Lake City, Utah. The City or their contractor shall contact the UDOT Traffic Signal Supervisor at telephone number (801) 965-4276 at least forty-eight (48) hours prior to said equipment pickup.

(6). Upon completion of the Project construction, the City shall own the luminaire light units, extensions atop the mast arm signal poles, wiring to the light units and all appurtenances associated with said light units and will arrange for electrical hookup and will thereafter maintain, provide electrical power, and renew said street light units and appurtenances at no cost to the UDOT.

Authority No. 90014; Summit County
Traffic Signal Installation at
SR-224 and Bonanza Drive in Park City
PARK CITY CORPORATION

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers as of the day and year first above written.

ATTEST:

____
____
Title ________________________
Date: ________________________

(IMPRESS SEAL)

PARK CITY CORPORATION, A Municipal Corporation of the State of Utah

By ___________________________
____
Title ________________________
Date: ________________________

*********************************** ************************************

RECOMMENDED FOR APPROVAL:

____
Engineering Coordinator,
Utilities and Railroads
Date: ________________________

UTAH DEPARTMENT OF TRANSPORTATION

By ___________________________
Operations Engineer

Date: ________________________

APPROVED AS TO FORM:

JANET C. GRAHAM, ATTORNEY GENERAL

By: __________________________
Title: Assistant Attorney General
Date: ________________________

APPROVED:

____
Director of Finance
Date: ________________________

MK CENTENNIAL

CENTENNIAL ENGINEERING, INC.

310 EAST 4500 SOUTH, SUITE 200
SALT LAKE CITY, UTAH 84107

TEL: 801-268-9805
FAX: 801-268-2736

May 16, 1996

Eric W. DeHaan, City Engineer
Park City Municipal Corporation
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060-1480

RE: Proposal for Preparation of the Traffic Signal Plans at the Deer Valley Drive/Bonanza Drive Intersection in Park City

Dear Eric:

I have reviewed the draft Cooperative Agreement between UDOT and Park City regarding the traffic signal installation at SR-224 (Deer Valley Drive) and Bonanza Drive in Park City. We believe that our proposal to you dated May 9, 1996 is complete. The proposal includes all the necessary work tasks to complete the design components of this project, and award this project to a contractor to complete.

We look forward to working with you on this project.

Sincerely,

Jay L. Nelson

Jay L. Nelson, P.E.
Project Manager

A MORRISON KNUDSEN COMPANY

PARK CITY
1884

CITY COUNCIL REPORT

DATE: June 6, 1996
DEPARTMENT: Community Development
AUTHOR: Richard E. Lewis
TITLE: Appointment to the Board of Adjustment
TYPE OF ITEM: Administrative

SUMMARY RECOMMENDATIONS: Appoint Ray Craig Johnson to the Board of Adjustment for a term expiring January, 2000 (to fill the unexpired term of Scott Hanson).

DESCRIPTION:

The vacancy was advertised in the Park Record for three weeks. Public Service announcements were aired on KPCW, consistent with the Council's direction for soliciting participation on City boards and commissions.

Mr. Johnson submitted an application in response to the advertisement.

ALTERNATIVES:

1. Appoint Ray Craig Johnson
2. Delay appointment and continue advertising.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: Staff is uncertain why the response to the ads has been minimal. It is not anticipated that readvertising will prompt a better response. The applicant has demonstrated a sincere commitment to serve. In addition, it would be prudent to have the vacancy filled in the event a Takings Appeal is filed with the City Recorder because the recently established Takings Appeal Board is comprised of Board of Adjustment members.

RECOMMENDATION: The Council should appoint Ray Craig Johnson to the Board of Adjustment to fill the unexpired term of Scott Hanson. Mr. Johnson's term would expire January, 2000.

PARK CITY
1884

COUNCIL AGENDA REPORT

DATE:	June 6, 1996
DEPARTMENT:	Administrative Services
AUTHOR:	Tom Bakaly, Finance Manager
TITLE:	FY 1997 Budget (next year) & FY 1996 Revised Budget (current year)
TYPE OF ITEM:	Legislative

SUMMARY RECOMMENDATION:

- Review & tentatively adopt by resolution the FY 1997 plan with recommended changes as the FY 1997 budget. (Final adoption by resolution is scheduled for June 20, 1996)

- Authorize staff to file with the County the "Certified Property Tax Rate" {No Tax Increase Rate} for FY 1997, after the county has provided the City with the data necessary to determine the Certified Tax Rate. *[Actual tax rate will not be known until the June 20, 1996 meeting]*

- Review & tentatively adopt by resolution the recommended changes to the FY 1996 budget (Final adoption by resolution is scheduled for June 20, 1996)

DESCRIPTION:

A. Topic: In accordance with Utah State Code, the City Council must adopt a budget for each fiscal year. Last year, as part of the budget process, the City used a two-year budget process. At that time, the City Council adopted both a budget for FY 1996 and a financial plan for FY 1997. It is now time to formalize the FY 1997 plan by appropriating funds and adopting the FY 1997 budget. At the same time, the City Council also should adopt an adjusted budget for the current Fiscal Year (FY 1996).

B. Background: On May 2, 1996, the City Council received an Agenda Report that showed recommended changes to the FY 96 (current) budget, as well as changes to the FY 97 (next year) budget. Also at that time, the City Council received a copy of the new budget policies for the distribution of grants (attached). The spreadsheets that depict the City's budget have been modified to reflect City Council adjustments during budget review sessions. Another spreadsheet that shows the changes from the May 2, 1996 recommended budget submittal has also been attached.

The budget presentation for this year was focused on the recommended changes to the FY 1997 plan. A new complete budget document was not presented, rather the budget document adopted last year and the approved changes to the FY 1997 plan will constitute the FY 1997 Budget. The budget presentations over the last several weeks have focused on those changes that are deemed necessary to address the goals adopted by the City Council during its January retreat. The following is the recommended schedule for the remainder of the FY 1997 Budget Process:

June 6th	1) Budget changes overview, wrap-up and questions
	2) Tentative adoption of recommended FY 1997 changes
	3) Tentative adoption of FY 1996 Amended Budget
June 20th	Continuation of the Public hearing on the budget, with final adoption, by resolution, of both the FY 1997 Budget and the FY 1996 Adjusted Budget.

C. **Analysis:**

Since receiving the budget update on May 2, 1996, the City Council has heard presentations from departments regarding the proposed changes to the current year's budget, and the FY 1997 plan. The focus of these discussions for the Operating Budget has centered on options that were presented by the operating departments. Attached to this report are the options that were included in the recommended budget, as well as those that were not. The City Council had the opportunity to ask staff why certain options were included and others were not.

Up to this point, the City Council has accepted the changes to the FY 1996 Budget and FY 1997 Plan as recommended by staff with the following changes:

Capital Budget: The only changes City Council made to the Capital Budget were all related in one way or another to the Recycling Center Project. Rather than construct a new building for the recycling center, the City Council decided to expand the recommended bus barn enhancement project, and turn the existing bus barn into the recycling center.

This action requires an additional appropriation to the bus barn project and the new Public Works Facility project. The additional appropriation to the Public Works Facility will be used to build space for the equipment and vehicles that were going to be stored in the bus barn. However, these additional appropriations ($95,000) are far

less than the $200,000 that was originally recommended for the Recycling Center Project. The net result of this action by City Council is a "savings" of $105,000 from what was originally recommended in the budget.
The specific action taken by City Council relating to this project is as follows:

1) Increase funding for the Bus Barn project from $30,000 to $50,000 (+ $20,000)

2) Decrease the funding for the Recycling Center from $200,000 to $0 (- $200,000)

3) Increase the funding for the Public Works Facility by $75,000 (+ $75,000)

Operating Budget: The major City Council changes to the recommended Operating Budget presented on May 2, 1996, have mostly been focused in the area of parking and transportation. Specifically, the City Council appropriated more funds to enhanced parking enforcement and additional evening transit. The funding source for these changes is the Transportation Fund, and is reflected in the attached spreadsheets.

The City Council also directed staff to research the costs associated with enhanced Olympic and transportation/parking related research. Staff has determined that an additional $40,000 appropriation would be needed to accomplish the City Council's research goals relating to these City Council work plan priorities. Staff has included an additional $20,000 appropriation to the General Fund Olympic research account and an additional $20,000 appropriation to the Transportation Fund to comprise the necessary $40,000.

Lastly, the City Council directed staff to appropriate an additional $6,000 to the Domestic Peace Task Force's original grant of $10,000. Pursuant to the new grants policy, the Grant Contingency Fund was used for the increase, so an additional General Fund appropriation was not needed. The City Council proposal also provided for an additional $4,000 in matching funds if the Domestic Peace Task Force raises funds from other municipalities such as Summit County and other cities. Please see the attached Grants policy for the latest grant figures.

The specific action taken by City Council relating to the Operating Budget is as follows:

1) Increase Transportation Fund budget for evening transit by $40,000

2) Increase Transportation Fund budget for parking enforcement by $150,000

3) Increase Transportation Fund budget for parking research by $20,000

4) Increase Non-Departmental Olympic Research Budget by $20,000

5) Increase Domestic Peace Task Force special services grant by $6,000

RECOMMENDED DEPARTMENTAL CHANGES TO THE FY 1996 BUDGET & FY 1997 FISCAL PLAN

Community Development Department	**FY 1996**	**FY 1997**
Adjustments to Maintain Same Service Levels	80,852	65,504
Other Options	43,237	187,129
Total Recommended Changes	$124,089	$252,633

These recommended changes could be funded from building related revenues (excluding impact fees). As of April 30th, building related revenues are up approximately $300,000 over the original budget. Please note that "Adjustments to Maintain Same Service Levels" are changes that reflect the increased or decreased cost of providing the same level of service.

Police Department	**FY 1996**	**FY 1997**
Adjustments to Maintain Same Service Levels	34,958	26,034
Other Options	43,171	102,148
Total Recommended Changes	$78,129	$128,182

Recommended changes include an adjustment of the overtime budget to maintain same service levels, a Youth Officer (Clean-up from last year's budget), and administrative staffing assistance. These changes are funded in part from revenue received from the federal Community Oriented Policing Services (COPS) grant, general operating revenues of the General Fund (primarily sales tax) and fund balance.

Administrative Services Department	**FY 1996**	**FY 1997**
Adjustments to Maintain Same Service Levels	84	39,278
Other Options	0	11,088
Total Recommended Changes	$84	$50,366

Changes relate primarily to staffing issues to maintain same service levels and assistance in the Technical Services Division. These changes will be funded through general operating revenues of the General Fund.

Public Works Department	**FY 1996**	**FY 1997**
Adjustments to Maintain Same Service Levels	11,167	19,166
Other Options	65,530	422,486
Total Recommended Changes	$76,697	$441,652

The majority of the recommended changes for both years (Approx $420,000) are in the Transportation Fund, and relate to enhanced parking enforcement, additional evening transit, parking/transportation research, staffing, valet parking, and design of a new transit guide.

Leisure Services Department	**FY 1996**	**FY 1997**
Adjustments to Maintain Same Service Levels	40,322	14,573
Other Options	15,459	48,849
Total Recommended Changes	$55,781	$63,422

The recommended changes include adjustments in the Parks Division to maintain same service levels, ongoing maintenance for the hanging basket program, and a proposal relating to City park.

Legal Department	**FY 1996**	**FY 1997**
Adjustments to Maintain Same Service Levels	602	1,116
Other Options	0	0
Total Recommended Changes	$602	$1,116

Circuit Court	**FY 1996**	**FY 1997**
Adjustments to Maintain Same Service Levels		4,101
Other Options	10,309	32,989
Total Recommended Changes	$10,309	$37,090

Recommended changes involve staffing issues that are funded through an increased contribution in the contract with the State for court services.

City Council	**FY 1996**	**FY 1997**
Adjustments to Maintain Same Service Levels	2,900	2,000
Other Options	0	1,358
Total Recommended Changes	$2,900	$3,358

Adjustments reflect actual travel usage and membership to associations.

Executive	**FY 1996**	**FY 1997**
Adjustments to Maintain Same Service Levels	$42	$42

Non-Departmental	**FY 1996**	**FY 1997**
Adjustments to Maintain Same Service Levels		14,000
Other Options		33,823
Total Recommended Changes		$47,823

Proposed changes more accurately reflects actual Leadership 2000 participation, and will be funded through program donations. Proposed change also includes approximately $13,823 in additional grant contributions if all General Fund options are approved and an additional $20,000 for Olympics research.

Other Miscellaneous Operating	**FY 1996**	**FY 1997**
Adjustments to Maintain Same Service Levels	(462,762)	94,000
Other Options	0	0
Total Recommended Changes	$(462,762)	$94,000

Recommended miscellaneous changes include a reduction in contingency funds to cover some of the proposed increases and a debt service payment relating to a proposed Lower Park Avenue project.

CAPITAL IMPROVEMENT PROGRAM BUDGET (CIP)

	FY 1996	**FY 1997**
New Requests and Appropriation Changes	$2,085,966	$689,646

Please see Attachment A for a detailed listing of new CIP appropriations. Please note that many of these changes represent increased CIP revenues that should be reflected in the budget. Many of the new projects and changes to existing projects are funded by CIP funds that had been reserved for future year's projects.

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

ALTERNATIVES:

A. Approve the Request - Tentatively approve the budget as recommended on May 2, 1996, and adjusted during City Council review (relevant spreadsheets attached).

B. Deny the Requested Changes - City Council could deny (in total or in part) the recommended changes. The impact of such denial would need to be elaborated upon at the June 6, 1996 City council meeting.

C. Continue the Item - June 20 is the last date that adoption can occur in order for us to meet the filling dead lines with the County.

D. Do Nothing - Not an Option.

SIGNIFICANT IMPACTS: Establishes the level of service that the City will provide for the next year and authorizes expenditure of funds.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

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

RECOMMENDATION:

The City Council should tentatively approve by resolution (attached) the recommended changes to the FY 1996 and FY 1997 budget on June 6, 1996, with final approval scheduled for June 20, 1996.

Resolution No. _____-96

A RESOLUTION ADOPTING A REVISED BUDGET FOR FY 1995-96 AND A TENTATIVE BUDGET FOR FY 1996-97 FOR PARK CITY MUNICIPAL AND ITS RELATED AGENCIES

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

WHEREAS, a public hearing was held on May 23, 1996, and one is scheduled for June 20, 1996 at the City Council's regularly scheduled meetings, complying with State law;

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

SECTION 1. REVISED BUDGET ADOPTED. The budget as outlined in Attachment (A) is hereby adopted as the Revised 1995-96 Operating Budget for Park City Municipal Corporation and its related agencies.

SECTION 2. TENTATIVE BUDGET ADOPTED. The budget as outlined in the Attachments (A) is hereby adopted as the tentative budget for FY 1996-97 for Park City Municipal Corporation and its related agencies. The City's Finance Director is authorized, after the County has provided the Certified Property Tax data, to compute the City's Certified Property Tax Rate for 1996 at a "No Tax Increase Rate" and file said rate with the County.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect June 6, 1996 for the FY 1995-96 adjusted budget and July 1, 1996 for the FY 1996-97 budget.

PASSED AND ADOPTED this 6th day of June, 1996

PARK CITY MUNICIPAL CORPORATION

____
Mayor Bradley A. Olch

Park City Municipal CIP Budget for FY 1996 & 1997

	FY 1996 Adj Budget	FY 1997 Budget
Park City Municipal Corporation		
General Fund	14,135,915	13,424,569
Recreation Fund	1,585,255	1,619,330
Golf Course Fund	1,343,016	1,402,682
Water Fund	6,180,153	5,825,837
Transportation Fund	5,038,424	3,791,350
Debt Service Fund	350,705	356,226
SID - Debt Service Fund	154,013	0
SID - Guarantee Fund	0	0
Fleet Services Fund	691,382	678,120
Circuit Court Fund	153,394	175,281
Equipment Replacement Fund	2,699,656	452,998
Self Insurance Fund	1,941,093	1,734,420
Trust Fund	0	0
Capital Improvement Fund	13,082,828	2,167,766
	47,355,834	**31,628,579**
Park City Municipal Building Authority		
Debt Service Fund	2,348,841	2,344,719
Building Authority	870,162	0
	3,219,003	**2,344,719**
Park City Housing Authority		
Housing Authority	**98,914**	**0**
Park City Redevelopment Agency		
RDA Debt Service	1,059,696	1,136,551
RDA Main Street	2,502,172	1,375,335
RDA Lower Park Ave.	907,245	1,400,000
	4,469,113	**3,911,886**
Grand Total All Units	**55,142,864**	**37,885,184**
Less: Interfund Transfers	(4,947,041)	(4,897,941)
Less: Ending Balance	(10,580,437)	(6,358,401)
	39,615,386	**26,628,842**

ATTACHMENT A

Park City Municipal Budget for FY 1997

	FY 96 Budget Orginal	FY 96 Budget Adjusted	FY 96 Budget Change		FY 97 Budget Plan	FY 97 Budget Adjusted	FY 97 Budget Change	
Total all funds Combined	**$ 37,286,425**	**$ 55,142,864**	**$ 17,856,439**	47.9%	**$ 34,153,598**	**$ 37,885,184**	**$ 3,731,586**	10.9%
LESS:								
Interfund	(4,788,382)	(4,947,041)	(158,659)		(4,798,079)	(4,897,941)	(99,862)	
Ending Balance	(6,775,957)	(10,580,437)	(3,804,480)		(4,531,361)	(6,358,401)	(1,827,040)	
	$ 25,722,086	$ 39,615,386	$ 13,893,300	54.0%	$ 24,824,158	$ 26,628,842	$ 1,804,684	7.3%
Less: Adjustment Due to Carry-over of Prior Year Appropriations for Capitial Improvements			(11,926,109)					
New Appropriations			1,967,191	7.6%			1,804,684	7.3%
Capital Improvement Budget (New appropriations)			2,085,966				689,646	
Operating Budget:								
Adjustments & Options								
Public Works			76,697				441,652	
Leisure			55,781				63,422	
Police			78,129				128,182	
Community Development			124,089				252,633	
Administrative Services			84				50,366	
General Government			13,853				41,606	
Non-Departmental			0				47,823	
Debt Service			0				94,000	
Contingency			(462,762)					
Adj of Interfund Trans Duplicated			(4,646)				(4,646)	
			1,967,191				1,804,684	

Park City Municipal Budget for FY 1997

	/------FY 96 Budget------\			/------FY 97 Budget------\		
	Orginal	Adjusted	Change	Plan	Adjusted	Change
RESOURCES:						
Sales Tax	4,653,000	5,223,000	570,000	4,653,000	4,853,000	200,000
Building/Planning	2,528,700	3,709,402	1,180,702	2,528,700	2,696,500	167,800
Charges for Services	4,061,884	4,160,042	98,158	4,316,884	4,439,584	122,700
Intergovernmental	926,306	1,165,027	238,721	747,906	809,996	62,090
Franchise Tax	880,000	919,000	39,000	880,000	919,000	39,000
Other	1,178,113	1,765,115	587,002	1,178,140	1,902,140	724,000
Interfund Transactions	4,788,382	4,947,041	158,659	4,798,079	4,897,941	99,862
Property Tax	6,178,554	6,442,554	264,000	6,348,336	6,348,336	0
Beginning Balance	12,091,486	26,811,683	14,720,197	8,702,553	11,018,687	2,316,134
	37,286,425	**55,142,864**	**17,856,439**	**34,153,598**	**37,885,184**	**3,731,586**
REQUIREMENTS:						
Community Development	$ 1,656,987	$ 1,781,076	$ 124,089	$ 1,614,476	$ 1,867,109	$ 252,633
Public Works	5,628,165	5,704,862	76,697	5,716,552	6,158,204	441,652
Public Safety	1,917,111	1,995,240	78,129	1,935,286	2,063,468	128,182
CIP Budget	7,185,663	21,197,738	14,012,075	6,180,996	6,870,642	689,646
Leisure Services	3,792,436	3,848,217	55,781	3,882,364	3,945,786	63,422
Administrative Services	1,501,592	1,501,676	84	1,488,938	1,539,304	50,366
General Government	1,069,782	1,083,635	13,853	1,081,636	1,123,242	41,606
Non-Departmental	1,866,781	1,866,781	0	1,866,336	1,900,336	34,000
Non-Dep Grants - Contracts	107,621	107,621	0	107,621	117,621	10,000
Non-Dep Grants - Programs	88,179	88,179	0	88,179	96,002	7,823
Debt Service	3,001,801	3,001,801	0	2,973,570	3,067,570	94,000
Contingency	560,193	97,431	(462,762)	544,986	544,986	0
Non-Dep Grants - In-Kind	44,492	44,492	0	44,492	40,492	(4,000)
Interfund Transfers	2,089,665	2,243,678	154,013	2,096,805	2,192,021	95,216
Ending Balance	6,775,957	10,580,437	3,804,480	4,531,361	6,358,401	1,827,040
	$ 37,286,425	**$ 55,142,864**	**$ 17,856,439**	**$ 34,153,598**	**$ 37,885,184**	**$ 3,731,586**
REQUIREMENTS:						
Personnel	$ 8,739,119	$ 8,952,571	$ 213,452	$ 8,902,371	$ 9,345,819	$ 443,448
Materials, Supplies & Services	5,726,587	5,856,687	130,100	5,733,141	6,229,031	495,890
Capital Outlay	7,761,810	21,774,320	14,012,510	6,737,043	7,508,389	771,346
Debt Service	2,934,377	2,934,377	0	2,906,617	3,000,617	94,000
Interfund Transactions	4,788,382	4,947,041	158,659	4,798,079	4,897,941	99,862
Contingencies	560,193	97,431	(462,762)	544,986	544,986	0
Ending Balance	6,775,957	10,580,437	3,804,480	4,531,361	6,358,401	1,827,040
	$ 37,286,425	**$ 55,142,864**	**$ 17,856,439**	**$ 34,153,598**	**$ 37,885,184**	**$ 3,731,586**

ATTACHMENT A

	FY 1996 ADj Budget	FY 1997 ADj Budget
CIP Budget		
Carry Forward of Prior Year Balance	11,926,109	
New Appropriations:		
Affordable Housing Program		
FY96 Council Commitment	250,000	
Aspen Villas Loan	500,000	
Fees Collected In-Lieu for Affordable Housing	264,000	
Housing Authority Balance	1,300	
CDBG - North Horse	113,500	
Affordable Housing Units - Purchase (MBA)	480,756	
Land Purchase - Lower Park Av RDA		700,000
School Impact Fee Usage	691,977	
Recycling Center	0	
Parking - Main & Swede Alley	120,212	
Information System Enhancement/Upgrades	120,000	
Bonanza/Deer Valley Drive Signalization	105,000	
City Wide Signage Program	100,000	
GIS/Computer Mapping	67,000	
School Fields	60,500	
In-Lieu-of Parking Fee Projs	58,025	
Police Dep Communications Eq	50,000	
Gateway Parking Membrane	50,000	
4th Street Boardwalk	50,000	
Flower Projects	44,064	
Equipment Replacement - Snow & Streets	38,500	
Education Center - Outside Sitting Area	36,000	
Park Meadows Rec. Facility	32,044	
Library Donations Expenditures	30,595	
Refurbish Bus Barn	50,000	
Community Entryway	27,590	
Spiro Flow Measurment	26,566	
Deer Valley Water Improvements	25,735	
Swede Alley Pocket Park	24,000	
Park Meadows Sidewalks	21,871	
Fiber Optics - MARSAC Bld.	12,000	
Cochise Court Drain	10,000	
Parks Irrigation Central	4,103	
Equipment Replacement - Film Eq.	3,000	3,000
Water Master Plan Implementation	1,462	
Town Lift Project	1,140	
Spiro Water Filtratin Plant Filter	237	
Buses	0	79,000
Public Works Facility	75,000	
China Bridge & Marsac Hill Landscape Project	(1,140)	
Lower Park Ave RDA Projects	(36,000)	
Marsac Building remodel	(50,000)	
Lower Park Av. RDA Projs	0	(94,000)
5 Year CIP Project Funding	(1,373,071)	1,646
	14,012,075	689,646
LESS: Prior Year Appropriations	(11,926,109)	0
New Capital Improvement Appropriations	2,085,966	689,646

ATTACHMENT A

Park City Municipal CIP Budget for FY 1996 & 1997

	FY 1996 ADj Budget	FY 1997 ADj Budget
1) Policy Discussion: Project and Issues		
Marsac Building		
Marsac Building remodel	(50,000)	
Police Department Communications	50,000	
Recycling Center	0	
Education Center - Outside Sitting Area	36,000	
Parking		
In-Lieu-of Parking Fee Projs	58,025	
Parking - Main & Swede Alley	120,212	
Gateway Parking Membrane	50,000	
Refurbish Bus Barn	50,000	
Total Policy Discussion: Project and Issues	**314,237**	
2) New Projects		
Land Purchase - Lower Park Av RDA		700,000
Lower Park Av. RDA Projs	0	(94,000)
Information System Enhancement/Upgrades	120,000	
Bonanza/Deer Valley Drive Signalization	105,000	
City Wide Signage Program	100,000	
Computer Mapping	67,000	
4th Street Boardwalk	50,000	
Enhancement Fund Projects	44,064	
Equipment Replacement - Snow & Streets	38,500	
Swede Alley Pocket Park	24,000	
Fiber Optics - MARSAC Bld.	12,000	
Cochise Court Drain	10,000	
Total New Projects	**570,564**	**606,000**
3) Budget Clean-up		
Affordable Housing: FY96 Council Commitment	250,000	
Affordable Housing: Aspen Villas Loan	500,000	
Fees Collected In-Lieu for Affordable Housing	264,000	
Housing Authority Balance	1,300	
CDBG - North Horse	113,500	
Affordable Housing Units - Purchase (MBA)	480,756	
School Impact Fee Usage	691,977	
School Fields	60,500	
Park Meadows Rec. Facility	32,044	
Library Donations Expenditures	30,595	
Community Entryway	27,590	
Spiro Flow Measurment	26,566	
Deer Valley Water Improvements	25,735	
Park Meadows Sidewalks	21,871	
Parks Irrigation Central	4,103	
Equipment Replacement - Film Eq.	3,000	3,000
Water Master Plan Implementation	1,462	
Town Lift Project	1,140	
Spiro Water Filtratin Plant Filter	237	
Buses	0	79,000
Public Works Facility	75,000	
China Bridge & Marsac Hill Landscape Project	(1,140)	
Lower Park Ave RDA Projects	(36,000)	
5 Year CIP Project Funding	(1,373,071)	1,646
Total Budget Clean-up	**1,201,165**	**83,646**
Grand Total New Capital Improvement Appropriations	**2,085,966**	**689,646**

ATTACHMENT A

CITY COUNCIL BUDGET REVIEW
Changes from 5/2/96 Proposal (Through 5/23/96)

CIP BUDGET

Project	Original Proposal	New Proposal	Funding Source If Applicable
BUS BARN	30,000	50,000	Recylcing
RECYCLING	200,000	0	NA
ADDITIONAL FUNDING: PUBLIC WORKS BLDG.	0	75,000	Recycling
TOTAL CIP CHANGES FROM 5/2/96 Recommendation		**(105,000)**	**NA**

$20,000 for the 5th level China Bridge Concept Plan will be charged against the Parking & Traffic: Main/Swede Alley Project. No additional appropriations to the Main/Swede Alley project budget ($650,000) will be made for the China Bridge Concept Plan

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OPERATING BUDGET

Program/Service	Original Proposal	New Proposal	Funding Source If Applicable
Additional Parking Enforcement	0	150,000	Transportation
Additional Evening Transit	0	40,000	Transportation
Parking/Transportation Research	0	20,000	Transportation
Olympic Travel and Research	10,000	30,000	General Fund
Domestic Peace Task Force Special Services Grant	10,000	16,000	Grant Contingency
TOTAL OPERATING CHANGES FROM 5/2/96 Recommendatio		**230,000**	

* Because the grant increase for the Domesic Peace Task Force was done with budgeted resources from the Grant Contingency Fund, this change would have no net effect when compared to the total May 2, 1996 recommendation.

Department	DESCRIPTION	96 Request Amount	96 Recomm. Amount	Difference Rec vs Req	97 Request Amount	97 Recomm. Amount	Difference Rec vs Req
City Council.	Olympic Research (Travel Budget)	10,000	0	(10,000)	10,000	0	(10,000)
City Council	Mountainland Assoc. of Governments				1,358	1,358	
	TOTAL CITY COUNCIL	10,000	0	(10,000)	11,358	1,358	(10,000)
Legal	Change in court contract with State	10,309	10,309	0	32,989	32,989	0
	TOTAL LEGAL	10,309	10,309	0	32,989	32,989	0
City Manager	TOTAL CITY MANAGER	0	0	0	0	0	0
Public Works	Street Maint.: Additional sweeping				12,000	0	(12,000)
Public Works	Street Maint.: Additional funding for City clean-up				10,500	0	(10,500)
Public Works	Street Maint.: Flood Control & Pond Clean-out				12,000	0	(12,000)
Public Works	Street Lights: Signage upgrade	8,000	0	(8,000)	15,000	0	(15,000)
Public Works	Swede Alley Parking: Parking Structure Maintenance				41,000	0	(41,000)
Public Works	Building Maintenance: Line Item Adj.	20,000	0	(20,000)			
Public Works	Update 20 year transit plan				50,000	0	(50,000)
Public Works	Streets: Materials and supplies (root barriers)				10,000	10,000	
Public Works	Street Lights: Main Street underground wiring				20,000	20,000	
Public Works	Street Lights: Fixture Replacement				67,200	67,200	
Transportation	Garage doors for bus barn	4,000	4,000	0	6,000	6,000	
Transportation	Peak hour & Customer Service Support				10,079	10,079	
Transportation	Staff Changes - +.25 Assist Trans. Dir. & Postion Upgrade				17,677	17,677	
Transportation	Increased incentives/bonus pay (discretionary)	21,530	21,530	0	21,530	21,530	
Transportation	Design and print new transit guide				20,000	20,000	
Transportation	Valet Parking	40,000	40,000		40,000	40,000	
	TOTAL PUBLIC WORKS	93,530	65,530	(28,000)	352,986	212,486	(140,500)
Leisure	Parks: Hanging Baskets Program	37,959	10,459	(27,500)	30,459	10,459	(20,000)
Leisure	Parks: Noxious Weed Program	5,000	5,000	0	5,000	5,000	0
Leisure	Recreation Staffing Changes				11,178	11,178	0
Leisure	City Park Proposal				22,212	22,212	0
	TOTAL LEISURE	42,959	15,459	(27,500)	68,849	48,849	(20,000)
Police	Administrative Assistance				53,977	53,977	0
Police	Equipment - City Park Proposal				5,000	5,000	0
Police	COPS grant officer	43,171	43,171	0	43,171	43,171	0
	TOTAL POLICE	43,171	43,171	0	102,148	102,148	0
Comm. Dvlp.	Engineering: Transportation Consulting Services				50,000	10,000	(40,000)
Comm. Dvlp.	Planning: Consulting/Professional Services	27,000	0	(27,000)			0
Comm. Dvlp.	Planning: General Plan Update Consulting Srvcs.	0	10,000	10,000	60,000	38,000	(22,000)
Comm. Dvlp.	Planning: Additional Planner II & Upgrade (III to Principal)				64,380	60,970	(3,410)
Comm. Dvlp.	Planning: Intern program for planning department	21,937	21,937	0	20,159	20,159	0
Comm. Dvlp.	Planning: HDC Compensation - Prior Years	11,300	11,300	0			0
Comm. Dvlp.	Planning: Additional Help (Special Project)				10,000	10,000	0
Comm. Dvlp.	Building: Sierra System Upgrade				12,000	12,000	0
Comm. Dvlp.	Building: Additional Help (Temp: Inspector)				36,000	36,000	0
	TOTAL COMMUNITY DEVELOPMENT	60,237	43,237	(17,000)	252,539	187,129	(65,410)
Admin. Srvcs.	Tech. Services: Additional Help				46,052	11,088	(34,964)
	TOTAL ADMINISTRATIVE SERVICES	0	0	0	46,052	11,088	(34,964)
Non-Dept.	Grants	0	0	0	13,823	13,823	0
	GRAND TOTAL	260,206	177,706	(82,500)	880,744	609,870	(270,874)

PROPOSED BUDGET POLICY FOR THE DISTRIBUTION OF GRANT FUNDS
(Approved in concept by the City Council - April 18, 1996)

GRANTS:

As part of the budget process, the City Council appropriates funds to organizations and endeavors whose missions are consistent with those of the City. Depending upon the type of grant category, grants may take the form of ongoing cash contributions for operations, one-time capital project donations, and forgone fees or rent relating to City property.

Grant Distribution Criteria: Organizations or projects must meet the following criteria in order to be eligible for a grant: 1) Accountability and Sustainablility of Organization; 2) Program Need and General Public Benefit and; 3) Fiscal Stability and other Financial Support.

Criterion #1 - Accountability and Sustainability of Organization or Endeavor: The organization or endeavor must have: 1) Quantifiable goals and objectives; 2) Non-discrimination in providing programs or services; 3) Cooperation with existing related programs and community service; 4) Compliance with the City contract and 5) Not-for-profit Status.

Criterion #2 - Program Need and General Public Benefit: The organization or endeavor must have: 1) A clear demonstration of public benefit and provision of direct services to City residents and; 2) A demonstrated need for the program or activity.

Criterion #3 - Fiscal Stability and other Financial Support: The organization or endeavor must have: 1) A clear description of how public funds will be used and accounted for; 2) Other funding sources that can be used to leverage resources; 3) A sound financial plan that demonstrates managerial and fiscal competence; and 4) A history of performing in a financially competent manner.

Total Grant Appropriations: The City appropriates a total of 2.25% of its annual General Fund budget (minus grant appropriations) each year for grants in categories 1 - 5 as described below. In addition, the City appropriates specific dollar amounts from other funds specifically related to categories 6 - 7 as described below. The General Fund budget is defined as the total of the General Fund, less interfund transactions and ending balances.

Grant Categories and Percentage Allocations: For the purpose of distributing grant funds, grants are placed into the following categories: 1) Special Services; 2) Arts, Culture, Humanities; 3) Youth; 4) Rent Contribution; 5) Grant Contingency 6) Housing and; 7) Historic Preservation. A percentage of the General Fund budget (whose sum does not exceed %) is allocated to each of the first five individual categories by the City Council. A specific dollar amount is allocated to categories 6 and 7.

The General Fund category percentage allocation does not vary from year-to-year. However, as the City's budget fluctuates (up or down) due to economic conditions, the dollar amounts applied to each category will fluctuate proportionally.

1) Special Services: An amount not to exceed 1.10 % of the General Fund budget will be designated for grants relating to services that would otherwise be provided by the City. Special services that fall into this category would include, but not be limited to; economic development, historical preservation, public safety, and recycling.

To the extent that is possible, individual special services will be delineated in the budget. Any amount not specifically designated in the budget for special services will be placed in the Grant Contingency Category. Each special service grant will have a special service contract with a term of one year. If a special service grant recipient wishes to increase their budgeted grant amount, they must justify why a change is needed. Funds used to increase individual special service contracts must come from within the Special Services Category or the Grant Contingency Category.

2) Arts, Culture, Humanities: .29% of the total General Fund budget will be designated for a grant to a representative organization of the arts, culture, and humanities community. The representative organization will propose a plan by June 1st of each year of how the grant funds will be distributed to organizations in the arts, culture, and humanities community.

The proposal must be consistent with the criteria listed in this policy. In particular, criterion 1-3: (cooperation with existing related programs and community services) will be closely monitored. Failure to comply with this criteria may result in loss of representative organization status.

Upon being designated by the City Council as the representative organization, the representative organization will enter into a contract prior to July 1st with the City for the distribution of grant funds for a one year period. If a representative organization is not identified by City Council, the grant funds will be held in a City trust fund until a representative organization is identified.

3) Youth: .24% of the total General Fund budget will be designated for a grant to a representative organization for youth services. All of the policies relating to category #2 also apply to the youth category.

4) Rent Contribution: An amount not to exceed .43% of the General Fund budget will be used as a rent contribution for organizations occupying City owned property. To the extent that is possible, individual rent contributions will be delineated in the budget. Any amount not specifically designated in the budget will be placed in the Grant Contingency Category.

The City is required to make lease contributions to the Park City Building Authority for buildings that it occupies. Organizations may enter into a lease with the City to occupy City space at a reduced rental rate. The difference between the reduced rental rate and the rate paid to the Park City Building Authority will be funded by the rent contribution amount. The City Council may make long-term lease commitments for reduced rental rates under this policy. Please note that this policy only applies when a reduced rental rate is being offered. This policy does not apply to lease arrangements at "market" rates.

5) Grant Contingency: .19% of the General Fund budget will be designated as a grant contingency reserve for organizations, programs, or endeavors that arise throughout the year. The policies stated above will be applied to requests from the Grant Contingency Category.

6) Housing: Each year, the City Council will appropriate a specific dollar amount relating to housing issues. The City Council will designate the funding for these expenditures during the annual budget process. In instances where another organization is involved, a contract delineating the services will be required.

7) Historic Preservation: Each year, the City Council will appropriate a specific dollar amount relating to historic preservation. The City Council will designate the funding for these expenditures during the annual budget process. In instances where another organization is involved, a contract delineating the services will be required.

It is at the discretion of the City Council as to which categories individual organizations or endeavors are placed. Any percentage changes to the General Fund categories described above must be approved by the City Council. All final decisions relating to grant funding are at the discretion of the City Council.

PARK CITY MUNICIPAL COPRPORATION
GRANTS FY 1997 - Approved in concept by City Council on May 23, 1996

CATEGORY/DESCRIPTION	GRANT $ FY1997 (April 18)	% OF BUDGET GENERAL FUND	GRANT $ FY1997 ADJUST	% OF BUDGET GENERAL FUND
SPECIAL SERVICES				
Recycling	$8,000		$8,000	
Chamber Bureau	$65,000		$65,000	
Historical Society	$34,621		$34,621	
Domestic Peace Task Force	$10,000		$16,000	
Sub-total Special Services	**$117,621**	1.10%	**$123,621**	1.09%
ARTS/CULTURE/HUMANITIES				
Sub-total Arts	**$31,500**	**0.29%**	32,753	0.29%
YOUTH				
Sub-total Youth	**$26,000**	**0.24%**	27,106	0.24%
RENT CONTRIBUTIONS				
Sub-total Rent Contribution	**$45,992**	**0.43%**	40,492	0.36%
GRANT CONTINGENCY FUND	**$20,355**	**0.19%**	30,143	0.27%
TOTAL GRANTS - GENERAL FUND	**$241,468**	**2.25%**	254,115	2.25%
GENERAL FUND BUDGET W/O GRANTS	**$10,712,423**		**11,293,981**	
HOUSING				
Sub-total Housing	**$260,000**		260,000	
HISTORIC PRESERVATION				
Sub-total Historic Preservation	**$175,000**		175,000	
TOTAL GRANTS - All FUNDS	**$676,468**		**$689,115**	