PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
MAY 30, 2013

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, May 30, 2013.

Closed Session

2:00 p.m. Property and litigation

Study Session

2:40 p.m.	Soils Commission	P. 8 - 14
4:10 p.m.	Break	

Work Session

4:20 p.m.	Council questions & comments and Manager's Report	P. 15 - 17
4:30 p.m.	General Plan Task Force scope and participation	P. 18 - 22
4:50 p.m.	4th of July event	P. 23 - 29
5:00 p.m.	Western Summit County Master Agreement	
5:20 p.m.	Budget – Operating Expenditures	P. 30 - 86
5:50 p.m.	Break	

Regular Meeting

6:00 p.m.

I ROLL CALL

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

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

IV MINUTES OF VISIONING SESSION OF APRIL 18, 2013, MEETING OF MAY 9, 2013, AND JOINT MEETING OF MAY 16, 2013 P. 87 - 126

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

1. Consideration of acceptance of the 2013 Pavement Management bids and authorization to staff to enter into agreements in a form approved by the City Attorney with:
   (a) Staker Parson for milling and pavement overlays in the amount of $375,470
   (b) Morgan Pavement for slurry seals in the amount $46,999
   (c) Kilgore Contracting for crack seal and trail seal coat in the amount of $93,732
   (d) Morgan Asphalt for utility adjustments in the amount not to exceed $57,900

   P. 127 - 132

2. Consideration to authorize the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with Carollo Engineers, Inc., for Quinn's Junction Water Treatment modifications, Phases I and II engineering services in an amount of $304,707 P. 133 - 147

VI NEW BUSINESS

1. Consideration of an Ordinance approving a plat amendment for 1450-1460 Park Avenue, Park City, Utah
   (a) Public hearing
   (b) **Motion to continue to a date uncertain**

2. Consideration of Resolution recognizing the Yellow Dog Public Awareness Program in Park City, Utah P. 148 - 151

3. Consideration of an Ordinance adopting the Revised Budget for Fiscal Year 2013-2014 and the Proposed Budget for Fiscal Year 2014-2015 for Park City Municipal Corporation and its related agencies
   (a) Public hearing
   (b) **Motion to continue to June 6, 2013**

4. Public hearing to receive input from the public with respect to (1) the issuance and sale of the City's general obligation bonds for the purpose of acquiring, constructing, improving and modifying pathways, roads and related improvements for use by pedestrians and cyclists and (2) the potential economic impact that the facilities will have on the private sector. P. 152 - 154

5. Consideration of an Ordinance approving The Parkview Amended, Consolidated and Restated Record of Survey Plat, located at 2260 Jupiter View Drive, Park City, Utah
   (a) Public hearing P. 155 - 261
   (b) Action

6. Consideration of an Ordinance approving the 206 Grant Avenue Plat Amendment located at 206 Grant Avenue, Park City, Utah P. 262 - 279
   (a) Public hearing
   (b) Action

VII ADJOURNMENT

Closed Session Property and litigation

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4 p.m. to 9 p.m.

Posted: 05/27/13
See: www.parkcity.org

PARK CITY COUNCIL MEETING **TENTATIVE**
SUMMIT COUNTY, UTAH,
JUNE 6, 2013

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, June 6, 2013.

Closed Session

Property and litigation

Work Session

4:30 p.m. Council questions and comments and Manager's Report
4:40 p.m. UDOT US40 underpass project
SR248 Project at Richardson Flat – Matt Zundel, UDOT Resident Engineer
5:00 p.m. Budget Review: Fee resolution, Council compensation, budget policies, and outstanding budget Issues
5:50 p.m. Break

Regular Meeting

6:00 p.m.

I ROLL CALL

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

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

IV MINUTES OF MEETING OF MAY 16, 2013

V OLD BUSINESS

Consideration of an Ordinance adopting Title 4, Chapter A – Special Event Temporary Alcoholic Beverage Licenses described in the Municipal Code of Park City and amendment Title 4, Chapter 4, Beer and Liquor Licensing; Title 4, Chapter 5, Beer Licenses described; Title 4, Chapter 6, Liquor License Described, of the Municipal Code of Park City

(a) Public hearing
(b) Action

VI NEW BUSINESS

1. Consideration of an Ordinance adopting the Tentative Revised Budget for Fiscal Year 2013-2014 and the Tentative Proposed Budget for Fiscal Year 2014-2015 for Park City Municipal Corporation and its related agencies

(a) Public hearing
(b) Action

2. Consideration of a Resolution amending the Fee Resolution and replacing Resolution No. 15-12 in its entirety

(a) Public hearing
(b) Action

3. Consideration of an Ordinance establishing compensation for the Mayor, City Council and statutory officers for fiscal year 2012-2013 in Park City, Utah

(a) Public hearing
(b) Action

4. Consideration of a Resolution adopting the Comprehensive Emergency Management Plan

(a) Public hearing
(b) Action

5. Consideration of approving the Western Summit County Master Agreement, in a form approved by the City Attorney

VII ADJOURNMENT

PARK CITY REDEVELOPMENT AGENCY
SUMMIT COUNTY, UTAH
JUNE 6, 2013

I ROLL CALL

II PUBLIC INPUT

III MINUTES OF MEETING OF JANUARY 10, 2013

IV NEW BUSINESS

Consideration of a Resolution setting forth the parameters for establishing the Community Development Area for the Bonanza Park Plan

V ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4 p.m. to 9 p.m.

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JUNE 13, 2013

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will **not** hold its regularly scheduled meeting on Thursday, June 13, 2013.

Posted: 06/03/13
See: www.parkcity.org

Note: This future meeting schedule is TENTATIVE and subject to change.

June 2013

13 **No meeting (unless time needed for budget)**

20 Budget – Personnel Policies and Procedures Manual, presentation of final budget, and outstanding issues – work
Resolution adopting the Personnel Policies and Procedures Manual
Resolution adopting a final budget – public hearing/action

- RDA and MBA budgets – public hearing/action

RMP substation expansion/relocation public hearing
LMC Chapter 6 MPD, Chapter 2.16 General Commercial

27 UDOT Region II Director (15 min - 4 to 5 p.m.)
Old Town curb recycling - TP

July 2013

4 **No meeting**

11 Appoint election judges
Study session – disposable bags with lodging community

18 *Diane at ICMA training*

25 *Diane at ICMA training*
Presentation to Courchevel students
RMP public hearing/possible action

August 2013

1
8
15
22 **No meeting**
29 **No meeting**

September 2013

5
12
19 **No meeting – City Tour**
26 Ordinance accepting the public improvements for the Echo Spur Subdivision
Ordinance renaming the section of McHenry Avenue extending from Rossi Hill Drive north to the name of Echo Spur Drive, Park City, Utah – old business

October 2013

3
10 **No meeting**
17
24
31 **No meeting**

November 2013

7
14
21
28 **No meeting - Thanksgiving**

December 2013
5
12
19
26 **No meeting**

January 2014
2
9
14&15 Tentative 2014 Visioning
16 **No meeting – Sundance**
23
30

Pending Items:
Special Event overhaul
Regional recreation strategic plan
Ice operations - study
Meeting management software
Water leak adjustment policy - work
Amendment to Municipal Code - pre-inspections for business licenses
Latino Community outreach and engagement – study

City Council Staff Report

Subject: **Blue Ribbon Commission on the Soil Ordinance and Soil Disposal Options Recommendations and Study Session**
Author: **Joan Card and Jim Blankenau**
Department: **Sustainability**
Date: **May 30, 2013**
Type of Item: **Study Session with Soil Commissioners**

Background

In January 2013, Mayor and Council appointed a Blue Ribbon Commission on the Soil Ordinance and Soil Disposal Options, the "Soil Commission." The members of the Soil Commission are:

Roger Armstrong--Summit County Council; resident

Chris Cherniak--Eco Advisors, Inc.; resident

Hans Fuegi--business owner; resident

David Hampshire--Park Record

Moe Hickey--Park City School Board; resident

Chuck Klingenstein--resident

Rory Murphy--business owner; resident

Brian Suhadolc--Park City Mountain Resort

Leslie Thatcher--KPCW; resident

Tom Ward--real estate agent; resident

Charlie Wintzer--Park City Planning Commissioner; business owner; resident

Katie Wright--Park City Foundation; resident

Liza Simpson participated on the Soil Commission as a Council Liaison.

The Soil Commission is a multi-faceted community task force charged to:
(1) understand and evaluate the environmental and economic challenges presented by Park City's mining legacy;
(2) explore possible changes to the Park City Soil Ordinance;
(3) explore mine waste soil disposal options and their economic impacts; and,
(4) make recommendations to Council that balance public and private interests and that will inform future Council actions.

The goals for the Soil Commission include education, community involvement, and a thorough review of the issues.

The Soil Commission was asked to meet and provide a set of recommendations for action to the Mayor and Council. The Soil Commission held 8 Monday morning meetings between February 4, 2013 and April 1, 2013. The Soil Commission had more than 16 hours of education and discussion on the topics related to their charge. Agendas, minutes and the final recommendations of the Soil Commission are posted on the City's web site under "Boards and Commissions" at http://www.parkcity.org/index.aspx?page=1043.

The topics presented to Soil Commission for education and discussion included:

- Park City's Mining and Milling History
- Park City's Soil Ordinance
- Lead (Pb) Toxicology and Risk
- EPA in Park City: Past, Present and Future
- Current Soil Disposal Options and Costs
- Municipal Soil Disposal Needs
- Private Sector Soil Disposal Needs
- Defining Repository (CERCLA) versus Landfill (RCRA)
- Landfill Permitting Regulations
- Other Landfill Considerations

The Soil Commission also considered the following policy questions:

1. Assuming the City has no legal obligation to the community in this respect (and staff believes it does not), is Park City's mine waste soil management challenge a community-wide problem requiring a community-based solution?

2. Or, is the status quo acceptable (each landowner is solely responsible to meet the disposal requirements of the Soil Ordinance)?

3. Assuming the answer to question (1) is yes, what is the municipality/taxpayer role? What is the commercial sector's role? What is the residents' role?

4. How does the Commission feel about a landfill solution? What additional questions or issues should be explored?

5. Is there a non-landfill solution or solutions? (Soil Ordinance changes, residential grant program, negotiated discount at an existing disposal facility, others?)

6. What remaining questions does the Commission have for UDEQ and/or EPA?

Final Recommendations

The Soil Commission approved the following recommendations on April 1, 2013:

1. Develop a segregation program in the Soil Ordinance that EPA and UDEQ can support.

- The segregation program should address segregating hazardous from non-hazardous contaminated soils as well as segregating clean soil from contaminated soil.
- The Soil Ordinance should be changed to allow the export of clean soil for reuse outside the Soil Ordinance Boundary.
- Segregating hazardous soil from non-hazardous soil will mitigate the costs of disposing of hazardous soils.
- Segregating contaminated soil from clean soil and allowing the export of clean soil from the Soil Ordinance Boundary will allow more options for managing contaminated soil safely within the Soil Ordinance Boundary rather than paying for costly off-site disposal.
- This may be the most important of the recommended revisions to the Soil Ordinance.

2. Rename the Soil Ordinance to better reflect the nature and purpose of the ordinance.
    - "Park City Landscaping and Maintenance of Soil Cover" does not adequately describe the ordinance.
    - Renaming the ordinance can help inform and educate property owners, potential buyers and real estate professionals.
    - Possibly use the term "mine" or "mining" in the name.
    - The new name should not instill fear or panic.

3. Revisit the Soil Ordinance Boundary.
    - The City should conduct an analysis similar to a Phase I Environmental Site Assessment, including but not limited to, historical records, historical photographs, visual observation, and drainage patterns.
    - The priority for any expansion should be residential areas and areas ripe for future development.
    - Inclusion of open space in the boundary may not be necessary.
    - Consideration should be given to allow management of contaminated soils within the boundary in certain cases.
    - The boundary should be revisited from time to time.

4. Do not change the clean cover lead (Pb) standard for occupied property of 200 parts per million at this time.
    - The current Soil Ordinance standard is more protective than EPA's current standard.

- The City should monitor Centers for Disease Control (CDC) and EPA revisions of the lead (Pb) standard and consider modifying the lead standard in the City's ordinance.

5. The City should consider permitting and operating a temporary staging facility or transfer station for the consolidation of contaminated soil from small residential projects.

6. The Soil Ordinance should be enforceable and include appropriate permitting requirements for the spectrum of projects involving soil management in the Soil Ordinance Boundary.
   - Education of landowners and contractors and compliance assistance are the most important goals of a new permitting program.
   - Small projects, such as planting a tree, should be exempt from permitting.
   - Large projects should involve certification or the requirement to use an environmental engineer.
   - There should be a duty to apply for a Certificate of Compliance in the ordinance.

7. When considering disposal options after implementing and evaluating changes to the Soil Ordinance, especially the segregation program, the City may consider a qualitative study on the feasibility of siting, permitting, operating and closing a landfill for the non-hazardous contaminated soil.
   - Siting, permitting, operating and closing a landfill under the Resource Conservation and Recovery Act (RCRA) is expected to be very costly and politically challenging.
   - Without implementing a segregation program, the City will not have the information needed to understand the needed capacity of a landfill, and therefore will not know the size, design, and costs associated with a landfill.
   - A landfill will not address the disposal challenges associated with hazardous contaminated soil; it will still need to be disposed at Clean Harbors or another hazardous waste disposal facility.

8. The current Topsoil Assistance Grant Program should remain in place, especially if the Soil Ordinance Boundary is expanded.
   - There is no need, at this time, to expand the program to subsidize the costs of disposal.

9. Communication, education and outreach on the Soil Ordinance and related issues should be a top priority.
    - Opportunities for an effective and comprehensive education and community-outreach program need to be explored and implemented by the City.
    - Ongoing, productive communication among EPA, the City, United Park City Mines Company and other stakeholders is important.

10. The recommendations of the Blue Ribbon Commission on the Soil Ordinance and Soil Disposal Options should be shared with EPA and other partners at an appropriate point in the City's process.

11. The Blue Ribbon Commission on the Soil Ordinance and Soil Disposal Options ought to remain in place for the foreseeable future to meet from time to time as requested by the Mayor and City Council.

Study Session
Staff recommends that Mayor and Council use the Study Session to review and clarify the recommendations with members of the Soil Commission present at the Study Session. Soil Commissioners will be available to provide their insights. The time also may be used resolve any technical questions with staff.

Department Review
This report was reviewed by Legal and Executive Departments.

Attachments
Key Acronyms

Key Acronyms
February 25, 2013

AMD – **Acid Mine Drainage**—metals from mine waste + water + oxygen

ATSDR – **Agency for Toxic Substances and Disease Registry**—federal technical advisory agency; division of the Centers for Disease Control and Prevention

CDC – **Centers for Disease Control and Prevention**—federal technical advisory agency

CERCLA – **Comprehensive Environmental Response, Compensation and Liability Act, aka "Superfund"**—federal law governing the remediation of historic hazardous waste sites

COC – Certificate of Compliance – required under Park City's Soil Ordinance to demonstrate compliance with the requirement to maintain a 6 inch soil cover < 200 ppm lead

DERR – **UDEQ Division of Environmental Response and Remediation**—assists EPA with CERCLA actions in Utah; implements the Voluntary Cleanup Program

DSHW – **UDEQ Division of Solid and Hazardous Waste**—implements the Resource Conservation and Recovery Act in Utah

EPA – **U. S. Environmental Protection Agency**—federal agency that implements and enforces CERCLA, RCRA, the Clean Water Act, etc.

GIS – **Geographic Information Systems**—electronic mapping technology

NCP – **National Contingency Plan**—CERCLA term for the regulatory requirements for a remediation

NPL – **National Priorities List**—CERCLA term for sites deemed a priority for remediation by EPA

OSWER – **EPA Office of Solid Waste and Emergency Response**—the EPA Headquarters office that implements CERCLA, or "Superfund"

OU – **Operable Unit**—CERCLA term for a unit of a Superfund site

PPM – **Parts Per Million**, or

Mg/kg – **Milligrams per Kilogram**—these two phrases are interchangeable; unit of measure; akin to cutting a pie into a million pieces—1 piece = 1 ppm

PRP – **Potentially Responsible Party**—CERCLA term for a person or entity responsible for the remediation of historic hazardous waste sites

RCRA – federal **Resource Conservation and Recovery Act**; governs the generation, transportation, and disposal of solid and hazardous waste

ROD – Record of Decision—documents a federal action under the National Environmental Policy Act (NEPA); Richardson Flat Superfund Site OU1 has a ROD to implement the cleanup action there

TMDL – Total Maximum Daily Load – a Clean Water Act standard for the amount of pollution allowed in a water body; Silver Creek has a TMDL for zinc and cadmium

TCLP – Toxicity Characteristic Leaching Procedure – laboratory test to determine the potential for a substance, such as tailings, to leach in a landfill

UDEQ – **Utah Department of Environmental Quality**—state agency that implements and enforces RCRA, the Clean Water Act, etc.; partners with EPA in CERCLA

USGS – **United States Geological Survey**—federal technical advisory agency; performed studies of Prospector and Silver Creek areas

VCP – **UDEQ Voluntary Cleanup Program**—non-regulatory cleanup program; the Alice Lode site in Park City is in the VCP; also pronounced “v-cup”

To: **Honorable Mayor/Members of City Council**
Management Team
KPCW Park Record

From: **City Manager's Office**

MANAGER'S REPORT – MAY 30, 2013

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1. City Park Volleyball Courts – submitted by Blake Fonnesbeck, Operations Manager. The Parks Department has recently rebuilt the two volleyball courts at the north-end of City Park. The project included installing new Bazooka style volleyball poles. These new poles offer the ability to easily change net height. Staff also added sand, edged the courts and installed new boundary markers.

With this upgrade staff separated the two courts. Before the courts shared a center pole which made it difficult to change net height. Now each court can be set at a different height as needed to accommodate different user groups.

Staff has received many compliments on the finished project.

2. Report on the status of Park City's Water Rights – submitted by Kyle MacArthur, Water Operations Team Leader. This memorandum is intended to provide an update on the status of Park City Municipal's water rights and source availability.

Park City receives a large portion of its water from ground water sources recharged by snowpack. Our local drainage basin is part of the larger Weber-Ogden River drainage and therefore subject to the authority of the State Engineer and the Weber River Commissioner. The Commissioner administers the water rights in the basin for the State Engineer, which gives him the authority to cut back lower priority surface water rights based upon the year in which they were first developed.

Park City and the Weber Basin as a whole experienced a very mild winter the last two years in which the local snow pack only reached 65% and 84% of average. Due to rising temperatures and low spring runoff, as of May 7th the Commissioner has made the first water rights cut to the priority year of 1903 which means that any water rights with a priority later than this date cannot be used. Park City is fortunate to have most of our water rights held in ground water sources, as they are not subject to priority cuts.

One source that may be cut later this year is Thiriot Spring, which has a surface water right priority of 1875. As Park City is located at the headwaters of the basin, we are allowed by the State Engineer to continue to use Thiriot Spring, which is needed to maintain antimony blending at the Spiro Water Treatment Plant, and replace the used volume with Spiro Tunnel water. The volume lost as of this date would be 9% of our total available water sources.

If Thiriot Spring is cut, the water rights to Holiday Ranchettes will be cut concurrently. As the City now uses the Holiday Ranch Loop Road Pipeline to deliver water to Park Meadows Country Club and the 1984 Decree, the ditches through Holiday Ranchettes will run dry. In addition to the HRLR pipeline, the Lost Canyon pipeline and Quinns Water Treatment Plant were critical to our success in meeting demands last year and will be again this year.

The Water Department will continue to monitor and carefully manage our source availability and use throughout the City to ensure that all culinary demands are met, and secondary demands are met to the best of the system's ability.

3. 2013 Construction Projects Update - Matthew Cassel, P.E., City Engineer. To keep City Council members up to speed on road and other construction projects in the City ROW, staff is providing this backhoe report for the 2013 summer construction season.

Project

Empire Avenue Re-Construction Project

Schedule –The contractor is still four to six days behind schedule but has committed to bringing two more crews in to gain on the schedule. These two crews will be helping to install the approximately 50 water service lines to the individual homes.

Construction activity – Work for the next two weeks includes continued installation of the waterlines, installation of storm drains, finish the remaining sewer work and continue landscaping in areas already completed. The utility work is anticipated to be nearly complete in the next two weeks. Additionally, next week, crews will start excavation for the road.

Current issues –The contractor, consultant and staff have developed a plan to handle the anticipated contaminated soils when excavating for the new road. Using the testing abilities of AMEC, our consultant has estimated that the amount of contaminated soil that will need to be landfilled is 300 to 400 cubic yards. Our consultant has made design changes to the road that should minimize this amount further. We have worked closely with Jim Blankenau in properly disposing of these soils.

The other issue we are confronted with is an existing valve has been found to be cracked. As the contractor has tried to pressurize sections of the new water system, the pipe has not been able to hold pressure because of the cracked valve. The water department has given the contractor direction to replace the valve. The problem is that the valve is encased in concrete and is located in a way that will make it very difficult to remove and replace. This will cost a few days to fix this problem but the contractor is working on it immediately.

Deer Valley Drive

Schedule –The construction started on May 13!

Construction activity – A road and water shutdown occurred this last Monday and Tuesday. The shutdown was needed to tap in the new water system into the existing water line. The main focus of work over the next two weeks is to continue to install water line and to start the installation of the storm drain. During this time period, the road will be down to one lane during the day and two lanes at night and during the weekends. A full road shutdown is not anticipated in the next two weeks.

Current issues – Even after a two day shutdown of the road and a one day shutdown of the water system, there are still no current issues other than the existing transmission water line is not in the location as shown on the drawings so the contractor needed to reroute the distribution water line around it.

10th and 11th Street Road Re-Construction

Schedule –This project is currently out to bid. Once approved, it will not start until Empire Avenue is completed.

2013 Water Department Pipe Line Projects

Schedule – This project is currently out to bid

Main Street Construction

Schedule – Both Miller Paving and Questar Gas have run into underground utility issues, so the work is a little slower than hoped for. Questar finished the work between 4th and 5th Street on 5/24. Miller Paving is planning to complete up to Gallery Mar by June 21 depending on utility and storm drain conflicts.

Construction activity – Gas Main crossing Main Street just North of 5th Street starting 5/28. 5th Street to the Claimjumper main line installation from 5/29 to 6/7. Lateral gas line installation from 6/10 to 7/3. Granite paver installation from 4th Street to Bistro 412 to begin 5/28. Post Office concrete sidewalk week of 5/28, with closing Post Office from 1 pm – 6 pm on 6/1 for concrete at the doorway. Asphalt patching 5/30. Demolition between Post Office and Gallery Mar starting 5/28. Storm drain installation, water meter installation behind demolition. Storm drain installation beginning 6/3.

Current issues – Ongoing coordination of Dining Deck and construction schedule. Dining Decks on East side between 4th and 5th should be able to be installed by 6/21. The dining deck at 501 Main should be able to be installed by 7/3.

City Council Staff Report

Subject: General Plan Task Force- Schedule and Scope
Author: Mark Harrington, City Attorney
Thomas Eddington, Planning Director
Department: Legal/Planning
Date: May 30, 2013
Type of Item: Work Session - Direction

Summary Recommendations:
Provide direction to form a General Plan Task Force, designate rotating City Council participation, confirm the proposed schedule and choose a defined scope of review.

Topic/Description:
The draft General Plan was completed in March 2013.

Background:

Since the draft General Plan was completed, the Council and Planning Commission agreed prioritize review of the BOPA plan and Form Based Code Land Management Code revision in order to timely respond to the Rocky Mountain timeframe for a final decision on the location of substation.

Review Calendar for PC and CC for BoPa Area Plan and FBC		
May 16th	PC & CC	Joint policy discussion on enhanced options of Bonanza Park Area Plan
May 22nd	PC	Form Based Code with Gateway Planning
June 12th	PC	Bonanza Park Area Plan review #1 (and Joint Meeting w/CC & PC)
June 26th	PC	Bonanza Park Area Plan review #2
July 10th	PC	Bonanza Park Area Plan review #3. Recommendation to CC
July 25th	CC	Bonanza Park Area Plan review & possible adoption by City Council
August 1st	CC	Bonanza Park Area Plan adoption by City Council (if not adopted 7/25)

Note: During the May 16th meeting, the City Council and Planning Commission agreed to meet again for a joint meeting at 3pm on Wednesday, June 12th.

The result is that no formal review has started of the General Plan, and none is scheduled to begin until August 13th:

Review Calendar for PC and CC for FBC and General Plan		
August 13th	PC & CC	General Plan Joint Meeting Kickoff
August 14th	PC	Form Based Code review by Planning Commission
August 28th	PC	General Plan: Small Town Trends (pg 15 – 34); Small Town Goals, Principles,& Strategies (pg 93 – 114); Small Town Strategies (pg 175 – 199)
August 29th	PC	Form Based Code review by Planning Commission
September 11th	PC	General Plan: Review of August 28th edits of Small Town

September 25th	PC	Form Based Code review by Planning Commission with recommendation to City Council
October 9th	PC	General Plan: Natural Setting Trends (pg 35-47); Natural Setting Goals, Principle, & Strategies 117 – 130; Natural Setting Strategies (201 – 236)
October 23rd	PC	General Plan: Review of October 9th edits of Natural Setting
November 13th	PC	General Plan: Sense of Community Trends (pg 48-88); Sense of Community Goals, Principles, & Strategies (pg 131-162); Sense of Community Strategies (Large Section. Meeting 1 of 2)
November 14th	CC & PC	Joint Meeting to discuss progress on General Plan and Form Based Code
November 20th Special Mtg.	PC	General Plan: Sense of Community Trends (pg 48-88); Sense of Community Goals, Principles, & Strategies(pg 131-162); Sense of Community Strategies (Large Section. Meeting 2 of 2)
December 11th	PC	Thanksgiving – No meeting
December 18th Special Mtng.	PC	General Plan: Review of November 13th and 20th edits of Sense of Community
December 25th	PC	HOLIDAY
		2014
January 8th	PC	General Plan: Historic Character Trends (89-92); Historic Character Goals, Principles, & Strategies (165-174); Historic Character Strategies (289-310)
January 22nd,	PC	General Plan: Review January 8th edits of Historic Character
February 12th	PC	General Plan: Neighborhoods 1 – 5
February 25th	PC	General Plan: Neighborhoods 6 - 9
March 12th	PC	General Plan: Recommendation to City Council
March 27th	CC	Joint Meeting for Planning Commission to present General Plan to City Council.

At a joint City Council and Planning Commission work session on May 16, 2013, the Planning Director provided an alternative to adopt the draft "as is" now, to enable immediate use with a commitment to still have final review within the designated schedule above. There was no consensus to move forward with that alternative or push final adoption all the way back another year to late Spring 2014. The Planning Director indicated a shorter timeframe was unachievable given the existing and growing workload of the Planning Department with the other priorities.

At this point, the City Attorney suggested a hybrid approach, parallel to the existing calendars which could focus on preparing an Executive Summary of the existing draft, but start compiling edits for the full review (which could be expedited since so much leg work would already be done). The goal would be to have the whole General Plan and Executive Summary adopted by City Council before the end of the year.

Council requested that the City Attorney and Planning Director meet/email with the Planning Commission or designees and propose a schedule of the hybrid approach for their consideration at the May 30th City Council meeting. The Planning Commission discussed the proposal briefly at their May 22nd meeting and designated 2 members to work with staff. Staff, the 2 PC members and Council member Andy Beerman met on May 23rd.

Analysis:
There remains concern from several Planning Commissioners regarding the utility, public participation, timing and scope of a task force. At the scheduling meeting, the group agreed to present the staff recommendation to Council with alternatives regarding the proposed scope of the task force's work. The Planning Commission will likely provide additional input at the Council meeting.

Option 1: City Attorney recommendation – The Hybrid Approach

Task Force: Planning Director/Staff, City Attorney, 2 rotating PC members, and 1 rotating CC member. The meetings will be at City Hall and noticed, allowing public attendance. Updates would occur at regular scheduled PC and CC meetings under staff communications. Staff would recommend that other PC and CC members ***not*** attend these task force meetings as observers.

Scope: Prepare an Executive Summary (25-50 pages) and suggested redlines/issues list of the General Plan. While a list of redlines and substantive issues would be collated for review by the PC, the Task Force would not spend its primary time on substantive matters or policy recommendations. Like with the Budget, the Executive Summary would be a consolidation of the existing draft to highlight the vision and goal policy statements to expedite the full review by the whole PC and CC on a shortened schedule in the fall to enable action before year's end.

Schedule:
Task Force Meetings- 8 Meetings divided by goals between now and 8/14:

Date	Goal	Topic	Possible PC Members
1. 6/3	Goal 1	Land Use	Jack, Brooke
2. 6/10	Goals 2 and 3	Regional Planning and Transportation	Stu, Adam
3. 6/17	Goals 4, 5, 6, 13	Open Space, Environment, Climate Adaptation, and Living within Limits	Charlie, Nann
4. 6/24	Goals 7 and 8	Lifelong Housing and Workforce Housing	Mic, Jack
5. 6/27	Goals 9 and 14	Recreation and Arts & Culture	Nann, Adam
6. 7/8	Goals 10, 11, and 12	Resort Community, Tourism and Community	Mic, Stu

		Character, and Diverse Economy	
7. 7/18	Goals 15	Historic Preservation	Charlie, Jack
8. 7/29 (alt 8/5)	Goal 16	Main Street and Neighborhoods	Charlie, Brooke

Each assigned person should collect input from individual PC members (same for CC member) prior to the designated meetings so not just representing personal viewpoints.

Revised General Plan PC and CC Schedule to Achieved GP Adoption by 12/13:

8/13 PC Work Session	Kickoff- Exec Summary; Small Town
8/28 PC with Public Hearing	Natural Settings
9/11 PC with Public Hearing	Sense of Community
10/9 PC with Public Hearing	Historic Character
11/13 PC with Public Hearing	Neighborhoods
11/14 CC Work Session	General Plan Introduction; Exec Summary
11/21 Joint Meeting with CC	PC Recommendation and Policy Issues Discussion
12/5 CC with Public Hearing	Values, Goals and Strategies
12/12 CC with Public Hearing	Final Draft Distribution; Exec Summary
12/19 CC with Public Hearing	Action

Scope/Alternative Options:

Option 1B: Same as above but Task Force make substantive edits and policy recommendation with Exec. Summary.

Option 2: Planning Department. Planning Director Eddington recommends assigning sections of the GP to 2 member teams of the PC for both substantive edits and creation of an issues list. The PC members would then present the edits to staff at the Task Force/Small Group meetings noticed to the public roughly the same as above. Then the PC would review the edits front to back with a goal of a recommendation to Council by the end of the year. Actual redlines to the draft would only occur with the formal review by the whole PC in August. Any Executive Summary work would be done at the end to avoid having to re-edit the Exec Summary after the full review by PC and CC. Council review moves up slightly with potential action in February 2014. Form Based Code review may have to be adjusted.

Option 3: No Task Force. Similar to the Planning Staff Option 2, assign 2 members of the PC pages in chronological order to edit and report back to PC. Add 1-2 hours at the beginning of each PC regular meeting to review the progress and edits. This option retains the integrity of PC doing their work at public meetings. Overall schedule would depend on the ability to make progress in light of other priorities. PC should consider designating one member to be informal task manager to coordinate with Planning staff on assignments and edits.

Next Steps:
Once the Council directs the desired working process, designated Planning Commissioners will meet with staff on 5/31 to propose scheduling and rotation of assignments to the Planning Commission.

Summary Recommendations:
Provide direction to form a General Plan Task Force, designate rotating City Council participation, and confirm the proposed schedule. Alternatively, choose an alternative process or scope of review and direct staff accordingly.

Please Note: The Draft General Plan is available online at:

http://www.parkcity.org/index.aspx?page=771

City Council
Staff Report

Sustainability

Subject: **4th of July – Operational Management**
Author: **Tommy Youngblood**
Department: **Sustainability**
Date: **May 30, 2013**
Type of Item: **Informational**

Summary Recommendations:
This staff report is an informational update to Council on the operational plans for the events scheduled on the 4th of July.

Topic:
Staff presented Council with a Manager's Report on April 4th, 2013. The report outlined steps staff and event organizers had taken to improve operations of the 4th of July Celebration. Staff agreed to return to Council with an update on these plans with representatives of the Ambassadors and PC Rugby.

Background:
The 4th of July has grown over the years and last year drew over 15,000 people. Last year, the City issued two (2) separate Master Festival Licenses (MFL) on that day. The Park City Ambassadors received a MFL for the parade (from the top of Main Street to City Park), along with their "Celebration in the Park" that includes live music, beer garden, and food vendors at South City Park. The second MFL was issued to the Park City Rugby Club to host rugby games, a beer garden and food vendors on the North City Park Fields area. Both groups have applied again for 2013.

There are three areas that required increased attention for 2013:

1. Need to increase number of parade volunteers – increased staffing would improve the Park City Ambassadors' ability to manage the execution of the parade, including the pre-staging on Swede Alley;
2. Integrated and improved management of activities at City Park – In 2012, there were incidents of underage drinking and unapproved outdoor music adjacent to the basketball courts, which required responses by the Park City Police Department; and
3. Cost incurred by the City to mitigate negative impacts caused by the event - PCMC will expense out over $49,000 in costs for our part in the celebration. In 2012 the cost was $ 43,432 because there was no setup for the fireworks. Most of those costs are public safety personnel and are increased by the holiday pay required.

Analysis:
Staff has worked with Ambassadors and PC Rugby to develop the following mitigation actions:

1. **Increased parade volunteers & Staging**
    a. The Park City Ambassadors have mandated that each parade entrant must supply one (1) volunteer that will be directed by the Ambassadors to assist in parade operations. They are also investigating an additional fee if a volunteer is not supplied or an entrant chooses not to supply one. This should garner enough volunteers for a safer and more orderly parade;
    b. A maximum of 70 floats;
    c. Animals located in Brew Pub Lot;
    d. Parade Lane with signs on Deer Valley Dr. accessing Swede Alley to divide entries and people parking; and
    e. Lining of entrants along west side of Swede Alley from Brew Pub Lot to Post Office.

2. **Integrated and improved management in City Park.**
    a. The Park City Police Department has mandated the following for each UDABC license beer garden in City Park as part of the Local Consent Agreement conforming to and in addition to UDABC regulations: (see Exhibit A & B)

        i. Ambassadors Beer Garden(see Exhibit A)
            1. A fenced area encompassing south end of City Park including, the cooking area and Stage / Pavilion.
            2. 4 – 6 monitored entrances to area, to prevent alcoholic beverages sold within the beer garden from being taken out of the area
            3. 2 – 3 interior monitors to monitor overall activity and actions

        ii. Rugby Beer Garden(see Exhibit B)
            1. A fenced area
            2. 1 – 2 monitored entrances to area, to prevent alcoholic beverages sold within the beer garden from being taken out of the area
            3. 1 – 2 interior monitors to monitor overall activity and actions

        iii. Outside of licensed DABC areas
            1. Park City Police Officers will have10 – 12 officers from 11am – 4pm or until needed.
            2. The same number of officers patrol PCMR, City Park and the golf course view areas just prior to and during fireworks

Each UDABC licensee has chosen to allow attendees with coolers, outside beverages and food items within their area.

Park City Police, Special Events, and Parks Department will add additional signs City Park that clarify that consumption of beer within the City Park is permitted, and consumption of liquor/spirits is prohibited. Staff understands the incredible difficulty of this enforcement with all of the water bottles and other types of personal beverage containers everyone has these days. The Police Department will focus its activity in the following areas:

1. Overall Public Safety;
2. Monitoring of alcohol or other related disorderly conduct; and
3. Underage consumption of alcohol

3. Event Cost

Below are the event costs as projected for 2013. The cost for the PCMC firework line item was not incurred in 2013 because the fireworks were canceled.

4th of July Costs	Total known to: Ambassador's	Total known to: PC Rugby		Cost to PCMC	Cost to Chamber
Application Fee	$ 80.00	$ 80.00			
Liquor License	$ 100.00	$ 100.00		N/A	N/A
Insurance	$ 2,903.00	Unknown		N/A	N/A
Trash /Recycling / Misc.	$ 2,350.00	$ 1491.00		N/A	N/A
Trash Removal/ Main Street cleaning (PARKS)	N/A	N/A		$ 2,460.00	N/A
Additional Bathroom Cleanings	N/A	N/A		TBD	N/A
Portia-Potties	N/A	N/A		$ 2,354.48	N/A
Street Banners - every other fixture	N/A	N/A		$ 542.00	N/A
Building Dept.	N/A	N/A		$ 1,164.00	N/A
Police	N/A	N/A		$ 34,237.00	N/A
Fireworks fencing @PCMR	N/A	N/A		$ 6,300.00	$ 10,000.00
Security	$ 950.00	N/A		$ 1,125.00	N/A
Recycling (PCMC)	N/A	N/A		$ 1,550.00	N/A
Totals	$ 6383.00	$ 1671.00		$ 49,732.48	$ 10,000.00

There are additional fees that the applicants have not reported to Staff.

Traditionally, approved events are required to pay all costs associated with the production of their events other than those covered under the Festival Facilitation Fee. Council has the ability to waive all fees. The City Manager can waive application, facility rental, field rental, public parking spaces and bleacher rental fees based on certain criteria. The Park City Council has, on occasion, waived certain fees when requested by specific events in addition to the agreements in related service contracts with specific special events such as the Sundance or Park City Arts Festival.

Over the years the 4th of July Celebration, and to a much lesser degree Miners Day, have grown greatly. Other than the community celebration, the organizing groups report that this day is their major fundraising activity of the year. The Ambassadors and Park City Rugby report that it accounts for 100% and 50%, respectively, of their yearly fundraising budget. They also report that increasing their required financial responsibility would greatly affect their fundraising effort.

Additionally, unlike in previous years when the event drew smaller crowds, it is difficult to segment where each applicant's responsibility begins and ends. Both groups agree that they bare some responsibility for the overall costs but diverge on the specifics. Staff finds that the 4th of July, as well as Miner's Day, is, for lack of a better term 'Legacy Events'. Most attendees to these events see them as one continuous activity organized on by Park City Government, from parade to fireworks. The specifics of the MFL procedure and process are lost on these guests to the community.

Funding Source:
General Fund, Special Events

Department Review:
Economic Development, City Manager, Legal and Special Events departments have reviewed this report.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Balance between tourism and local quality of life + Varied and extensive event offerings + Accessibility during peak seasonal times		+ Residents live and work locally + Shared use of Main Street by locals and visitors	Fiscally and legally sound Well-maintained assets and infrastructure Streamlined and flexible operating processes
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Positive ⇧	Neutral ⇔	Positive ⇧	Positive ⇧
Comments:				

Recommendation:
This staff report is an informational update to Council on the operational plans for the events scheduled on the 4th of July.

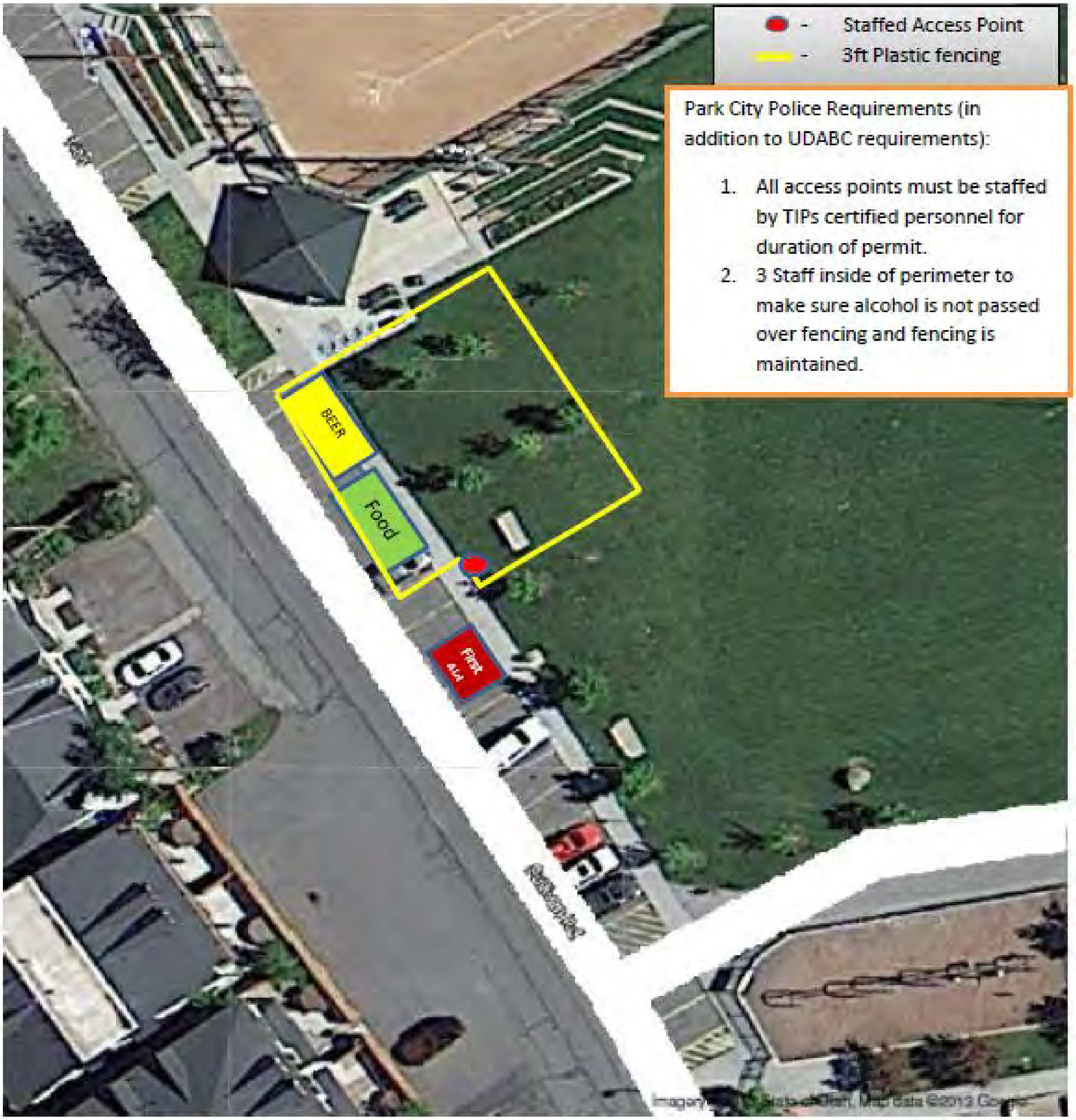
Attachments:
Exhibit A – Ambassador’s Beer Garden
Exhibit B – Park City Rugby Beer Garden

Exhibit A

4th of July 2013 – Ambassador's Beer Garden

Exhibit B

4th of July 2013 – Rugby Beer Garden



City Council
Staff Report

Subject:	**City Manager's Recommended Budget**
Author:	**Jennifer Danowski, Jed Briggs, Thomas Eddington**
Department:	**Budget, Debt, & Grants**
Date:	**May 30, 2013**
Type of Item:	**Informational/Discussion**

Summary Recommendations:
Hold a public hearing on the City Manager's Recommended Budget. Provide direction regarding Business License cost recovery percentage, Fee Schedule, Planning and Council Department budget enhancements, and Main St. snow removal.

Topic/Description:
FY 2013 Revised Budget and FY 2014 Proposed Budget, Fee Changes

Background:
The City usually begins the budget process in February with the City Council identifying objectives for the next year during the visioning session. This year the focus of visioning was on the strategic plans which were closely tied to the 'Budgeting for Outcomes' process.

On April 29, staff delivered the City Manager's Recommended Budget (Tentative or Proposed Budget) to City Council. Public hearings are currently scheduled for May 2, 9, 30, June 6, 13, and 20. Discussion/action is slated for these dates as follows, barring changes as needed:

On May 2, staff presented the Tentative Budget, Budget Overview & Timeline, Update of Financial Impact Report (FIAR), Benefits (pay plan, URS-Retirement, Health Insurance) and the CIP Budget.

On May 9, staff presented Council with the recommended changes for the FY 14 Budget. Members of the Results Team presented on significant budget changes for each of the four Council Goals. Council gave direction to keep the current level of service for Library Reciprocal Borrowing for County residents.

May 30 – Fee Changes, Continuation of Operating Expenditures

June 6 – Personnel Policies and Procedures (P&P) Manual, City Fee Resolution, Council Compensation, Budget Policies, Special Service Contracts Outstanding Budget Issues, Adopt CEMP update by resolution

June 13 – Outstanding Budget Issues (If necessary)

June 20 – Presentation & Adoption of Final Budget (if no property tax increase), Adoption of Provisional Budget (if property tax will be increased)

Analysis:

Budgeting for Outcomes

This budget season will be the second-year of the current budget biennium. Between now and June, we will be working on adjusting the FY 2013 budget and developing the FY2014 budget.

Historically, Park City has employed an incremental style of budgeting. In this format, the budget from the prior year is basically assumed to be appropriate and serves as a starting point, or base budget. Any changes, or increments, to the base budget (whether they be an addition to or subtraction from the budget) are captured in a "budget option" and described. Typically, these budget options are the focus of budget discussions in any given year.

However, last year we moved to a Budgeting for Outcomes (BFO) process, which is a variation of zero-based budgeting that focuses on Council priorities and objectives as the driving factor for prioritization. BFO is a public budgeting process which seeks to imitate Request for Proposal (RFP) procedures. By creating Desired Outcomes within Council goals and then receiving offers from City departments, decision-makers can make better-informed decisions regarding the prioritization and cost of City services and programs.

The BFO process is broader than any previous budget development effort, taking representatives from every self-managed team to help better define community goals. These staff representatives (Results Team) wear citizen hats and try to focus their thinking and efforts on what residents want from their government. By doing this, they will be able to flesh out better the Council goals into the Desired Outcomes approved by Council.

The Results Team accepts service proposals (bids) for programs and activities in each Council goal. Proposing budget recommendations by a committee made up of staff is a completely new and unique way of budgeting. The Results Team has had to make tough decisions in order to fit their recommendation within the confines of the FIAR's projected expenditure increases (based off of a 10-year historical analysis of an average annual increase of Park City's expenditures), approved by Council. The Results Team funding level recommendation also has to account for health insurance, retirement, and pay increases, which also fall into the FIAR's allowable projected expenditure increase as well as mesh with the CIP committee's funding level recommendation. The Results Team discusses their overall rankings and rationale for budget enhancements or decreases and prepares a final recommendation to the City Manager, who refines the budget and passes it along to the City Council.

A few of the expectations for the Results Team: think beyond the limits of your own department/team; take role of average citizen; link bids to Desired Outcomes; take ownership of the process; and present united recommendation to City Manager/Council. Some of the ground rules: everyone has an equal voice; speak up if you have a question/comment/concern; and respectful debate is encouraged. The most controversial aspect of BFO is that it puts a great deal of trust in thoughtful non-experts to make good decisions and to encourage or force experts to start thinking outside the box. If this basic premise is not accepted, BFO will no generate the preferred results.

Staff is confident BFO provides us with the tools we need to build a budget that reflects the city's values and needs, and helps us build towards an even brighter future. This budget process will help us do this by focusing on outcomes that matter to our residents and others who have a stake in this community.

Instructions

Bids or offers can be submitted by one department or multiple departments working in partnership/collaboration with each other. A proposal (or bid), submitted in response to a Desired Outcomes, describes what a service, program, or activity will do to help achieve the Council-approved goals. Managers need to explain the scope of the service and any enhancements or decreases to level of service. The total expenditure and revenue budgeted amounts are included in the bid as well as FTEs.

Managers are encouraged to explain any cost savings, innovation, or collaboration that their program would be able to accomplish during the next fiscal year. There's also a section on the bid that explains the consequences of funding it a lower level. And finally the bid ends with performance measures tailored specifically to that service used to measure its success. Performance measures are taken from the usual department performance measures, the National Citizen's Survey, or ICMA's Center for Performance Measurement.

Since this is the off-year of the two-year budget cycle no increases to the budget were expected. However, if there were mitigating circumstances, unanticipated requests could be taken to the Results Team for review on a very limited basis. These requests must come with a corresponding expense reduction, revenue enhancement (e.g., fee or rate increase, state and federal grants, profit gains, etc.), or justification as to why the adjustment is necessary and could not have been anticipated during the creation of the 2013-2014 budget. Managers bringing unanticipated requests to the Results Team were asked to look first within their existing departmental or team budget. By enhancing or adding a service with the same amount of current budget the City is able to build efficiencies and make the cost of doing service more effective.

Also, managers were encouraged to look for opportunities to find cost savings in their current operations, to think creatively and collaborate with others, inside and outside of City Hall, to identify ways that they could achieve the same or better results at lower costs. Managers hard work will help craft a better budget and fund the services necessary to achieve the community priority outcomes despite the current economic times and longer term revenue decline the Budget Department forecasts.

Ranking of Proposals by Results Teams

Last year, proposals were reviewed and ranked independently by each Results Team member for the corresponding Council goal. Proposals were scored in relationship to how well they did or did not meet the criteria. Only new BFO programs were scored this year based off of the criteria:

BFO Prioritization Rubric:

Each criteria category will get a rating on a 1-5 scale with "5" being the most supportive/effective/true Program rating.

Criteria	Weight*
1. **Vision** – Meets the vision of the current City Council/Community	**1.00**

5 points – Program has a positive and swift impact on the City/Community Vision
4 points – n/a
3 points – Program positively impacts the City/Community Vision
2 points – n/a
1 point – Program has no impact on a listed City/Community Vision

2. **Necessity** – Program is a "need to have" verses a "nice to have" **1.25**

5 points – "Need to Have"; Absolutely required to provide a ***CORE*** City service
4 points – n/a
3 points – Program has a positive impact towards a City service or interest with some limited frills
2 points – n/a
1 point – "Nice to Have"; Not required to keep the City running, but has some enhancement value

3. **Efficiency and Value** – "Bang for the Buck" - Program provides highest value at the current cost estimate **1.00**

5 points – For the current cost estimate the value is at the highest level (seems like a great deal)
4 points – For the current cost estimate the value is at a high level (seems like a good deal)
3 points – For the current cost estimate the value is at a moderate level (seems like an ok deal)
2 points – For the current cost estimate the value is at a low level (seems like a bad deal)
1 point – For the current cost estimate the value is at the lowest level (seems like a horrible deal)

4. **Desired Outcomes** – Program provides rationale addressing the Desired Outcomes for each Council goal **1.25**

5 points – Bid includes concise justification on how it addresses the Desired Outcomes
4 points – Bid includes good justification on how it addresses the Desired Outcomes
3 points – Bid includes average justification on how it addresses the Desired Outcomes
2 points – Bid includes some justification on how it addresses the Desired Outcomes

1 point – Bid includes bad or no justification on how it addresses the Desired Outcomes

5. **Cost Savings/Innovation/Collaboration** – Program demonstrates ability to find savings or innovate **.25**
   5 points – Major cost savings or efficiencies are gained
   4 points – Obvious cost savings or efficiencies are gained
   3 points – Some cost savings or efficiencies are gained
   2 points – Little cost savings or efficiencies are gained
   1 point – No cost savings or efficiencies are gained

6. **Effectiveness of Proposal** – Program demonstrates meaningful measures to gauge effectiveness **.75**
   5 points – Program includes meaningful and effective performance measures
   4 points – Program includes reasonable performance measures
   3 points – Program includes adequate performance measures
   2 points – Program includes below average performance measures
   1 point – Program includes bad or no performance measures

7. **Funding** – Source Availability & Competition for Funds **.50**
   5 points – Earmarked funds exist specifically for the program (such as a grant or debt)
   4 points – Program draws on flexible revenues which are specific to the Fund (such as Water, Transit, and Golf Funds) or program draws entirely on non-earmarked funds for which it has a particularly reasonable claim (Recreation, Ice, BPE fees, Admin IFTs, etc.)
   3 points – Program draws mostly on non-earmarked funds for which it has a particularly reasonable claim (Recreation, Ice, BPE fees, Admin IFTs, etc.)
   2 points – Program partially draws on non-earmarked funds for which it has a particularly reasonable claim (Recreation, Ice, BPE fees, Admin IFTs, etc.)
   1 point – Funds are not identified or funds are subject to much competition (such as the General Fund)

* Proposed weights; subject to change

Last year, the Results Team met to compile their individual rankings and arrive at a composite score. This provided the ranking of proposals within each Council goal. They then identified questions or gaps in specific proposals and requested additional information from the proposal owner, including potential implications of level of service adjustments or suggesting additional collaboration.

Based on the additional information, the Results Team did a second round of ranking for all of the proposals using the same point system, while considering the new information, legal mandates, etc. The prioritization of the BFO programs was the start of the discussion on where to fund it—not the end. Decisions on budget enhancements or decreases were based on the scoring of each BFO program, as well as the manager's reasoning, established need, and availability of resources.

Conclusion

The City Manager recommendation, along with the Results Team's is what is what is being presented to City Council. The budget changes this year will be presented through the lens of the Desired Outcomes and Council goals. We are confident BFO provides us with the tools we need to build a budget that reflects our city's values and needs. This budget process will help us do this by focusing on outcomes that matter to our residents and others who have a stake in this community.

Takeaways

The Budgeting for Outcomes (BFO) process is meant to prioritize budget needs by Council goals. Staff believes that ultimately this process was successful in doing just this—aligning Council goals with the current operating budget changes. In addition, since the Results Team had to work within the confines of revenue projections, the Results Team was forced into a very realistic and succinct final recommendation.

During FY 2013, Staff worked extensively with consultants to develop a software module specifically for BFO. By tailoring software to our needs, we were able to streamline and completely automate the BFO process. With the addition of specialized budgeting software, the time commitment for the BFO process was greatly reduced during this budget cycle.

Lastly, the BFO process represents a cultural shift in our city, as staff is now intricately involved with the decision-making process of the operating budget. There was definitely a learning curve to the new members of the Results Team, but by the end each member had become fairly proficient at understanding the "big picture" of budgeting for an entire City. By having staff work together a budget synergy was created that resulted in a better and more cost-effective outcome.

Long-Term Budget Strategies

The City Manager's Recommended Budget was constructed drawing upon Council input and direction received during Visioning. During the visioning session, Council was presented with the FIAR projection of the City's revenues over the next ten years. In essence, the FY14 Budget had to fit within the confines of the FIAR's projected expenditure increases (based off of a 10-year historical analysis of an average annual increase of Park City's expenditures), approved by Council. The funding level recommendation also has to account for health insurance, retirement, and pay increases, which also fall into the FIAR's allowable projected expenditure increase as well as mesh with the CIP committee's funding level recommendation. Departmental requests resulted in more than $1M in new budget for FY14, while the Results Team recommended less than $700k. However, there was close to $900k in scheduled budget decreases in FY14, more than offsetting much of the increase without taking into accounts scheduled pay adjustments and fringe benefits. The creation of the FY14 Budget also used the following as guidelines:

1. Budget draws upon Council input from Visioning and FIAR projections as guide
    a. Performance-driven operating budget based upon Council's goals, objectives, and desired outcomes
2. Two-year budget process with fewer budget requests coming in the "off-year"
    a. Second-year budget requests will come with revenue offsets, expense reductions, are mandatory, or necessary

3. Budget committee recommendations will be considered
    a. Committees include Results Team, CIP, Pay Plan, and Fleet Committees
    b. Results Team will make recommendations by considering BFO score, manager's bid request, established need, available resources, and performance measures
4. All operating and capital budget requests should be considered *only* during the budget process
5. General Fund revenues, not used for operating expenditures, should be used for capital projects (e.g., Asset Mgmt, Equipment replacement, Pavement Mgmt)

Expenditure Summary by Major Object - All Funds

	FY 2010	FY 2011	FY 2012	FY 2013 Ori Bud	FY 2013 Adj Bud	FY 2014 Plan	FY 2014 Budget
Personnel	20,553,234	21,098,681	22,750,251	25,112,990	25,055,372	25,598,173	26,544,126
Materials, Supplies & Services	11,052,483	10,942,094	13,235,104	15,163,641	15,515,734	14,925,532	13,320,049
Capital Outlay	41,569,011	64,609,845	29,823,669	17,874,359	48,895,782	30,290,169	42,850,990
Debt Service	9,834,751	12,176,557	10,399,905	10,480,443	10,891,706	10,467,536	10,856,837
Contingency	0	0	99,679	345,000	215,000	330,000	221,000
Actual Budget	**$83,009,480**	**$108,827,176**	**$76,308,608**	**$68,976,432**	**$100,573,594**	**$81,611,410**	**$93,793,002**
Budget Excluding Capital	**$41,440,469**	**$44,217,332**	**$46,484,939**	**$51,102,073**	**$51,677,812**	**$51,321,241**	**$50,942,012**
Interfund Transfers	32,800,255	14,840,021	9,177,643	6,594,188	7,394,188	6,587,463	6,650,855
Ending Balance	94,338,414	73,869,394	71,208,562	22,182,970	33,167,629	23,220,415	33,313,296
Subtotal	**$127,138,669**	**$88,709,415**	**$80,386,205**	**$28,777,158**	**$40,561,817**	**$29,807,878**	**$39,964,151**
Grand Total	**$210,148,148**	**$197,536,591**	**$156,694,813**	**$97,753,590**	**$141,135,411**	**$111,419,287**	**$133,757,153**

The FY 2013 Adjusted Budget reflects a 1.13% increase from the FY 2013 Original Budget and an overall 10% increase from FY 2012 actual expenses (with capital excluded). The FY 2013 Adjusted Budget reflects a decrease in personnel expenses of 0.23% from the FY 2011 Original Budget due to vacancy factor adjustments. This will be closely monitored and probably adjusted again for the final budget. Most of the increase in Materials, Supplies, & Services has to do with an installation of a new Dispatch system ($200k) paid for by a grant as well as a budgeted increase of utility costs ($130k) for the MARC. Debt Service is also increasing by $400k due to Water bond payments for Quinn's Water Treatment Plant, Water Infrastructure (Deer Valley Dr. and Empire Ave) projects, Water deficiency correction and quality projects.

The FY 2014 Budget is decreasing to $50.9 million, which is a 2.5% decrease from the FY 2013 Adjusted Budget, but still a 7.2% increase from FY 2012 actual expenses. The operating budget for the entire City (less debt) comes in around $40.1M. The increase to personnel has to do largely with changing the budget from contract positions in materials and supplies to personnel codes. This was done to better match fringe benefit code actual expenditures with budget, thereby easing budget monitoring confusion. Personnel increases also include new FTR positions that were offset by scheduled decreases in contract positions (paid out of materials and supplies) in departments like Transit/Parking, Planning, Budget, and Economy.

The resulting increase to personnel due to contract positions has led to a huge decrease in materials and supplies for FY14. Other notable changes include decreases for EPA-related operating expenditures, a decrease in engineering inspections costs, and a decrease to ITs original request of $115k to $74 to pay for IT support, services, software, and maintenance. Any increases are largely offset with corresponding reductions in operating budgets or revenue enhancements.

The above table shows a decrease to contingency accounts; however, the City's ability to budget for contingencies is not decreasing. The categorization of the contingency accounts was modified due to the new budgeting software that now better reflects the difference between contingency accounts and materials and supplies.

City Service Fees (changes to the Fee Schedule)

The Fee Resolution will be adopted on June 6, 2013. Staff proposes the following changes to the Fee Schedule:

Business License Administration Fee
Building Fees
Ice Facility Fees
Tennis Fees
Golf Fees
Water Fees
Parking Fees
Police Fees

Business License Administration Fee

Staff recently updated the Business License Admin Fee Study, which was last updated in 2009.This study only review the Administrative portion of the business license fees. The other portions of the business license fee, including Festival Facilitation Fees, Enhanced Enforcement Fees, and Transit Fee, are not being recommended for change at this time. Since 2009, there have been sizable increases to the cost of administering this service. On average, it is now about $75,000 more expensive to process New Business Licenses each year. In May of 2009, Staff was directed by Council to maintain a 40% cost recovery rate for new business licenses. Due to the increased costs mentioned above, the current cost recovery for new business licenses has dropped to 25%. In order to reach the goal of a 40% cost recovery rate, staff recommends the following increase:

- An increase in the new business license administrative fee to from $87-$95 to $149 for both nightly rentals and other licenses. This increase would not apply to For-Hire Vehicle licenses.

With the recommended increase in administrative fees for new business licenses, revenue can be expected to increase by approximately $30,000 annually. Staff is not recommending a change to the administrative fee for renewals at this time, as the current average cost recovery for renewal licenses is 85%.

The follow table depicts the current cost recovery rate for new business licenses. The current rate and current loss to the City are shown in this table as well.

New Fee Table

Staff Recommendation

Cost Recovery %	Lodging/ Nightly Rental	Annual Loss	Other	Annual Loss
100%	$372	$0	$372	$0
95%	$353	($4,835)	$353	($5,932)
90%	$335	($9,670)	$335	($11,864)
85%	$316	($14,505)	$316	($17,796)
80%	$298	($19,340)	$298	($23,729)
75%	$279	($24,175)	$279	($29,661)
70%	$260	($29,010)	$260	($35,593)
65%	$242	($33,845)	$242	($41,525)
60%	$223	($38,680)	$223	($47,457)
55%	$205	($43,515)	$205	($53,389)
50%	$186	($48,350)	$186	($59,322)
45%	$167	($53,185)	$167	($65,254)
40%	$149	($58,020)	$149	($71,186)
35%	$130	($62,855)	$130	($77,118)
30%	$112	($67,690)	$112	($83,050)
26%	$95	($72,000)	$95	($88,338)
25%	$93	($72,525)	$93	($88,982)
23%	$87	($74,080)	$87	($90,890)
20%	$74	($77,360)	$74	($94,915)

As the above table indicates, Staff is recommending increasing both the Lodging/Nightly Rental and All Other Admin Fees to $149. Nightly rentals were originally slightly less than other fees because of a methodology change. In 2009, the City changed the administrative portion of the business license fee. There was an initial increase in new business license applications following this policy change. Many of these applications were from individual owners with many units in one location, which reduced the amount of administrative and inspection time per licenses. These businesses have since shifted to the renewal side, and we are seeing a lot more individual owners with only a few units apply for new licenses. This increases the administrative and inspection costs per license.

For Council's reference, Staff has provided a list of rate comparisons for new business licenses. The list is made up of surrounding cities or counties and comparable resort towns in Colorado and Wyoming. In general, our recommended fee is comparable or less than similar fees in other resort towns.

(See Attachment A –Business License Comparisons)

Link to all Business License Info:
http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=2238

Building Fees

This year, the Building Department has proposed several changes to the Building and Fire Permit Fee schedule. In 2010, the Budget and Building Departments carried out a study to determine the average cost of services, as well as the average cost recovery. In most cases, the cost of service far exceeded the revenues brought in by permit fees. In 2012, this study was updated, given the reduced amount of construction in Park City within the last two years. This updated study gives a clearer picture of how the Building Department has fared during several years of recession. Based on the updated study, the Building Department recommends several changes, as described in Attachment C. These changes include:

-Grading Plan Review and Permit Fee
-Flatwork Permit
-International Fire Code Fees
-Administrative Code Enforcement (ACE) Fees

(See Attachment B – Memo discussing changes to Building Fees Schedule)

Ice Facility Fees

Management of the Ice Arena would like to recommend rate increases for the 2014 fiscal year. These recommendations are based on our continuing philosophy of small, incremental changes every other year. This year's proposed changes include a $5 increase to all hourly ice rental rates and a 50 cent increase to users who live outside of Summit and Wasatch Counties. In the past, we have increased our local rates as well as the non-local rates, but we feel that strategy is inappropriate at this time. Our local admission rates are already higher than those of other rinks in the valley, and we have reached the point where our users would find it more cost effective to drive to the less expensive rinks. Raising rates on our non-local users, however will keep our admissions prices in line with those of comparable ski resort town ice rinks.

Golf Fees

On April 4, staff presented to Council the recommended changes in the Golf Fee Schedule. Park City Golf Club had a good 2012 season. While revenues were up compared to 2011, expenditures have also increased. Staff recommends a fee increase of $.50 per nine for residents and $1.00 per nine for non-residents for the upcoming golf season. Staff also recommends a $.50 increase per nine holes for our off-season rates.

Tennis Fees

There are several tennis fees that are proposed to be increased this year. The fee increase is necessary so the department can maintain its cost recovery as well as remain competitive with its compensation of teaching pros. The tennis fee increases mostly affect adults as we are not increasing the fees associated with youth clinics. The Friends of Tennis were presented the proposed fee increases and they were supportive of the proposed changes.

Water Fees
This year, Staff is recommending an increase of 18% to the base rate and consumption charges in the Water Fees. In addition, Staff is recommending an increase in the Fire Hydrant Meter Deposit Fee to cover the value of the meter radio, setting of the renter deposit fee at $50 dollars, and a new fee to cover the cost of hand delivery of disconnect notices. The fee for hand delivery of the disconnect notices was set at the same rate as Mountain Regionals.

A large portion of the proposed 18% rate increases are attributable to securing adequate water to meet redundancy and build out needs, improvements to water quality, expansion of the City's raw water conveyance system, compliance with pending UPDES permits for Judge Tunnel and Spiro Tunnel, and replacement of aging infrastructure throughout the system. While the infrastructure for the UPDES permits is a few years out, rates need to be adjusted immediately to pay for the design, construction, and operation of proposed infrastructure. Several components of this infrastructure construction will begin immediately in order to address drinking water challenges and will then be integrated into the UPDES compliance system.
Various road projects including Empire and Deer Valley Drive are in motion and the Water Department is replacing the water infrastructure in these corridors. This replacement will address current failing infrastructure and reduce future disruption of service and surface improvements.

Also, a portion of the rate increases are attributable to maintaining adequate revenue in order to maintain a favorable bond rating.

Parking Fees
Parking will be making a few small changes to the Fee Schedule this year. Currently, Employees working at a Main Street location are able to purchase parking permits for the China Bridge parking structure and the Gateway Garage for $100 annually. Additionally, Main Street businesses are able to purchase a business parking permit for China Bridge and Swede Alley surface lots for a cost of $500 annually. While these permits have historically been available, they have not appeared in the fee schedule. This change would simply add in these two permit types to the fee schedule.

Parking also will be adding in an option for making meter payments using a mobile device. Users can create a free account, and must pay for a minimum of one hour. The current meter rates found in the Fee Schedule will apply to mobile payments. However, the City will pay any convenience fee charged by the service provider for the service.

Police Fees
Police will be making one small change to the Public Safety fee schedule. Currently, we charge for additional police officers at the rate of $65 per hour. This will increase to $75 per hour beginning FY 14. In addition to increased personnel costs, the State code was recently amended to require the City to include the cost of the officer's vehicle when charging private entities for enhanced enforcement, which is $17 per shift. The $75 per hour rate is consistent with the County's hourly rate for enhanced enforcement.

(See Attachment C – Excerpts showing changes to Fees Schedule)

Financial Impact Assessment Report (FIAR) and a Balanced Budget

In February 2013 the Budget Department presented an update of the Financial Impact Assessment Report (FIAR) to the City Council at its annual Visioning Session. This report was organized to forecast revenues and operating, capital, and debt service expenses for the General Fund. The information contained in the report was intended to inform decision makers in the upcoming budget process by illustrating the potential impacts of current financial decisions on the financial health of the City in both the near and distant future. The report is presented to Council at the Visioning Session each year and then updated in the Tentative Budget to show the impact of the budget requests for the next two-year cycle. This will enable Council to see the estimated impacts of current budget decisions on future General Fund surpluses.

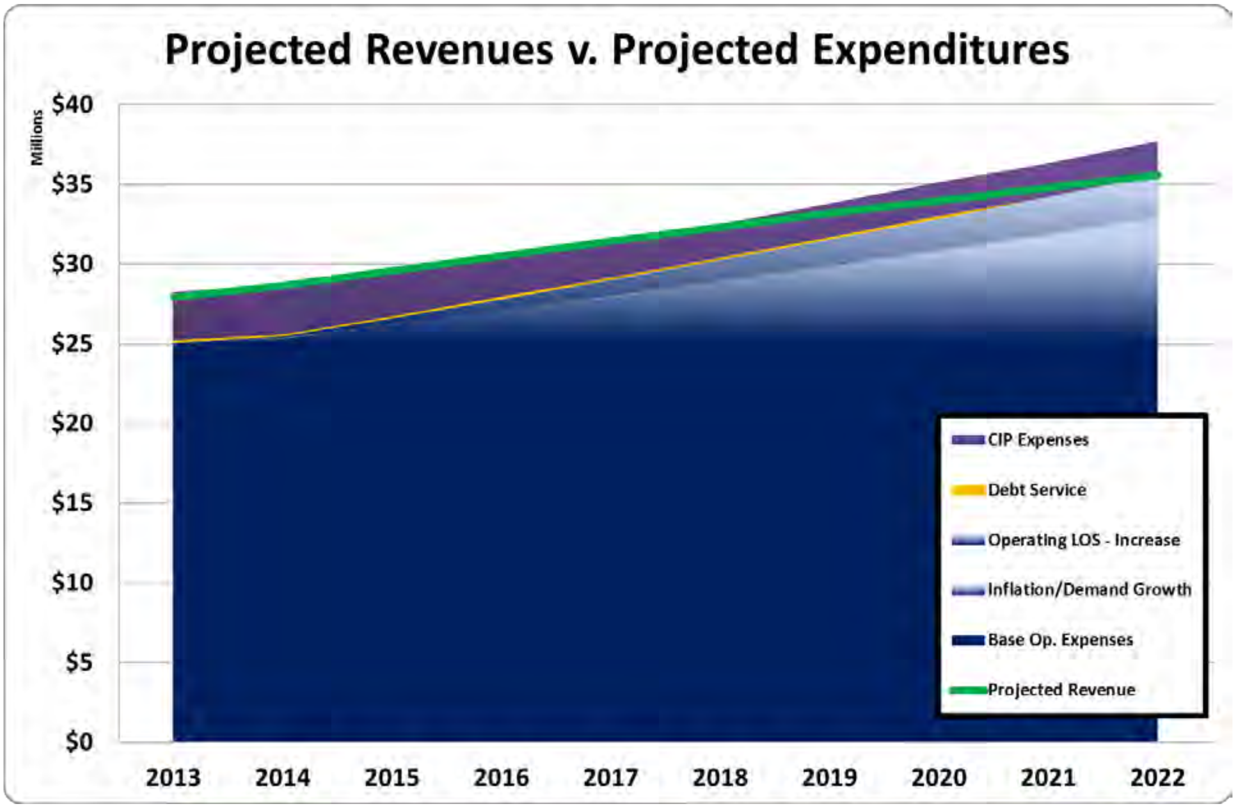
The table below is from the FIAR presented to Council in February. It has been updated to incorporate the Tentative FY 2013 Adjusted Budget and the FY 2014 Proposed Budget, which changes trickle through having an effect on future projections. The figures below incorporate expenses and revenues from the General Fund as well as the Quinn's Recreation Fund, and are not designed to match the Budget Summaries which give a citywide accounting of all funds.

Ten-year Financial Impact Forecast

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Revenue	**$27,944**	**$28,650**	**$29,601**	**$30,508**	**$31,423**	**$32,321**	**$33,176**	**$33,993**	**$34,782**	**$35,558**
Op. Expenses	$25,035	$25,035	$25,035	$25,035	$25,035	$25,035	$25,035	$25,035	$25,035	$25,035
Inflationary Growth	$0	$252	$1,101	$1,977	$2,883	$3,818	$4,785	$5,784	$6,816	$7,882
Operating LOS Growth	$0	$93	$399	$708	$1,022	$1,340	$1,662	$1,989	$2,319	$2,654
CIP Expenses	$3,036	$3,048	$2,828	$2,518	$2,268	$2,118	$2,118	$2,118	$2,118	$2,118
Debt Service	$181	$181	$180	$183	$179	$178	$181	$182	$0	$0
Total Expenses	**$28,252**	**$28,609**	**$29,542**	**$30,421**	**$31,387**	**$32,489**	**$33,781**	**$35,107**	**$36,288**	**$37,689**
Rev/Exp	**-$307**	**$42**	**$59**	**$86**	**$36**	**-$169**	**-$604**	**-$1,114**	**-$1,505**	**-$2,130**

Aggregate Surplus/(Shortfall)	**($4,055)**

Operating expense projections are now made using the service level associated with the 2013 Proposed Budget as the base level. Table B02 shows the FY 2013 service level projected over ten years using the growth rate identified in the 2010 Service Level Assessment Committee (SLAC) update. The projected surpluses (or deficits) for each year are shown in the following graph.



Between the time the FIAR was presented in February and the presentation of the tentative budget in May, adjustments were made to revenue projections. Due to incorrect coding of several Summit County businesses, the projected sales tax revenue was adjusted down by approximately $465,000 in FY 2014 and subsequent years. The City Manager, Budget Department and BFO Results Team took this adjustment into consideration when making recommendations on the FY 2013 and FY 2014 budget. Through careful consideration and prudent evaluation the recommended budget for FY 2014 was able to absorb the revenue reduction without sacrificing level of service adjustment. Currently expenditures are projected to outpace revenues in the General Fund in FY 2018/2019.

For more detailed explanations of projection methodology and long-range financial planning, please consult the February 2013 FIAR document, a copy of which can be obtained from the Budget Department.

On May 9 the Results Team introduced the operating budget with the Biennial Strategic Plans to Council. These BFO summaries highlight significant changes and reductions from the BFO programs. A complete catalogue of these options/reductions that were requested by departments and those recommended by the City Manager (organized by Council goal and high score) are included in the first half of Volume II of the Budget Document.

The City Manager recommendation, along with the Results Team's is what is being presented to City Council. The City Manager is presenting a balanced budget and if Council decides that they would like to increase funding for a BFO program, it is recommended to also suggest a cut in spending from another BFO program. We are confident BFO provides us with the tools we need to build a budget that reflects our city's values and needs. This budget process will help us do this by focusing on outcomes that matter to our residents and others who have a stake in this community.

Notable Changes to the Final Budget Recommended by City Manager

During the time between the presentation of the City Manager's Recommended (Tentative) Budget on May 2 and the Adoption of the Final Budget on June 20 the City Manager may come with changes to the budget that are meant to be included in the Final Budget. Since the FY14 Budget is already balanced and the Budget Department isn't expecting any other revenue enhancement adjustments from the Tentative Budget, every increase has to come with a corresponding decrease.

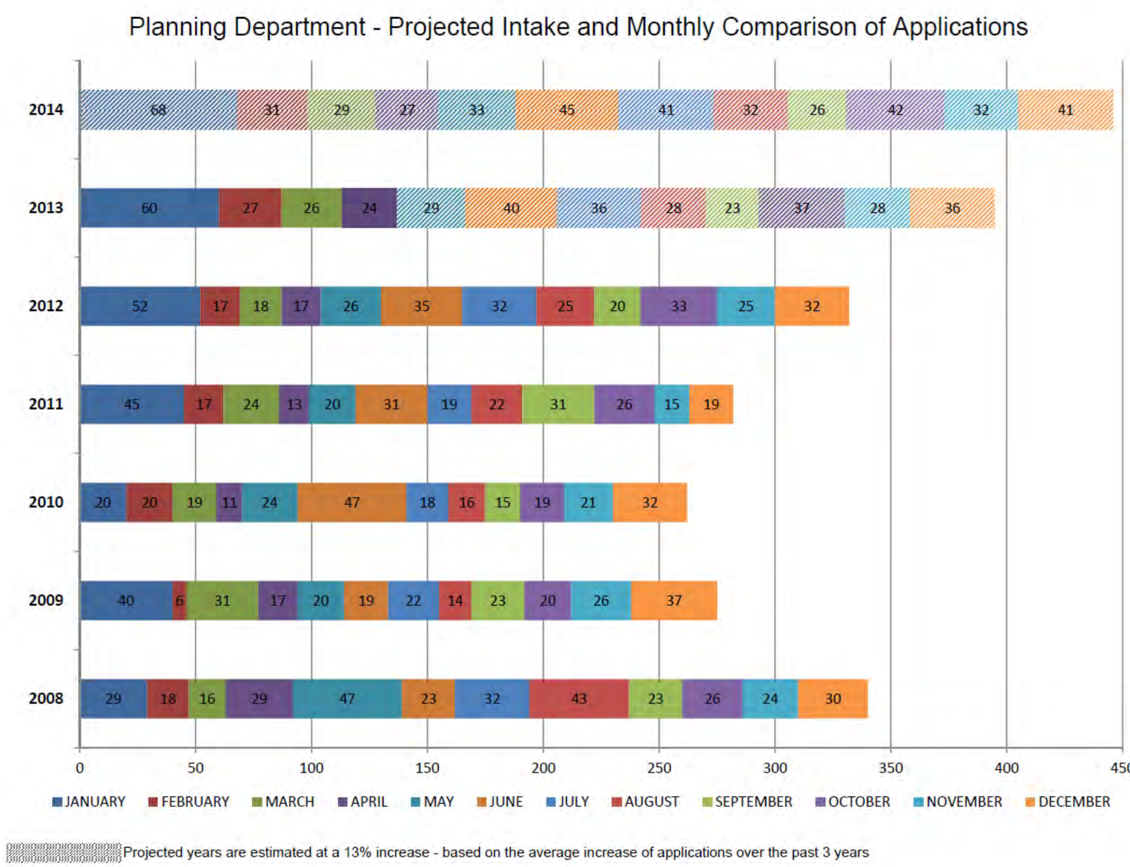
Per Results Team protocol, during the off-year when a department requests an increase to their budget a possible decrease to another area of their budget is looked at—this helps to make departmental budgets match actual expenditures as closely as possible. If the offsetting budget decrease is not enough to cover the increase then the Results Team looks for decreases from other areas in the City's budget that do not impact service levels. Once this avenue has been exhausted it is expected to use the BFO prioritization process to determine which BFO programs score the lowest and look at possible cuts from those programs. As a reminder, BFO scores are not determined solely based off of Council's Vision, but also include a judgment on whether a service is a CORE City service versus a "nice to have" service, amongst other things. A detailed criteria for BFO scores are found previously in the staff report. A summary with the weighting is shown below:

1. **Vision** – Meets the vision of the current City Council/Community **1.00**
2. **Necessity** – Program is a "need to have" verses a "nice to have" **1.25**
3. **Efficiency and Value** – "Bang for the Buck" - Program provides highest value at the current cost estimate **1.00**
4. **Desired Outcomes** – Program provides rationale addressing the Desired Outcomes for each Council goal **1.25**
5. **Cost Savings/Innovation/Collaboration** – Program demonstrates ability to find savings or innovate **.25**
6. **Effectiveness of Proposal** – Program demonstrates meaningful measures to gauge effectiveness **.75**
7. **Funding** – Source Availability & Competition for Funds **.50**

<u>Planning Changes for Final Budget</u>
In the Tentative Budget the City Manager had recommended that the Planning Department add 1 FTE for a Current Planning Manager (E08). This position will focus on the daily activities for City Planning, and will allow for additional time to be spent on long-range planning. The department is also losing the Planner Architect (E08) position,

which was currently being underfilled with a Planner I (E05) position that will now be added to the FY14 budget. This resulted in a $101k increase to the FY14 budget. Planning has been scheduled to lose a contract position in FY14 that has been in the budget for the last two fiscal years to backfill the processing of applications, while other planners in the department worked on the General Plan.

For the Final Budget, The City Manager is now recommending to add the contract Planner position back into the FY14 budget ($100k) as well as a FTR Planner II ($103k). The reason for this has to do with the projected increase in planning applications for the next two fiscal years as well as the increased workload due to the looming Planning project deadlines. Over the course of the last two years planning applications have increased on average 13%. In fact, through the end of April, Planning apps are up 31% from last calendar year! Each of these positions will spend the majority of their time processing planning applications.



The increase to the FY14 Budget will be offset with budget decreases to the Planning Department ($70k) and decreases to utility line-items ($130k) that were erroneously miscoded into the Tentative Budget.

Planning Increases and ways to pay for it	FY14
Planner Contract	$100,000
Planner II	$103,000
Utility Miscoding Ice	-$75,000
Utility Miscoding Street Lighting	-$58,000
Other Planner II budget reduced to Planner I	-$10,000
Move Principal Planner to Contract	-$50,000
Planning Misc Contract Services	-$10,000
Zero-Sum Total	**$0**

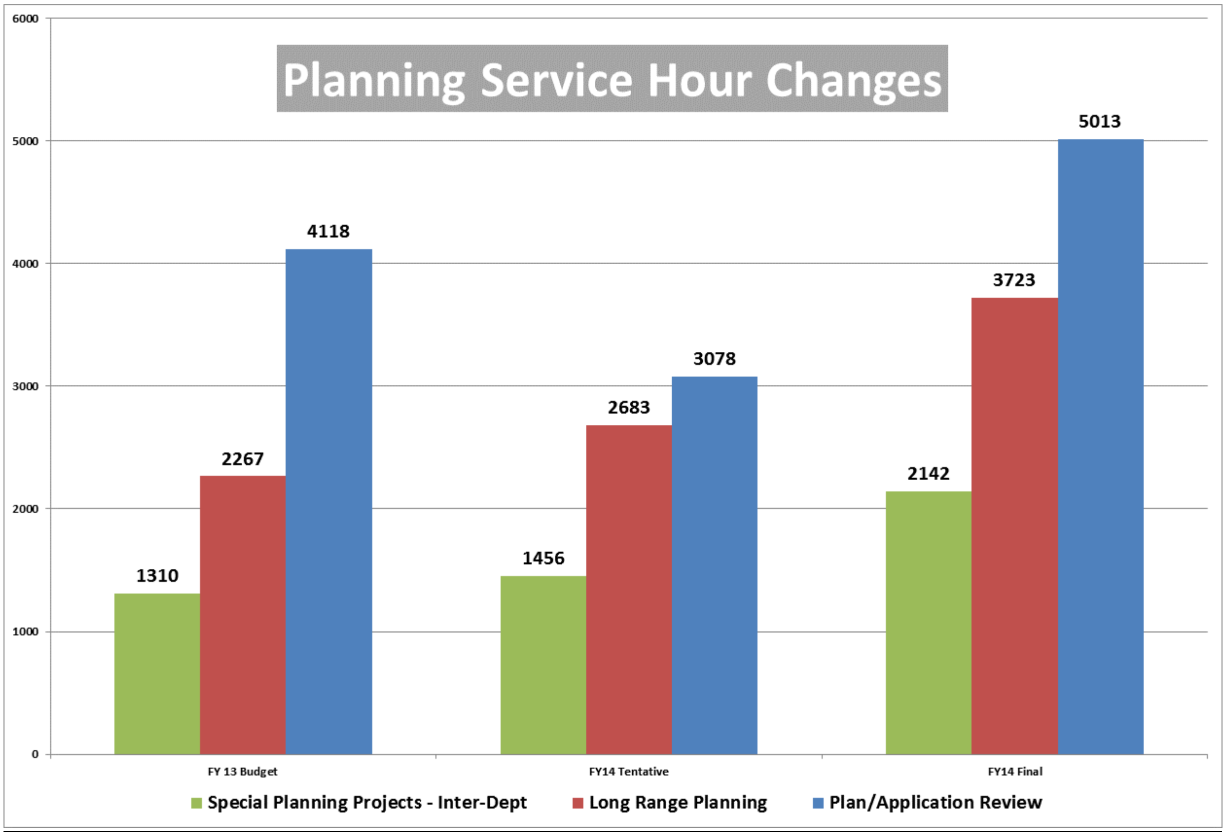
Also, there are several major Planning projects that need to be completed within the next two to three years. With the uptick in planning apps currently and the pending due dates of all these projects approaching, it makes it very difficult to be able to finish the projects by the time the deadlines come due. Thus, the City Manager has already recommended adding a Current Planning Manager to the FY14 Budget in order to relieve some of the burden from the Planning Director as far as day-to-day management of the Planning Department is concerned. With the addition of the two planners added to the FY14 budget, the Current Planning Manager will be able to spend even more time on helping in the completion of special and long-range planning projects, thus allowing the Planning Department to finish their projects on time. The following chart shows these projects and their due dates:

ID	Task Name	Start/Ongoing	Finish	Duration
1	Bonanza Park Area Plan (BOPA)	5/30/2013	8/21/2013	60d
2	Form Based Code (FBC)	5/30/2013	10/14/2013	98d
3	Lower Park Exec Summary (LPA)	5/30/2013	8/14/2013	55d
4	General Plan (GP) - TBD	5/30/2013	3/26/2014	215d
5	Full Lower Park Ave/RC Plan	5/1/2014	3/30/2015	238d
6	Land Management Code (LMC)	5/1/2014	12/31/2015	436d
7	Prospector Sq-Area Plan-FBC	3/20/2014	3/20/2015	262d

Document Name	**Status in the drafting process**	**Why document needs to be completed**	**What needs to be done**	**Estimated PC & CC meetings needed to complete**	**Staff's opinion of priority order**
Bonanza Park Plan	90% complete	Must have completed by August 8, 2013 for Community Development Area (CDA)	PC review; then CC review & additional public hearings	4 PC 2 CC 1 Joint to reduce above estimate?	1
Form Based Code	60% complete	Must complete by September 30, 2013 to supplement Plan for CDA & also for BoPa development	PC & staff to meet w/ consultants in May; PC & CC review & additional public hearings	3 PC 2 CC 1 Joint to reduce	2

				above estimate?	
Consolidated Documents Plan for Lower Park Ave/RC Plan	30% complete	Document must complete by August 1, 2013 for resort applications anticipated in August 2013 (PC and CC in June/July)	Staff will complete a draft analysis/executive summary as a document for PC to utilize	1PC	3
General Plan	70% complete	Because our GP is 15 years old – ideally complete by March 15, 2014 – this date is being proposed to move to December 2013 – not finalized	PC meetings; CC meetings & public hearings	8 Task Force 5 PC 4 CC	4
Full Lower Park Ave/RC Plan	20% complete	To guide development in that area – Spring/Summer 2014	Public input sessions; staff draft; PC & CC meetings; public hearings	3 PC 2 CC	5

These personnel recommendations to the Planning Department will net an increase of more than $200k from the FY13 budget, which is being fully offset. More resources will be spent on the increase in planning apps—going from 4,118 annual hours in FY13 to 3,078 in the Tentative Budget, and then back up to 5,013 for this recommendation. Also, planning apps per planner will go from 74.6 to 60.2 if planning app projections hold. Time and resources spent on special and long range planning projects goes from 3,577 hours of the department's time in FY13 to 5,863 in FY14, with the help of the Current Planning Manager.



Fiscal Year	Apps	Planners*	Total Emp	Apps/Planner	Apps/Emp
FY08	340	5.5	8.0	61.8	42.5
FY09	311	5.5	9.0	56.5	34.6
FY10	283	5.5	8.0	51.5	35.4
FY11	271	4.5	7.0	60.2	38.7
FY12	297	4.0	8.0	74.3	37.1
FY13	373	4.0	8.0	93.2	46.6
FY14 (Est)	421	5.0	10.0	84.3	42.1
*Planners that mainly process apps					

(See Attachment D –Planning Positions for the Last Seven Years)

<u>City Council Departmental Change</u>

The City Manager is also recommending to increase the City Council Departmental budget by $28,590. This will help Council to track expenditures in a more detailed manner for mileage reimbursement, meetings, conferences, and travel. It will also pay for professional consultants that don't have a proper budget outlined currently in the budget. It is recommended by Staff to offset this increase with a decrease in the contingency fund by the same amount. The contingency currently holds $130k and is used mostly for things like consultants and unanticipated budget items. This would make the budget increase zero-sum.

Council Dept Budget	Budget FY 2013	Final Budget FY 2014	Delta
02111-000-000 BOOKS - GENERAL	$250	$250	$0
02122-000-000 MEMBERSHIPS - GENERAL	$27,500	$28,000	$500
02211-000-000 PUBLIC NOTICES - GENERAL	$3,000	$3,000	$0
02311-000-100 MILEAGE REIMB - ADMINISTRATION	$0	$3,000	$3,000
02321-000-000 MEETINGS/CONF. TRAVEL - GENERAL	$12,910	$0	-$12,910
02322-000-100 MEETINGS - ADMINISTRATION	$0	$6,000	$6,000
02323-000-100 CONFERENCES - ADMINISTRATION	$0	$6,000	$6,000
02324-000-100 TRAVEL - ADMINISTRATION	$0	$8,000	$8,000
02410-000-000 DEPARTMENT SUPPLIES - GENERAL	$1,648	$1,648	$0
02421-000-000 POSTAGE - GENERAL	$400	$400	$0
02711-000-000 PRINTING - GENERAL	$500	$500	$0
02713-000-000 PHOTO COPY - GENERAL	$2,650	$2,650	$0
04510-000-000 PROFESSIONAL & CONSULTING - GENERAL	$0	$18,000	$18,000
Total	$48,858	$77,448	$28,590

Notable Non-Recommended Budget Items

Snow Removal for Main Walkways in Downtown

On February 28, City Council had a discussion on snowmelting Terigo walkway and decided not to do it. A follow-up discussion resulted in looking into enhancing the level of snow removal on main walkways in downtown. Currently hand shoveling stops at 4:00 pm daily. Staff (Park III) at $40k would provide for the ability to hand shovel the main arteries from Swede Alley to Main Street from 4:00 pm to 10:00 pm. The Results Team decided not to recommend this enhanced level of service because of the off-year's protocol of trying to only allow increases for requests that are offset with revenues or expenditures. Also the Results Team was concerned about the decrease of sales tax revenues for next fiscal year. Since the last Council meeting, Staff has reviewed this item, and has provided alternatives for enhanced service levels below:

1. Shoveling could be extended until 10pm daily (an additional 6 hours per day). This would require a $40,000 increase for an additional part-time Parks III position equivalent to 1FTE. (Original request not recommended for funding.)

2. Increase overtime for key weeks i.e. Christmas to Sundance. This option would require a $10,000 increase in overtime to allow for shoveling between 4pm and 10pm for approximately 25 days.

3. Shoveling could be extended until 7pm daily (an additional 3 hours per day). This would require a $20,000 increase for .5 of an FTE (Parks III). This option is not recommended by Staff, as it is difficult to find reliable personnel willing to work only 3 hours per day during the winter season.

Enhanced Street Snow Removal on Main Street

Last winter/spring the HPCA engaged Council with a request to enhance snow removal operations along Main Street. During the April 5, 2012 presentation to Council on the downtown projects, staff identified the following option for "enhanced snow removal" as part of a radiant heat discussion that would require a budget enhancement. Enhanced process for snow removal is based on removal within 48 hours after an average snow storm. The current process budgets for four (4) hauls off of Main Street for an average year. A new loader ($130k) will need to be purchased and one FTE-equivalent (two individuals, seasonal) at $50k annually would be needed to perform the service over the course of the winter. The enhanced level of service does not include any additional hauling. Swede Alley surface lots will be temporarily used to store the snow prior to a major haul, impacting a limited amount of parking. Annual equipment maintenance contribution would be $18,571 for loader and $800 for fuel.

The Results Team decided not to recommend this enhanced level of service for the same reasons as the previous service level enhancement for sidewalk snow removal: no revenue/expenditure offset in off-year and concern of sales tax revenue decline.

Budget Enhancements not in the City Manager's Recommended Budget			
Name	**Funding options**		
Downtown Walkway Snow Removal	$40,000	$20,000	$10,000
Street Snow Removal Main St*	$50,000		
Total	**$90,000**	**$20,000**	**$10,000**
*Includes $130k new loader and $18,571 for maintenance paid out of capital			

Possible Budget Cuts to Pay for Non-Recommended Budget Items				
	Percent of BFO Program to Cut			
Name	**100%**	**96%-50%**	**48%-25%**	**19%-10%**
Snow Removal Contigency	-$50,000			
Special Service Contracts	-$70,000	-$50,000	-$20,000	
Special Meetings	-$12,000	-$6,000	-$3,000	-$1,200
Venture Fund	-$30,000	-$15,000	-$7,500	-$3,000
Leadership	-$70,457	-$58,229	-$29,114	-$11,646
Rec Childcare	-$23,393	-$22,360	-$11,180	-$4,472
Total	**-$255,850**	**-$151,589**	**-$70,794**	**-$20,318**

Possible Non-BFO Budget Cuts

Snow Removal Contingency

One possible funding solution for snow removal on Main Street is to reduce the $50k budgeted from contingency for snow removal. The budget is to pay for big snow years when the City has to pay more overtime or pay for additional drivers. The impact of cutting this fund would mean that during big snow years the Streets Department would need to ask for a budget adjustment in order to spend more for snow removal rather than accessing the contingency. This option is not currently recommended by Staff.

Special Service Contracts

Another possible funding source with minimal service impact would be to cut the funding for Special Service contracts (SSC). The SSC committee will be making their full recommendation on services to fund on June 6. The recommended funding amount is currently less than what is budgeted by $70k. The committee recommendation for the extra amount includes keeping $20k for extraordinary requests and moving the other $50k to pay for an enhanced service level for the Victim Advocate program.

Possible BFO Program Cuts

The purpose of this analysis is to locate where costs can be cut in order to provide funding for other programs which council may find more useful. The four programs which received the lowest bid score from the Results Team are outlined with their Results Team score. Possible cost savings from cutting these programs are then explained and the consequences of cutting the program funding are described. Finally, additional factors are considered which will affect potential cost savings.

Table 1, displayed below, provides a short overview of the costs of each program and how much money would be taken from each program for each level of cuts.

Table 1

Program Details				Cuts			
Program Name	**Score**	**Page #**	**Expense**	**10%**	**25%**	**50%**	**100%**
Special Meetings	96	272	$12,000	$1,200	$3,000	$6,000	$12,000
Venture Fund	97	270	$30,000	$3,000	$7,500	$15,000	$30,000
Leadership	100	176	$116,457	$11,646	$29,114	$58,229	$70,457
Childcare	111	110	$44,720	$4,472	$11,180	$22,360	$23,393
			Total	$20,318	$50,794	$101,589	$135,850

Service Level Impacts with Potential Budget Cuts

- *Special Meetings:* This BFO program provides funding opportunities for local and regional meetings that benefit the community, but are not associated with other programs. Special Meetings does have a little bit of room to give before the service level is decreased.

  - **10% cut:** If Special Meetings is cut by 10% there should be no service level decrease.
  - **25% cut:** If Special Meetings is cut by 25%, there would be a slight service level decrease, most likely resulting in the elimination of the City Manager's luncheon.
  - **50% cut:** If Special Meetings is cut by 50% employee recognitions and celebrations would be cut. That includes the City Manager's luncheon, Christmas at the Ice Rink and the Halloween party.
  - **100% cut:** If Special Meetings is cut by 100%, the aforementioned cuts will take place in addition to Park City losing the ability to provide reciprocal opportunities to other communities within the U.S. and from other countries.
- *Venture Fund:* In 1990 the Venture Fund was established to provide funding opportunities to realize opportunities not anticipated in the regular program budgets as well as for unanticipated employee trainings and lobbyist fees. The Venture fund does not have as much wiggle room as Special Meetings, but when run with stringent measures could maintain essentially the same service level.
  - **10% cut:** If the Venture Fund is cut by 10% the only possible service decrease would be the Venture Fund's ability to help fund employee training for other departments. This wouldn't be so much a budget decrease as a shifting of budget responsibility from one department/program to another.
  - **25% cut:** If the Venture Fund is cut by 25% there would be an elimination of assistance in paying for training costs as well as a decrease in the amount of assistance in paying lobbying fees that could be provided.
  - **50% cut:** In addition to training cuts, a 50% cut would result in elimination of lobbyist fees. These fees benefit the City Manager, the Water Department and the Transportation Department. These costs would most likely be passed on to the individual departments themselves.
  - **100% cut:** In addition to the cuts in training and lobbyist fees, if the Venture Fund were to be cut by 100% this would eliminate the ability to respond to Council requests for mid-year items that have associated costs.
- *Leadership:* The purpose of Leadership Park City is to train new and emerging leaders and deepen the pool of people willing to dedicate themselves to accomplishing worthwhile community goals. Leadership does have a little financial room to move. Leadership pays for most of its expenses through revenue generated by donations from the Chamber, Summit County, the three ski resorts, the Lodging Association, the Board of Realtors, banks, alumni and other private donations. About $46,000 should be generated in FY 2014. This

also means, however, that if the entire program were to be cut, that $46,000 in revenue would not be available to the city and only about $70,000 in expenses could be recovered.

  - **10% cut:** If Leadership is cut by 10% there should be no service level decrease.
  - **25% cut:** If Leadership is cut by 25% participants would be required to pay a fee.
  - **50% cut:** If Leadership is cut by 50% than individuals participating in the program would be required to pay a fee in order to participate and scholarships would be awarded to participants on an as needed basis.
  - **100% cut:** If leadership is cut by 100% Park City's year-long, award-winning community leadership training program would be eliminated along with the opportunity that is given to 30 adult and 2 high school participants to be provided with a wide variety of networking experiences in addition to content on local and state government as well as various leadership skills training opportunities.

- *MARC Childcare:* Users of this service pay an hourly rate and must remain on-site using the facility. Children ages 1 to 6 may use the facility. Childcare doesn't have very much flexibility when it comes to budget cuts. This is because Childcare's budget is made up almost entirely of personnel costs. This program also generates about $7,000 a year in revenue.
  - **10% cut:** If Childcare is cut by 10% then there will be a slight reduction in hours for which the childcare facility at the MARC is open. This will also result in a reduction in hours for part-time employees at the Marc.
  - **25% cut:** If Childcare is cut by 25% there will be a moderate reduction in the hours for which Childcare is open as well as a reduction in part-time personnel.
  - **50% cut:** If Childcare is cut by 50% then there will be a heavy reduction in the hours during which childcare is available at the MARC. In addition part-time employee at the MARC will be reduced.
  - **100% cut:** If Childcare is cut by 100% then the Childcare facility will be closed and another use will be found for that space. In addition the part-time employees associated with Childcare will be fired. The full-time employees associated with child care will be given other responsibilities. If the entire program is cut only about $23,000 will be recovered due to revenue loss and the relocation of full-time employees.

Additional Considerations: When reducing or eliminating the funding from a program completely it may be difficult to actually generate the same level of cost savings as the reported cost of the program. When looking at the bid sheet for Childcare it becomes clear that almost all of the expenses from childcare are personnel costs, with only about

$600 attributed to materials. It is also reported in the bid sheet that if the program were to be cut 100%, the full-time personnel attributed to that program would most likely remain employed, and would be given responsibilities elsewhere in the MARC. This only applies to the full-time personnel which make up about $14,000 of the program cost. In addition there is $7,000 of revenue generated by Childcare, which would make the total amount of money that can be cut about $23,000, only slightly more than cutting the program by 50%.

Department Review:
Budget, Debt, & Grants Department, the Planning Department, the Streets Department, the Parks Department, the Legal Department, and the City Manager reviewed this report

Alternatives:

A. Approve:
Staff recommends that Council hold a public hearing regarding the Proposed Budget.

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

C. Modify:
The Tentative (City Manager recommended) Budget is scheduled to be adopted on June 6; however, changes can be made to it for the Final Budget adoption on June 20.

D. Continue the Item:
This has the same effect as Alternative B.

E. Do Nothing:
This also has the same effect as Alternative B.

Significant Impacts:
This public hearing would satisfy the requirements of state statute to hold a public hearing before the adoption of a tentative budget.

Consequences of not taking the recommended action:
If Council decides to forgo a public hearing at this time, another must be held before adoption of the Tentative Budget.

Recommendation:
Hold a public hearing on the City Manager’s Recommended Budget. Provide direction regarding the Capital Improvement Plan and Operating Budgets

Attachments:
A -- Business License Comparisons
B – Memo Discussing Building Fee Changes

C – Excerpts Showing Changes to the Fee Schedule
D – Planning Positions for the Last Seven Years

Attachment A

Business License Comparisons (New Business Licenses)

<u>Park City:</u> Park City recommended Admin fee is $149
Lodging/Nightly Rental: Admin fee plus $28.74 per bedroom.
Retail/ Restaurant: Admin fee plus $0.33 per sq ft.

<u>Heber City:</u> $90 Admin/inspection fee plus additional fees of $33 to $333 for a total license cost of $123 to $423.

<u>Summit County</u>- Flat rate of $200 per commercial or nightly rental business license

<u>Salt Lake City:</u> $110 plus $17 per employee for a business license. Additional costs apply for certain types of businesses.

<u>Breckenridge:</u> In-Town Business- $200 plus $10 per employee
Lodging- $200 plus $10 per employee AND $50 per bedroom

<u>Aspen:</u> Business License fees are calculated annually based off of the number of employees.

0-5 employees	$150
6-15 employees	$200
16-49 employees	$400
50 or more employees	$750

<u>Vail:</u> $0.10 per square foot or $325 whichever is higher.

<u>Telluride:</u> Lodging is $165 + $22 per bedroom room. All other is:

- $110 for less than 1.5 employees
- $303 for 1.5-4 employees
- $413 for 4-6 employees
- Escalating up to $2,875 for 100+ employees

<u>Jackson, WY:</u> 1- 10 employees = $100.00

11 - 49 employees = $200.00

50 – 99 employees = $300.00

100 + employees = $500.00

Attachment B

MEMO

Building Department

445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060
Tel 435.615.5100
Fax 435.615.4900
www.parkcity.org

To: Budget Department
From: Building Department
Subject: Fee Recommendations
Date: March 3, 2013

Grading Plan Review and Permit Fee
The Building Department would like to amend the fee for grading plan review and permits as the current fee is a flat rate of $15 with some consideration of additional fees if excavated material is removed from the sits. If soil is not removed from the site, the current fee does not consider the size of the job. The concern is when a contractor chooses to obtain a grading permit for $15, the Building Department is not receiving the fees for the valuation of the work vs. when a building permit is issued, the valuation of all work, including demolition, is included when determining the cost of the building permit fee. The Building Department also believes that the current grading plan review and permit fee is not adequate to pay for the cost of services associated with the type of permit. The Building Department would like to recommend that the Grading permit fee be based off of the valuation and Table 1A just as building permit fees are.

Flatwork Permit
Ordinance 12-37 adopted a new requirement for flatwork permits. As a result, the Building Department would like to adopt a new fee to reflect this new permit type. In order to be as consistent as possible, Building is recommending that the new fee be the same as building permits. The fee would be based off of the valuation of work (labor and materials) multiplied 0.75% plus a 65% plan check fee. This would result in a flatwork permit with a $5,000 valuation of work of $61.88 before state tax.

International Fire Code Fee
The Building Department would like to recommend that the “flammable or combustible liquid tanks” line item be increased from $15 to $130. This change is to more accurately reflect the costs associated with issuing these types of permits. The cost associated is to reflect 0.5 hour if plan review time and 1.5 hour for inspection time, which would calculate to be approximately $150.

The Building Department would also like to amend the description for the “Liquefied Petroleum Gases on active construction site (125 gal or more)” to “Liquefied Petroleum Gases (tanks, heaters and devices)”. This description change is to eliminate confusion with the other liquefied petroleum line items on the application.

Building would also like to eliminate “garages” from the fire fee schedule all together as this is rarely utilized and if triggered, can be covered by the “other” line item.

Administrative Code Enforcement (ACE) Fees

The ACE (Administrative Code Enforcement) Program was created so that staff could issue citations and bypass the processing time of going through the Justice Court. Also, the fee would go to the City instead of going to the Justice Court, which would eliminate additional workload for the Building and Legal Department, and create a small amount of revenue. When ACE was created, the fines were never meant to pay for our costs. The fines are just a tool to encourage compliance. So, when the fees were established, we did not take into account any of our costs, but we tried to make them consistent with the local Justice Court and other jurisdictions.

The Park City Municipal Code, 1-1-8 says that any violation of the City Cody, unless otherwise identified, would be a max of class B misdemeanor. Also attached is what the Justice Court sent to us as far as their fees for various violations as of May 29, 2012. As you can see, the Class B misdemeanor for local ordinance is $100. We would also like to see the compounding fee similar to South Salt Lake City, (doubles with each day). See the comparison chart below.

	Summit County	South Salt Lake City	Salt Lake City	Local Justice Court
Citation Fee (Average and Range)	$300 ($100-$500)	$252 ($50-$1,000)	$550 ($100-$1,000)	100
Re-Inspection Fee	$100	None	None	
Limit or Maximum Fee	None	None	None	
Repeat Violation Fee	daily fee added for each day	Doubles… $50, $100, $200	daily fee is added for each day	

To simplify the fees, we'd like to eliminate the minimum fee for noncompliance, hearing request fee and late payment fee. We rarely assessed these fees and we think that the adjustment of the Initial Violation Fee would account for any decrease that would result in the elimination of the fee. Also, we do not want the hearing request fee to be a deterrent for anyone to appeal a citation and feel as though their due process right is limited. If a responsible party fails to pay for a fee, we would not refer to the late payment fee but refer the information to the Legal Department for consideration of a criminal action.

Yes, the Initial Violation Fee is increasing, but the other fees are decreasing or being eliminated and the goal is not to generate revenue but to have the ability to assess these fees as necessary to gain compliance. Also, the Building Official have the ability to adjust these fees if the situation warrants, (decrease them for just cause).

~~Daily~~ Violation Fee	~~$25.00~~ $100.00 for each day that the violation exists
~~Minimum Fee for Noncompliance~~	~~$50.00~~
~~Maximim Fee for Daily Violations~~	~~$2,000.00~~
Re-inspection Fee	~~$50.00~~ $75.00
Re-occurance Fee	$250.00 for each day that the violation exists
~~Hearing Request Fee~~	~~$365.00~~
~~Late Payment Fee~~	~~$100.00~~

Attachment C

PARK CITY FEE SCHEDULE (REVISED JUNE 7, 2012)
SECTION 1. CONSTRUCTION AND DEVELOPMENT RELATED FEES

1.1 PLANNING FEES

1.1.1	Plat/Subdivision *	
	Plat Amendment	$900 per application
	Subdivision	$290 per lot/parcel
	Administrative lot line adjustment	$300 per application
	Extension of Approval	$330 per application
	Condominium	
	Condominium or timeshare conversion	$450 per unit
	Record of Survey	$450 per unit
	Amendment to Record of Survey	$100 per unit affected
	Extension of Approval	$330 per application
1.1.2	Master Planned Development (MPD) Process *	
	Pre-Master Planned Development	$1,200
	Application includes one formal staff review and Planning Commission review of compliance with General Plan that includes a public hearing. If applicant files for formal Master Planned Development the $1,200 will apply toward the application fee.	
	Master Planned Development	$560 per unit equivalent
	Modification to an MPD	$330 per unit equivalent
1.1.3	Conditional Use Permit (CUP) *	
	Planning Commission Review	$1,140 per application
	Steep Slope Review	$1,330 per application
	Administrative Staff Review	$330 per application
	Extension or Modification	$330 per application
1.1.4	Zone Changes *	$1,650
1.1.5	Board of Adjustment *	
	~~Special Exception~~	~~$940 per application~~
	Variance	$940 per application
1.1.6	Architectural and Design Review	
	Historic District/Site	
	New residential construction <1000 sf	$200 per application
	New residential construction >=1000 sf	$750 per application
	Commercial review	$200 per unit equivalent for the first 10 units $15/ue after
	Non-Historic District/Site	
	New Residential - SF/Duplex	$200 per application
	Multi-Family/Commercial	$100 per unit equivalent up to 10 units then $15/ue after
	Residential Additions	$100 per application
	Commercial Additions	$100 per unit equivalent up to 10 units then $15/ue after

1.1.7 Historic Review *

Historic Design Review (no increase in existing area)	$210
Historic Design Review (increase in existing area)	$1030
Determination of Significance	$350
Certificate of Appropriateness for Demolition	$300

1.1.8 Land Management Code Review * — $2,000 per application

1.1.9 General Plan Amendment * — $2,000 per application

1.1.10 Sign Review

Master Sign Plan Review	$320
Amendment to Master Sign Plan	$120
Individual sign permit	$120 ($118.80) plus 1% state tax)
Sign permit under master sign plan	$130 ($128.70) plus 1% state tax)
Temporary Sign Permit	$60 ($59.40) plus 1% state tax)

1.1.11 Annexation * — $5,850

Annexation Fiscal Impact Analysis	$1,550
plus actual cost of City approved consultant fee	
Modification to Annexation Agreement	$4,150

1.1.12 Appeals Fees *

Appeals to Board of Adjustment	$500
Appeals to City Council	$500
Appeals to Historic Preservation Board	$500
Appeals to Planning Commission	$500

1.1.13 TDR – Development Credit Determination — $100

1.1.14 Refund of Withdrawn Planning Applications
In the case of a withdrawal of an application, the associated fees shall be refunded, less the actual cost for professional services rendered by City staff.

1.1.15 Reactivation Fee
For projects that have been inactive by the applicant for more than six months a Reactivation Fee of 50% of orig. application fee will be assessed

1.1.16 Attorney or Other Professional Services
Reimbursement for actual expense incurred

* Projects under these classifications may be assessed the additional cost of the property posting and courtesy mailing as required by Land Management Code regulations at the time of submittal.

1.2 BUILDING FEES

1.2.1 Impact Fee Schedule Impact fees are now located in the Park City Municipal Code, Title 11, Chapter 13.

1.2.2 Building Permit

Total Valuation	Free
$1 and up	3/4 of 1% (.75%) of the total valuation of construction as herein above described with a minimum fee of $15.

1.2.3 Plan Check Fees

a. Deposit. On buildings requiring plan checks at the time of building permit application, the applicant shall pay a deposit of $500.00 for residential buildings; and $2,000.00 for commercial buildings The deposit shall be credited against the plan check fee when the permit is issued. This deposit is non-refundable in the event permits are not issued.

b. Fee. Except as otherwise provided herein, the plan check fee shall be equal to sixty-five percent (65.0%) of the building permit fee for that building. The plan check fee for identical plans shall be charged at a rate of $54.26 per hour of total Community Development staff time. As used herein, Aidentical plans@ means building plans submitted to Park City that: (1) are substantially identical to building plans that were previously submitted to and reviewed and approved by Park City; and (2) describe a building that is: (A) located on land zoned the same as the land on which the building described in the previously approved plans is located; and (B) subject to the same geological and meteorological conditions and the same law as the building described in the previously approved plans.

1.2.4 Mechanical Permit
Plus 1% State Surcharge

See fee table below. Building Department enters the total valuation for materials and labor for each sub-permit into the Fee Table to determine the permit fee.

Total Valuation	Fee
$1.00 to $500.00	$23.50
$500.00 to $2000.00	$23.50 for the first $500.00 plus $3.05 for each additional $100.00, or fraction thereof, to and including $2,000.00
$2,001.00 to $25,000.00	$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$391.75 for the first $25,000.00 plus $10.10 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,001.0 to $100,000.00	$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,001.00 to$1,000,000.00	$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00

$1,000,001.00 and up	$5,608.75 for the first $1,000,000.00 plus $3.65 for each additional $1,000.00, or fraction thereof

1.2.5 Electrical Permit

See fee table below.

Total Valuation	Fee
$1.00 to $500.00	$23.50
$500.00 to $2000.00	$23.50 for the first $500.00 plus $3.05 for each additional $100.00, or fraction thereof, to and including $2,000.00
$2,001.00 to $25,000.00	$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$391.75 for the first $25,000.00 plus $10.10 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,001.0 to $100,000.00	$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,001.00 to$1,000,000.00	$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$1,000,001.00 and up	$5,608.75 for the first $1,000,000.00 plus $3.65 for each additional $1,000.00, or fraction thereof

1.2.6 Plumbing Permit

See fee table below.

Total Valuation	Fee
$1.00 to $500.00	$23.50
$500.00 to $2000.00	$23.50 for the first $500.00 plus $3.05 for each additional $100.00, or fraction thereof, to and including $2,000.00
$2,001.00 to $25,000.00	$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$391.75 for the first $25,000.00 plus $10.10 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,001.0 to $100,000.00	$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,001.00 to$1,000,000.00	$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$1,000,001.00 and up	$5,608.75 for the first $1,000,000.00 plus $3.65 for each additional $1,000.00, or fraction thereof

1.2.7 International Fire Code Fee Issuance Fee $20.00

In Addition:

Aircraft Refueling Vehicles	$30.00
Open Burning	$10.00
Candles and Open Flames in Assembly Area	$15.00
Compressed Gas	$15.00
Excavations Near Flammable or Combustible Liquid Pipelines	$15.00
Explosives or Blasting Agents	$150.00
Fireworks (Displays)	$120.00
Firework (Sales)	$75.00
Flammable Liquids	$15.00
Flammable or Combustible Liquid Tanks	~~$15.00~~ $130
Hot Work (welding)	$15.00
~~Garages~~	~~$15.00~~
Liquefied Petroleum Gases (heaters and devices up to 5 units)	$55.00
Liquefied Petroleum Gases (heaters and devices) each additional unit	$11.00
Liquefied Petroleum Gases on an active construction site (125+ gal)	$130.00
Places of Assembly	$15.00
Vehicles (liquid or gas fueled) within a building	$130.00
Others not listed	$15.00

Tents, air-supported structures and trailers $.20 per square foot

Temporary structures built to permanent standards will be subject to fees set forth in Section 1.2.2.

For plans already on file and approved, the fee will be reduced to $.13 per square foot

1.2.8 Grading Plan Review and Permit Fees

~~See attached appendix of fees as adopted by the Uniform Building Code Table No. 70-A and 70-B, adopted by Park City and incorporated herein by this reference.~~

See fee table below.

Total Valuation	Fee
$1.00 to $500.00	$23.50
$500.00 to $2000.00	$23.50 for the first $500.00 plus $3.05 for each additional $100.00, or fraction thereof, to and including $2,000.00
$2,001.00 to $25,000.00	$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$391.75 for the first $25,000.00 plus $10.10 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,001.0 to $100,000.00	$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,001.00 to$1,000,000.00	$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$1,000,001.00 and up	$5,608.75 for the first $1,000,000.00 plus $3.65 for each additional $1,000.00, or fraction thereof

1.2.9 Soil Sample Fee $100

1.2.10 Demolition Permit Fee

See attached appendix of fees adopted by the Uniform Building Code Table No. 1-A, incorporated herein by this reference.

1.2.11 Flatwork Permit

Total Valuation

$1 and up	3/4 of 1% (.75%) of the total valuation of construction as herein above described with a minimum fee of $15. Flatwork permits are subject to Plan Check fees as described above.

1.2.12 Other Inspections and Fees

Inspections outside normal business hours*	$150 per hour (minimum charge 2 hours)
Re-inspection fee	$75 per hour (minimum charge 1 hour)
Additional inspection services*	$75 per hour (minimum charge 1 hour)
For use of outside consultants for plan reviews, inspections or both	Actual cost**

* Or the total hourly cost to the City, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved. These services will be offered based on inspector availability.

** Actual Cost includes administrative and overhead costs.

1.3 ENGINEERING FEES

1.3.1 Construction Inspection Fees. Prior to receiving a building permit, a notice to proceed or plat approval, developers shall pay a fee equal to six percent (6%) of the estimated construction cost as determined by the City Engineer. In projects with private street systems that limit city inspection requirements to water, drainage, and other improvements, but not to streets, the inspection fee shall be four percent (4%) of the estimated construction cost of the improvements to be inspected as determined by the City Engineer. The city, upon notice to the developer, may charge the developer a fee of $75 per man-hour to recoup costs to the city above the fee charged. The city may also charge $75 per man-hour for re-inspections of work previously rejected.

1.3.2 Permit to Work in Public Right-of-Way

$200 fee plus $2,000 letter of credit or cashier's check plus proof of insurance

1.4 ADMINISTRATIVE CODE ENFORCEMENT (ACE) FEES

1.4.1 Civil Fee Schedule

Daily Violation Fee	~~$25~~ $100 per day
~~Minimum Fee for Noncompliance~~	~~$50~~
~~Maximum Fee for Daily Violations~~	~~$2,000~~
Re-inspection Fee	$75
~~Reoccurrence Fee~~	~~$250~~
~~Hearing Request Fee~~	~~$100~~
~~Late Payment Fee~~	~~$100~~

SECTION 2. WATER FEES

2.1 WATER IMPACT FEES. Water Impact Fees are located in the Park City Municipal Code, Title 11, Section 13.

2.2 MONTHLY WATER METERED SERVICES FEE SCHEDULE:

2.2.1 Base Rates (For all water billed on or after July 1, 2013).

Individually Metered Residential (single-family, condo, townhouse)

Meter size	Monthly Base/ Demand Charge	Meter Price
5/8 x 3/4"	~~$33.35~~ $39.35	$624.22
1"	~~$45.02~~ $53.12	$717.44
1-1/2"	~~$53.38~~ $62.99	$1020.70

Other than Individually metered Residential (Multi-Family, Commercial, Irrigation)

Meter Size	Monthly Base/ Demand Charge	Meter Price
3/4"	~~$43.35~~ $51.15	$624.22
1"	~~$73.35~~ $86.55	$717.44
1 2"	~~$156.69~~ $184.89	$1020.7
2"	~~$326.75~~ $385.57	$1805.4
3"	~~$850.30~~ $1003.35	$2135.8
4"	~~$1543.82~~ $1821.71	$3721.72
6"	~~$2910.19~~ $3434.02	$5790.26
8"	~~$5011.59~~ $5913.67	$8696.60
Construction Meter	~~$193.79~~ $228.67	
Indigent Rate*	~~$2.64~~ $3.12	

*Indigent Rate includes 10,000 gallons. Water consumption greater than 10,000 gallons is charged per the normal block structure presented in paragraph 2.2.3.

2.2.2 Water Consumption Rates. All water delivered through each meter, excepting commercial meters, between November 1 and May 31 of each year shall be charged at the rate of ~~$5.84~~ $6.89 per thousand gallons. All water delivered through commercial meters shall be charged per Paragraph 2.2.3 year-round.

2.2.3 Water Conservation Rates (For all water billed on or after July 1st, 2013). All water delivered through each meter serving single family residential, multi-family residential, commercial and landscape irrigation customers per month between June 1 and October 31 of each year shall be billed at the following rates:

Type	**Block 1** **~~$4.15~~ $4.90 per 1,000 gals**	**Block 2** **~~$6.66~~ $7.86 per 1,000 gals**	**Block 3** **~~$10.82~~ $12.77 per 1,000 gals**	**Block 4** **~~$16.66~~ $19.67 per 1,000 gals**
Single Family	0-5,000	5,001 - 30,000	30,001 - 80,000	Over 80,000
Multi-Family				
3/4"	0-10,000	10,001-36,000	36,001-80,000	Over 80,000
1"	0-17,000	17,001-57,000	57,001-120,000	Over 120,000
1.5"	0-30,000	30,001-100,000	100,001-200,000	Over 200,000
2"	0-48,000	48,001-160,000	160,001-320,000	Over 320,000
3"	0-96,000	96,001-320,000	320,001-640,000	Over 640,000
4"	0-150,000	150,001-500,000	500,001-1,000,000	Over 1,000,000
6"	0-180,000	180,001-600,000	600,001-1,200,000	Over 1,200,000
Irrigation				
3/4"		0-56,000	Over 56,000	
1"		0-90,000	Over 90,000	
1.5"		0-185,000	Over 185,000	
2"		0-300,000	Over 300,000	
3"		0-600,000	Over 600,000	
4"		0-935,000	Over 935,000	
6"		0-1,865,000	Over 1,865,000	
Commercial Year round		**~~$5.84~~ $6.89 per 1,000 gals**	**~~$9.04~~ $10.67 per 1,000 gals**	
3/4"		0-150,000	Over 150,000	
1"		0-300,000	Over 300,000	
1.5"		0-500,000	Over 500,000	
2"		0-750,000	Over 750,000	
3"		0-1,200,000	Over 1,200,000	

4"		0-1,700,000	Over 1,700,000	
6"		0-1,700,000	Over 1,700,000	
All users except construction between November & May	~~$5.84~~ $6.89 per thousand gals			
Construction Water	~~$193.79~~ $228.67 Monthly Base Chg.	~~$7.68~~ $9.06 thousand gals.		

2.3 WATER VIOLATION PENALTIES

$150.00	first violation
200.00	second violation
400.00	third violation
500.00	fourth violation
750.00	for the fifth violation and for each subsequent violation within that calendar year.

2.4 WATER SERVICE REINSTATEMENT FEE
$100 ~~fee for meter shut off because of non-payment of account.~~

2.5 WATER METER TESTING FEE $100 per test

2.6 WATER LABOR RATE $50 per Hour, rounded up to the nearest half hour.

2.7 WATER PARTS & SUPPLIES RATE Cost + 15% stocking fee

2.8 FIRE HYDRANT METER DEPOSIT FEE $1,050
Fire hydrant wrench deposit fee $50
Meter Radio $100

2.9 RENTER DEPOSIT $50

2.10 NON-MAILED SHUT-OFF NOTICE FEE $75

SECTION 3. BEER AND LIQUOR LICENSE

See attached Beer and Liquor license fees adopted and incorporated herein by this reference.

SECTION 7. PARKING, METER RATES, VIOLATIONS, TOWING, AND IMPOUND FEES

7.1 Fines for meter violations are as follows:

First violation per registered owner(s): No fine or late fees. Vehicle license plate and/or VIN numbers will be logged into the system and a courtesy card issued to welcome to Main Street and educate user on the pay-and-display meter system.

Second thru Fifth (2^{nd} - 5^{th}) violation per registered owner(s):
$20 from the date of violation until fourteen (14) days following the violation, escalating to:

$40 after 14 days;
$60 after 30 days;
$80 after 60 days

More than five (>5) violations per registered owner(s):
$40 from the date of violation until fourteen (14)days following the violation, escalating to:

$60 after 14 days
$80 after 30 days
$100 after 60 days

7.2 Fines for mobility disabled space violations are as follows:

$150 from the date of violation until fourteen (14) days following the violation, escalating to:

$170 after 14 days;
$190 after 30 days;
$210 after 60 days

7.3 Fines for special event parking violations. When enacted by the City Manager under Section 7.6, the fines for special event parking violations are as follows:

A. <u>Egregious violations (i.e., obstructing traffic on Main Street or along bus routes) or mobility disabled space violations</u>. $150 from the date of violation until fourteen (14) days following the violation, escalating to:

$170 after 14 days;
$190 after 30 days;
$210 after 60 days

B. <u>Fines for all other special event parking violations</u>. $75 from the date of the violation until fourteen (14) days following the violation.

$95 after 14 days;
$115 after 30 days;
$135 after 60 days

7.4 FINES FOR TIME LIMIT PARKING VIOLATIONS are as follows: $20 from the date of violation until fourteen (14) days following the violation, escalating to:
$50 after 14 days;
$70 after 30 days;
$90 after 60 days

More than five (>5) violations in the previous three years per registered owner(s):
$40 from the date of violation until fourteen (14) days following the violation, escalating to:

$60 after 14 days;

$80 after 30 days;
$100 after 60 days;

7.5 Fines for all other parking violations are as follows:

$30 from the date of violation until fourteen (14) days following the violation, escalating to:

$50 after 14 days;
$70 after 30 days;
$90 after 60 days

More than five (>5) violations per registered owner(s):
$50 from the date of violation until fourteen (14) days following the violation, escalating to:

$70 after 14 days;
$90 after 30 days;
$110 after 60 days;

7.6 Parking Permits.
1. Employee Parking Permit: A parking permit is available to Main Street employees for the China Bridge Parking Structure and the Gateway Garage. The cost is $100 annually, $65 if purchased after April 1st of each calendar year. A replacement permit can be purchased for $65 subject to approval by the Parking Manager.
2. Businesses with a Main Street address are eligible to purchase a Swede Alley Business Permit that allows parking over the four-hour time limits in all Swede Alley surface lots but not between the hours of 2am-6am. This permit also allows parking in the covered levels of China Bridge garage beyond the 6-hour limit not to exceed 72 hours at one time in a parking space. Cost for this permit is $500 annually.

7.7 Special Event Parking. The City Manager may implement Special Event Parking Permit Fees, Special Event Meter Rates and/or Special Event Parking Fines for events held under a Master Festival License. The fee for these Special Event Parking Permits and Special Event Meter Rates will not exceed $50 per day.

7.8 TOW AND STORAGE FEES. Vehicles towed from City parking and stored in private lots are subject to Utah State allowed amounts as outlined in the Park City Police Department Towing Rate Schedule.

7.9 Immobilization Fee $35

7.10 Fees for Special Use of Public Parking are as follows:

Main Street, Heber Avenue, Park Avenue (Heber to 9th St):	Daily rate of $16 per space
Swede Alley:	Daily rate of $12 per space
Sandridge, South City Park, Residential Permit Zones:	Monthly rate of $20 per space
a. Up to two spaces for vehicle parking with approved and active building permit	$0.00
b. Vehicle Permits	$20 per space per month
c. Dumpster or Equipment Permit	$50 per space per month

Pay station removal for construction:	$1,000
Application Fee:	$20

Applications are reviewed by appropriate divisions, such as Parking Services, Transportation, Police, Building Departments, and Special Events.

7.11 Meter rates are as follows:
For Main Street and the Brew Pub lot: $1.50 per hour up to a three hour limit. Minimum purchase is 20 minutes with coin, parking card, and tokens. No less than one hour can be purchased with a credit card. For event rates, see Section 7.7.

7.12 In-car meter devices:
Free with purchase of $50 or more of prepaid parking time. In-car meter and prepaid card parking time is available to residents at a 46.67% discount equivalent to $0.80 per hour.

7.13 Tokens are available for sale as follows:

Up to 50 tokens:	$0.50 each
50-299 tokens:	$0.40 each (20% discount)
300 or more tokens:	$0.35 each (35% discount)

Large purchases subject to Parking Manager approval and are limited to Main Street business license holders.

7.14 Meter payment by cell phone
Users sign up for a free account. Meter rates in section 7.11 apply; no less than one hour can be purchased. City pays the convenience fee charged by the service provider.

SECTION 8. RECREATION SERVICES AND FACILITY RENTAL FEES

8.1 PURPOSE AND PHILOSOPHY. Recreation Services, the Parks Department, Miners Hospital Community Center and the Library are supported primarily by tax dollars through the City's General Fund. The Golf Course has been established as an enterprise fund and should be primarily supported by revenues other than taxes. This policy applies to Recreation Services and the Golf Course Enterprise fund.

The purpose of this section is to establish a level of operations and maintenance cost recovery for programs, activities and facilities, and direction for establishing fees and charges for the use of and/or participation in the programs, activities and facilities offered by the Recreation Services, Golf Course, Library, and Miners Hospital Community Center.

It is the intent of the City to offer its Recreation Services programs, activities and facilities to the entire community. To help offset the cost of providing these services, and since the primary beneficiaries of these services are users, it is appropriate to charge fees that are adequate to fund operation of the facility in line with other like programs.

8.2 COST RECOVERY. It is the intent of the City to recover roughly 70% of the operations and maintenance expenses incurred by the Recreation Department and the Recreation Center and 100% of the operations and maintenance expenses incurred by the Golf Course through sources of revenue other than taxes. The City's cost recovery plan is described in detail in the City's budget document. User fees should not be considered the only source for accomplishing this objective. Revenues may also include:

Increases in program participation.

- Fees charged for non-recreational use of facilities (conventions/special events)
- Rental income
- New programs or activities
- Private sponsorship of programs or activities
- Public agency grants or contributions.

8.3. ESTABLISHING USER FEES. Fees shall be set at a level which ensures program quality and meets the objectives of the City Council.

8.3.1 Area Resident Discount Those people whose primary residence is within the Park City School District limits; are currently paying property tax within Park City School District limits; or are holding a valid Park City business license and leasing or renting office space within Park City are entitled to receive a discount on user fees for the Recreation Center and Golf Course.

8.3.2 Recreation Program Fees The Recreation Department, the Recreation Center and the Golf Course offer a variety of organized programs and activities. Due to the fluctuations in the number of participants and frequent changes in circumstances, program fees are established on a program-by-program basis by dividing the number of projected participants by the estimated program costs. Fees are then published in the Recreation Services annual brochure (PLAY Magazine). In most cases, fees will be kept commensurate with fees charged by others providing like service.

8.3.3 Fees for Non-Recreational Activities at the Recreation Center. The fees charged for non-recreational or special event use will be competitive with the marketplace providing the fees cover a minimum of: a) the costs involved in the production of the event; and b) recovery of lost revenue.

The Recreation Center facility is principally for recreation. Non-recreation activities usually will be charged up to fifty percent (50%) more than the minimum. No fee waivers for non-recreational or special event use will be permitted. However, the City Council may authorize the City to pay all or a portion of the fee in accordance with the master festival ordinance provisions.

8.3.4 Fee Increases Recommendations for fee increases may be made on an annual basis. The City will pursue frequent small increases as opposed to infrequent large ones. Staff will be required to provide an annual review and analysis of the financial posture of the Golf Course Fund along with justification for any recommended increase. When establishing fees, the City will consider rates charged by other public and private providers as well as the ability of the users to pay.

To establish and maintain the Council's objective of 70% cost recovery, the City Manager will have the authority to annually increase fees up to $.50 or 10%, whichever is greater. Any requested increase over that amount will require Council action.

Fee increases will take place only if they are necessary to achieve the City Council's objective and maintain program quality, and only with the authorization of the City Manager or the City Council.

8.3.5 Discounting Fees The Recreation Services Manager may, at his or her discretion, discount fees when:

- Offering special promotions designed to increase use.
- Trying to fill non-prime time.
- Introducing new programs or activities.
- Playing conditions are below standard due to weather or facility disrepair.

8.3.6 Fee Waivers The City intends that no resident under 18 years old or over age 65 be denied the use of any program, activity or facility for reasons of financial hardship. The Recreation Services Manager may, at his discretion, waive all or a portion of a fee, or may arrange offsetting volunteer work for anyone demonstrating an inability to pay for services.

8.4. RECREATION CENTER:

8.4.1 Recreation Center Fees

Punch Card Admission. For ease of administration and convenience to users, a punch card system has been established for Recreation Center programs and activities. The purchase of a punch card may result in a savings off the regular rate.

Punch Passes	**Resident**	**Visitor**
Youth (3 to 17) 10 Punch	$28	$40
Adult 10 Punch	$70	$90
Senior & Military 10 Punch	$60	$70
Child Care 10 Punch (10 hrs)	$35	

Tennis Punch Passes	
Tennis Lesson 10 Punch (5hrs)	~~$275~~ $315
Clinic 10 Punch 1.5 hr	$200
Monthly Clinic 1.5 hr	$18 per clinic
Clinic 10 Punch 2 hr	$250
Monthly Clinic 2 hr	$20 per clinic

Tennis Court Charges	Hourly Court Fees	
	Indoor	Outdoor
Resident rate	~~$24~~ $26	~~$8~~ $10
Visitor rate	~~$32~~ $36	~~$10~~ $12

Other Tennis Fees	
Private Lesson 1 Hr	$70.00
Private Lesson 1/2 Hr	~~$32.00~~ $38
Semi Private Lesson 1 Hr	~~$64.00~~ $74
Group of 3	~~$66.00~~ $78
Group of 4	~~$70.00~~ $82
~~Hitting Lesson~~	~~$50.00~~
Clinic Drop-in Fee 1.5hr	~~$20.00~~ $24

Clinic Drop-in Fee 2 hr		$30
Ball Machine		~~$9.00~~ $12
Tennis Courts Non Athletic (Daily)		$3,000

Daily Drop In	**Resident**	**Visitor**
Toddlers 2 & Under	Free	Free
Youth (3 to 17)	$3	$5
Adult	$7	$10
Senior 70+ & Military	$6	$7
Fitness Classes	$9	$12
Senior/Military Fitness Classes	$8	$9

Facility Passes: There are two types of facility passes one which includes all amenities except tennis and the other which includes all amenities except group fitness and tennis. Program fees are additional and are not included in pass fees.

Individual Rate

Term	**Facility Rate**	**Class Add On**	**Total**
1 Month	$40	$20	$60
3 Month	$110	$50	$160
6 Month	$192	$80	$272
12 Month	$345	$144	$489

Senior 70+ & Military Individual Rate

Term	**Facility Rate**	**Class Add On**	**Total**
1 Month	$36	$20	$56
3 Month	$99	$50	$149
6 Month	$173	$80	$253
12 Month	$310	$144	$454

Couple Rate

Term	**Facility Rate**	**Class Add On**	**Total**
1 Month	$72	$35	$107
3 Month	$216	$90	$306
6 Month	$328	$144	$472
12 Month	$590	$260	$850

Senior 70+ & Military Couple Rate

Term	**Facility Rate**	**Class Add On**	**Total**
1 Month	$65	$35	$100
3 Month	$194	$90	$284
6 Month	$295	$144	$439
12 Month	$531	$260	$791

Tennis Passes

Single Annual	~~$1,100~~ $1,210
Couple Annual	~~$1,950~~ $2,150
Family Annual (3 members)	~~$2,160~~ $2,375
Each Additional member	~~$205~~ $225

Gymnasium	Hourly Resident	Hourly Visitor	Daily
Full Gym	$65	$125	
Half Gym	$35	$75	
Non Athletic			$1,400
Fitness Studios	$65 (for profit)	$125 (for profit)	
	$35 (non-profit)	$75 (non-profit)	

Other Fees

Visitor 10 Punch Card	$90
I Month Visitor Pass	$90
Family Swim Pass	$247.50
Child Care Per Hr	$4
Personal Training 1 Hour	$50
Personal Training Punch Card (12 visits)	$500
Couple Personal Training Punch Card (12 visits)	$699
Birthday Party	$150
Party Room per hour	$50

8.5 GOLF FEES. The Park City Municipal Golf Course is an 18 hole course and 6,743 yards in length. The fees listed below are established fees, however they may be altered for certain types of tournament play. To receive a resident discount, the recreation card (which must have a City resident designation) must be presented to the golf starter. Season passes are available only to those who possess a locals card. Playing conditions on the course may vary due to weather constraints, particularly early and late in the season. The Golf Manager may, at his discretion, discount the established fees in order to encourage use of the course when playing conditions are less than optimum.

Regular Season- Memorial Day through September
Off-Season- Pre-Memorial Day, October and November

Resident Season Pass	~~$1020~~ $1050
Junior Pass	$425
Jr./Sr. Punch Pass	~~$285~~ $300
Corporate Pass	~~$2,850~~ $3000
Resident 18 Hole	~~$33~~ $34
Resident 18 Hole with Cart	~~$48~~ $49
Non-Resident 18 Hole	~~$45~~ $47
Non-Resident 18 Hole with Cart	~~$60~~ $62
Resident 9 Hole	~~$16.50~~ $17
Resident 9 Hole with Cart	~~$24.00~~ $24.50
Non-Resident 9 Hole	~~$22.50~~ $23.50
Non-Resident 9 Hole with Cart	~~$30.00~~ $31.00
Resident Off-Season 18 Hole	~~$25~~ $26

Non-Resident Off-Season 18 Hole	~~$28~~ $30
Small Range Bucket	~~$3.50~~ $4
Large Range Bucket	~~$7~~ $8

8.6. LIBRARY FEES. The Park City Library Board routinely reviews non-resident fee options and recommends changes. Library services, which are funded by the General Fund, are provided without charge to property owners, residents, and renters within the City's boundaries. Non-resident card fees are charged to those who request borrowing privileges but live outside the City's taxing area. On September 8th, 2002, the Library Board voted to change the fee charged to some non-resident library users.

Non-Resident Card Fees

Family membership	$40.00 per year
Temporary membership (90 days)	$20.00 plus
Students residing in Summit County (ages 5-18)	Free
Organization card - non-profit	$45 per year
Organization card - for-profit	$55 per year

8.7. CEMETERY FEES. Anyone owning property, currently residing, or having resided in Park City for a period of more than ten years consecutively, is eligible to purchase cemetery property or may be buried in the Park City Cemetery. All cemetery plots will be sold on a first-come, first-served basis. The same criteria above are used for the rights to purchase a plaque space on the Memorial Walls in the cemetery.

	Resident Fees	Eligible Non-Resident Fees
Single adult grave	$300	$600
Single infant grave	150	300
Opening and closing adult grave	480	480
Opening and closing infant grave	360	360
Removal of adult from one grave to another within cemetery	960	960
Removal of infant from one grave to another within cemetery	720	720
Removal of adult for interment outside cemetery	480	480
Removal of infant for interment outside cemetery	360	360
Schil for flower beds/grave	N/A	N/A
Additional charge for after hour burials including Saturdays, holidays, weekends	200	300
Interment of cremated remains	70	140
Monument grave marker maintenance	100	100
Memorial Wall plaque space	250	N/A

8.7.1.Cemetery Fee Waivers. Any or all of the fees associated with the operation of the Park City Cemetery may be waived by the Cemetery Sexton. Grave sites, located in the "veterans section" for Park City veterans, firemen and police officers will be provided free of charge, as well as fees for cemetery services. Family members wishing to be buried in this section of the cemetery will be charged for lots and services.

8.8. PARK PAVILLION RENTAL FEES. It is not mandatory that a fee be paid for the use of a park pavilion. However, those persons having reserved a pavilion and paid the reservation fee shall have the exclusive use to use that pavilion over others. Reservation fees for park pavilion use are as follows:

Rotary and South-End of City Park Pavilions	Half Day	Full Day
Residents within Park City School District	$ 50	$ 85
Non-residents/commercial +$100 refundable cleaning deposit	125+	200+

8.9. MINERS HOSPITAL COMMUNITY CENTER FEES. This facility is located at 1354 Park Avenue. Reservation fees for use of the Miners Hospital Community Center are as follows:

Function/Use	Park City/Snyderville Basin Resident or Non-Profit Commercial	Non-Resident or Non-Profit/Commercial
Single level:		
Hourly:		
First/additional up to 3 hours	$25/$16	$42/$25
Half day (4 hours.)**	$67	$101
Whole day (8 hours)***	$126	$185
Entire building:		
Two hours minimum	$101	$185
Half day**	$168	$294
Whole Day (8 a.m. to 5 p.m.)**	$210	$336
Special events (weddings, receptions, etc.)***	$673	$925

Park City/Snyderville non-profit groups will receive 12 free rentals per year, after which time the standard rate applies.

Cancellation Policies for entire building reservations:

For two hour reservations, a $25 handling fee will be charged for cancellations received less than one week prior to rental.

For half-day reservations, a $50 handling fee will be charged for cancellations received less than two weeks prior to rental.

For whole day reservations, a $75 handling fee will be charged for cancellations received less than two weeks prior to rental.

Notes:

*Snyderville Basin and Park City residents and groups were formerly charged two separate rates. Those groups have now been combined.

**a $50 damage/cleaning deposit is required on all whole day rentals, refundable if the facility is left in satisfactory condition; full payment of all fees is due two weeks prior to the facility rental.

***a $300 damage/cleaning deposit is required on all special events rentals, $275 is refundable if the facility is left in satisfactory condition; full payment of all fees for special events is due 30 days prior to the date of the event.

Snyderville Basin Resident is defined as a resident or business that is located within the boundaries of the Park City School District and Park City Fire Service District.

Commercial is defined as any use of the facility wherein participants are charged fees for profit.

8.10. PARK CITY LIBRARY & EDUCATION CENTER AUDITORIUM RENTAL RATES

This facility is located at 1255 Park Avenue. The rates for this facility are as follows:

Number of Refundable Patrons	5 Hours (or less)	Per Day	Deposit
Fewer than 50	$ 84	$168	$100
50 -100	126	252	150
100 - 150	252	505	300
150 - 250	420	841	500
More than 250 500	841	1,683	1,000

PA system rental per event $99

Notes:

1. Advance reservations and standard lease agreement required, tenants included.
2. Events without admission or fee or non-profit groups are eligible for 50% rate reduction.
3. Tenants of the Park City Library and Education Center are eligible or a 50% rate reduction.
4. Multi-day events (more than three days) are eligible for a 25% rate reduction.
5. Special parking arrangements may be required for events for more than 250 participants and guests.
6. All rates are subject to change without notice.
7. All fees are to be paid in advance.
8. Only one rate reduction may apply to any group or user (the largest allowable reduction will apply).
9. City reserves the right to change fees, especially in the case of commercial enterprises.
10. These rates apply to Auditorium rental only; rental rates for film equipment are calculated separately.

SECTION 9. ICE ARENA AND FIELDS RENTAL FEE SCHEDULE.

9.1. Establishing User Fees. Fees shall be set at a level which ensures program quality and meets the objectives of the City Council. Area rates apply to residents of Park City, Summit County and Wasatch County. Outside rates apply to requests outside Summit and Wasatch Counties.

Additional Restroom Cleaning	$30 per clean
Additional Field Prep (Softball/Baseball)	$91 per field
Special Field Prep (Low grass Cut)	$1,000 per field
Field Set Up (Lacrosse, Soccer, Football)	$200 per field
Lights - PCSC & City Park	$20 per hour

Field Prep, Bleachers, Banners & Clean Up	
Full Prep (per field, one prep)	$91.15
Partial Prep per field, one prep, drag and line only)	$60.75
~~Field Set Up (soccer & lacrosse, per field, one set up)~~	~~$266.05~~
~~Field Lights (administration, per hour)~~	~~$46.65~~
Drag Only (per field, one prep)	$30.40
Chalk (per bag, not incl. labor)	$8.50
Quick Dry (per bag, not incl. labor)	$14.30

Admission Fees	Local Area Rates	Outside Area Rates
Youth = 6 -17 year olds; Adult = 18 and over		
Public Skate – 5 & under	Free	Free
Public skate – youth/senior	$6.00	~~$9.50~~ 10.00
Public skate – adult	6.50	~~10.00~~ 10.50
Cheap Skate (includes skate rental)	6.00	~~9.00~~ 9.50
Group Rates (20+) includes admissions & skates	6.00	~~10.50~~ 11.00
Skate rental	3.50	3.50
Drop-in hockey - youth	7.50	~~10.50~~ 11.00
Drop-in hockey - adult	10.00	~~13.00~~ 13.50
Stick & Puck - youth	7.50	~~10.50~~ 11.00
Stick & Puck - adult	10.00	~~13.00~~ 13.50
Skills & Drills - youth	10.00	13.00
Skills & Drills- adult	12.50	15.50
Coached Drop-in Hockey – adult	12.50	16.00
Coached Drop-in Hockey- youth	10.00	13.00
Drop-in Speed Skating – youth	8.50	~~10.50~~ 11.00
Drop-in Speed Skating – adult	9.50	~~13.00~~ 13.50
Freestyle-Youth	7.50	~~11.50~~ 12.00
Freestyle-Adult	8.25	~~13.00~~ 13.50
Drop-in curling	11.50	~~14.50~~ 15.00
Drop-in Skating Class	14.00	17.00
Off-ice conditioning	11.50	14.00

10 Session Punch Cards will be sold to locals only - ~~$1.50~~ $1.00 off each session or ~~$15~~ $10 off in total.

Admission Passes (10 admissions)		
Public Skate – youth/senior	~~$45~~ $50	N/A
Public Skate – adult	~~50~~ 55	N/A
Drop-in Hockey - youth	~~60~~ 65	N/A
Drop-in Hockey – adult	~~85~~ 90	N/A
Stick and Puck – youth	~~60~~ 65	N/A
Stick and Puck – adult	~~85~~ 90	N/A
Skills and Drills – youth	90	N/A
Skills and Drills – adult	115	N/A
Freestyle	~~60~~ 65	N/A
Drop-in Speedskating – youth	~~60~~ 65	N/A
Drop-in Speedskating – adult	~~85~~ 90	N/A
Off-ice conditioning – 5 punch	~~55~~ 60	N/A
Off-ice conditioning – 10 punch	~~100~~ 105	N/A

Internet Admissions Fees (discounted registration fee for registering on-line)

Adult Drop-in Hockey	$9.00
Youth Freestyle	$6.50

If a customer purchases 10 or more admissions for the same program in one transaction on-line, the price per session will be discounted an additional $.50 per session.

Hourly Ice	
User Groups*/Employees	~~$180~~ $185
Locals / Businesses	~~200~~ 205
For-profit	~~260~~ 265

Daily Facility Rental

The daily facility rental fee includes the use of the party rooms with the applicable hourly ice rate when eight (8) or more hours of ice are rented in one day.

*User Groups are defined as local, organized programs who rent weekly ice from the arena (minimum 25 hours per season).

Season Passes (11 month season)	
Family (4)*	$500
Additional Family Member	$50 per person
Adult	$250
Youth (6-17 year olds/Senior +55 years)	$180

Equipment (per hour)	
Broomball	~~$25.00~~ $30.00
Curling (2 hour minimum)	$50.00

Skate Services	
Hockey Skate Sharpening	
24 Hours	~~$5.00~~ $5.50

Immediate	~~$8.00~~ $8.50
Goalie Skate Sharpening	
24 Hours	~~$6.00~~ $6.50
Immediate	~~$9.00~~ $9.50
Figure Skate Sharpening	
24 Hours	~~$7.00~~ $7.50
Immediate	~~$10.00~~ $10.50
Custom Radius	$20.00
Figure Skate Sealing	$30.00
Rivets Replacements	$2.00 (ea.)
Blade Holder Replacements	varies with skate and blade type
Figure Skate Blade Mounting per blade	$10.00

Room Rental

Multi-purpose Rooms	$40/hr (ea.)

User Groups can use the ~~Upper Level Meeting~~ Party Room for ~~monthly board meetings~~ 24 hours at no cost, but rooms must be booked in advance.

Gate Fees

The Park city Ice Arena will take 25% of any gate fees collected for an event.

Vendor Fees

The Park City Ice Arena will ~~take 10% of gross sales for any food, beverage, or merchandise sold.~~ charge a flat fee of $50/day for any food, beverage or merchandise sold. Vendors are not permitted to sell products that are also sold by the Park City Ice Arena.

Advertising Fees and Sponsorship Fees per year

Dasher Board Ads	~~$1,500 (136.36/mo.)~~ $800-1600 (depending on location)
~~East Wall~~	~~$725 (65.91/mo.)~~
In Ice Ads $25/sq. foot	$2,000 ~~(182.82/mo.)~~
Speed Skating Pad Pockets	$150 ~~(13.64/mo.)~~
~~North~~ Wall Banners	~~$1,100 (100/mo.)~~ $2500
~~Score Clock Banner~~	~~$2,500 (227.27/mo.)~~
Glass Decals	$400 ~~(36.36/mo.)~~
Program Sponsorship	~~$1,000 Varies by program~~
Information Screen	$150 (per month)
Scoreboard Screen	$150 (per month), $1500/yr

Note: All user groups will receive a free dasher board ad on the east side to promote their activity. They can sell the ad, acknowledge their sponsors or promote their program.

9.2. Recreation Program Fees The Park City Ice Arena offers a variety of organized programs and activities. Due to the fluctuations in the number of participants and frequent changes in circumstances, program fees are established on a program-by-program basis by dividing the number of projected participants by the estimated program costs. Fees are then published in the Recreation Services annual brochure. In most cases, fees will be kept commensurate with fees charged by others providing like service.

9.3. Fees for Non-Recreational Activities at the Ice Arena Facility The fees charged for non-recreational or special event use will be competitive with the marketplace providing the fees cover a minimum of: a) the costs involved in the production of the event; and b) recovery of lost revenue.

The Park City Ice Arena is principally for recreation. Non-recreation activities usually will be charged up to fifty percent (50%) more than the minimum. No fee waivers for non-recreational or special event use will be permitted. However, the City Council may authorize the City to pay all or a portion of the fee in accordance with the master festival ordinance provisions.

9.4. Fee Increases Recommendations for fee increases may be made on an annual basis. The City will pursue frequent small increases as opposed to infrequent large ones. Staff will be required to provide an annual review and analysis of the financial posture of the Ice Arena Fund along with justification for any recommended increase. When establishing fees, the City will consider rates charged by other public and private providers as well as the ability of the users to pay.

The City Manager will have the authority to annually increase fees up to $.50 or 10%, whichever is greater. Any requested increase over that amount will require Council action. Fee increases will take place only if they are necessary to achieve the City Council's objective and maintain program quality, and only with the authorization of the City Manager or the City Council.

9.5. Discounting Fees The Ice Arena Manager may discount fees when:

1. Offering special promotions designed to increase use.
2. Trying to fill non-prime time.
3. Introducing new programs or activities.
4. Playing conditions are below standard due to weather or facility disrepair.

9.6. Fee Waivers. The City intends that no resident under 18 years old or over age 65 be denied the use of any program, activity or facility for reasons of financial hardship. The Ice Arena Manager may, at his discretion, waive all or a portion of a fee, or may arrange offsetting volunteer work for anyone demonstrating an inability to pay for services.

9.7 **Establishing User Fees:** Fees shall be set at a level which ensures field quality and meets the objectives of the City Council. Resident rates apply to residents of Park City School District. Visitor rates apply to requests outside of the Park City School District Boundaries. In order to receive the resident rate a minimum of 75% of the participants must be residents of the Park City School District.

					FULL COMPLEX RATES	
	FULL DAY VISITOR	**FULL DAY RESIDENT**	**HR/FIELD VISITOR**	**HR/FIELD RESIDENT**	**VISITOR TOTAL**	**RESIDENT TOTAL**
PCSC Stadium SB	$500	$200	$100	$50		
PCSC Stadium SOC	$500	$200	$100	$50		
PCSC multipurpose	$375	$100	$75	$40	**$1,600**	**$1,000**
PCSC Sportexe	$1,000	$500	$200	$100		
PCHS BB	$375	$100	$75	$40		

PCHS SB PCHS LL	$375 $375	$100 $100	$75 $75	$40 $40	**$800**	**$575**
North 40 North North 40 South	$375 $375	$250 $250	$75 $75	$40 $40	**$500**	**$350**
City Park	$375	$250	$75	$40	**$350**	**$250**
PCHS Dozier	$1,000	$500				
TMIS Stakeholder Fee	$375	$100	$75	$40	**$675**	**$450** $200 per team per season

Additional Restroom Cleaning	$30 per clean
Additional Field Prep (Softball/Baseball)	$75 per field
Special Field Prep (Low grass Cut)	$1,000 per field
Field Set Up (Lacrosse, Soccer, Football)	$200 per field
Lights - PCSC & City Park	$20 per hr

SECTION 10. MISCELLANEOUS FEES. The following fees are set to insure cost recovery anduse feees for additional City services associated with but not limited to Master Festival, Special Event or Small Scale Community Licenses and approved filming activity.

10.1 Fee for in lieu of providing public parking — $14,000 per stall

10.2 Returned Check Charge: — $25.00

10.3 News Rack Application and Permit — $50 per application; $75 per three-year permit

10.4 Bleachers

Bleacher Rental (per bleacher, per day)	$53.00
Bleacher Delivery and Pick Up (per event, all bleachers)	$93.25

10.5 Banner Installation

Street Banner Installation-entire Main	$648.70
Street Banner Installation-every other Main	$486.55
Street Banner Installation-every 3rd	$324.35
Street banner Installation- Roundabout	$346.65
Street Banner Installation- Kearns	$1,431.00

(Includes state permit, barricades and signage, required during install and takedown)

10.6 Parks Clean Up, Labor and Equipment

Pressure Washing (per hour, incl operator)	$47.70
Pavilion Cleaning	$157.95
Trash Removal (public property only - not provided for private property)	$33.90
Extra Trash Cans	$6.75
Trash Bags	$2.10

10.7 Public Safety

Police Officer	~~$65.00~~ $75.00

(per employee, per hour - four hour minimum)

10.9 Parking Reservation Fees (Parking Department)

Application Fee	$22.25
Main Street, Heber Avenue, Park Avenue (Heber to 9th St)	$20.00
Swede Alley Parking Space (per space, per day)	$13.25

10.10 Barricades (cost per barricade)

Crowd Control Barricades	$5.90
Street Barricades	$1.40

10.11 Dumpsters

8 Yard (delivery + haul off fee)	$210.00
30 yard (delivery + haul off fee)	$210.00
Landfill fee for 30 yard dumpster (per ton)	$23.00

10.12 Streets Equipment and Materials
Equipment
(2 hour min. - billable rate is portal to portal,
cost includes operator, fuel, maintenance)

Large Loader (per hour, 1 staff)	$103.20
Small Loader (per hour, 1 staff)	$71.95
Street Mechanical Sweeper (per hour, 1 staff)	$150.60
Unimog with Snow Blower (per hour, 1 staff)	$180.20
Unimog Snowplow (per hour, 1 staff)	$88.35
Loader with Blower (per hour, 1 staff)	$218.65
1 Ton Truck with dump (per hour, 1 staff)	$54.15
2 Ton Truck with dump (per hour, 1 staff)	$86.55
Bucket Truck (per hour, 2 staff)	$117.65
Skid Steer (Cat 262 - per hour, 1 staff)	$55.90
Add Grinder	$7.60
Add Snow Blower	$6.35
Backhoe (per hour, 2 staff)	$98.75
Air Compressor (per hour, 1 staff)	$42.00
Graffiti Truck (per hour, 1 staff)	$75.05
Portable Electronic Sign/ message board (per day)	$151.20

10.13 Materials

Salt (per ton)	$39.95
Road base (per ton)	$13.50
Sand (per ton)	$13.50
Cold Patch (per ton)	$90.70
Hot Mix (per ton)	$66.95

10.14 Personnel (total compensation per employee,
per hour, during regular business hours)

Parks Dept.	$23.30

(PCMC employee - Seasonal Parks III –non-benefited)

Streets Department (Streets III employee)	$30.25
Special Events Department (staff)	$42.25
Cleaning Labor – restrooms, buildings and other (contract labor)	$28.00

10.15 Application Fee (Processing and Analysis)

New Event	$160
Reoccurring Event	$ 80

10.16 Public Parking Lot Use Rates for approved Master Festival Events:

All lot fees are for approved Master Festival licensed events only. Regular parking rates apply at all other times

Brew Pub Lot – Upper Lot	$240 per day
Brew Pub Lot – Lower Lot	$105 per day
North Marsac Lot	$ 50 per day
Swede Alley Surface Lot	$ 50 per day
Swede Alley Wall Lot	$ 50 per day
Flag Pole Lot	$ 50 per day
Sandridge lot – Upper/Lower	$ 50 per day/ per lot
Quinn's Sports Parking Lots 1, 2, 3	$ 50 per day/ per lot
Mawhinney Parking Lot	$ 50 per day
Library Parking Lot – Partial Use Only	$ 50 per day

10.17 Trail Use Fees

Trail Use Fee and Deposit Schedule

ACTIVITY	NUMBERS	LOCAL NON-PROFIT	OUT OF AREA NON-PROFIT	LOCAL PROFIT	OUT OF AREA PROFIT
Mountain Biking	30-350	1% x $150 x number of participants	2% x $150 x number of participants	1.5% x $150 x number of participants	3% x $150 x number of participants
Cross Country Skiing*	30-350	.5% x $150 x number of participants	1% x $150 x number of participants	1% x $150 x number of participants	1.5% x $150 x number of participants
Triathlon*	30-350	1.5% x $150 x number of participants	2.5% x $150 x number of participants	2% x $150 x number of participants	3.5% x $150 x number of participants
Running/Walking/Snowshoe*	30-500	.5% x $150 x number of participants	1% x $150 x number of participants	1% x $150 x number of participants	1.5% x $150 x number of participants

Other (Events that may propose significant impacts to the system)	TBD	TBD	TBD	TBD	TBD

If Council approves additional participation above a capped quota of participants, add $2/participant in addition to fees provided below.

*All winter events that propose to use the winter trails system may be subject to a grooming fees of $30/hr. This fee may include pre-event preparation of the trails and post event maintenance of the trails.

Attachment D

Position	Grade	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14
Planning Director	E9/E10	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Planner Architect	E08				1.0	1.0	1.0		
CONTRACT - PLANNER ARCHITECT			1.0	1.0					
Principal Planner	E08		1.0	1.0	1.0				1.0
Senior Planner	E07	3.5	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Planner II	E06	2.0	2.0	2.0	1.0	1.0	1.0	1.0	2.0
CONTRACT-PLANNER II/SR PLANNER							1.0	1.0	1.0
Planner I	E05							1.0	1.0
CONTRACT - PLANNER I				1.0	1.0	1.0			
Planning Technician	N08						1.0	1.0	1.0
Analyst II	N08						1.0	1.0	1.0
Analyst I	N07	1.0	1.0	1.0	1.0	1.0			
	Total	**7.5**	**8.0**	**9.0**	**8.0**	**7.0**	**8.0**	**8.0**	**10.0**

CITY COUNCIL VISIONING SESSION MINUTES
SUMMIT COUNTY, UTAH
April 18, 2013

City Council Members: Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, Liza Simpson

Ex Officio: Lyle Sumek, Facilitator; Mark Harrington, City Attorney; Diane Foster, City Manager;

Mayor Dana Williams called the Visioning Session to order at 8:30 a.m. and noted that all Council Members were present.

Lyle Sumek explained they would be reviewing and discussing information Council members relayed to him prior to the February Visioning Session. He will ask Council members to identify objectives and desired outcomes for each of the four priorities, discuss challenges and opportunities, and select actions for 2013. At the end of the day, Council will have identified their most significant short term action items for the next year. Council members worked through the exercise. Listed below are the results.

Priority 1 – Preserving and Enhancing the Natural Environment

Objectives/Desired Outcomes

- Abundant preserved and publicly-accessible open space
- Managed natural resources balancing eco-system needs
- Enhanced, adequate and reliable water quality and high customer confidence
- Reduced municipal, business and community carbon footprints including conservation efforts for new and rehabilitated buildings
- Economically and environmentally feasible soil disposal

Challenges and opportunities

- Complying with Federal, State and regional regulation and requirements and mandates
- Collaborating with regional partners on water supply, distribution and other issues
- Responding to mining heritage issues, including soil disposal
- Development pressures on open space and future acquisitions
- Air quality

Actions 2013

- Storm Water Utility Study
- Renewable Energy Policy and Action Plan
- Regional Water Basin Agreement and Funding
- Soils Mitigation Plan

- Open Space Acquisition
- Open Space Management and Stewardship Policy

Priority 2 World Class Multi Seasonal Resort Destination

Objectives/desired outcomes
- Accessible and world-class recreational facilities, parks and programs
- Balances between tourism and local quality of life
- Well-utilized regional public transit
- Safe community that is walkable and bikeable
- Multi-seasonal destination for recreational opportunities
- Every city employee is an ambassador of first-class service

Challenges and opportunities
- Continuing growth in Park City and the surrounding area
- Funding and maintaining aging infrastructure
- Implementing OTIS projects
- Maintaining technological relevance
- Increasing competition in destination tourism
- Expanding opportunities for sports specific training

Actions 2013
- WiFi/Broadband/Fiber
- PCMC Transit Hub and Parking Agreement
- Sundance Agreement
- Gondola Connection to Deer Valley
- Camp Woodward Development
- Mountain Transportation Study
- Green Destination Strategy

Priority 3 An Inclusive Community of Diverse Economic and Cultural Opportunities

Objectives/Desired outcomes
- Residents live and work locally
- Preserved and celebrated history: protected National Historic Districts and Buildings
- Community gathering spaces and places
- Physically and socially connected neighborhoods
- Vibrant population (racially, socially, economically, geographically, etc.)

Challenges and Opportunities

- Balancing tourism and quality of life
- Regional growth pressure
- Protecting historic fabric and Main Street Historic District designation
- Development and growth pressures in Park City
- Partnerships with private developers and property resources
- Cost and affordability of housing in Park City

Actions 2013

- General Plan Update
- Lower Park Avenue Redevelopment Area Plan
- Rocky Mountain Power Substation
- Intensive Level Survey of Old Town Street Historic District
- Vision for County/City
- Hwy 40

Priority 4 Responsive, Cutting Edge and Effective Government

Objectives/Desired Outcomes

- Fiscally and legally sound
- Engaged, capable workforce
- Well-maintained assets and infrastructure
- Engaged and informed citizenry
- Streamlined and flexible operating processes
- Ease of access to desired information for citizens and visitors

Challenges and Opportunities

- Engaging a more diverse community by increasing the tools and tactics to reach an aging, more culturally diverse audience, including need for non-English and cultural competency
- Pace of technology improvements
- Resource allocation, staff work load and succession
- Collaboration with local government functions and joint initiatives aimed to reduce cost of government
- Alternative energy and conservation infrastructure for capital assets

Actions 2013

- Mobile Technology
- Building and Planning Customer Service Process

Policy Agenda 2013 – Mr. Sumek presented all policy actions identified during previous exercise and had Council members rank them on importance as top priority and high priority. Others remain on list as moderate.

Top

- Regional Water Basin Agreement and Funding
- Soils Mitigation Plan
- Rocky Mountain Power Substation: Upgrade/Resolution
- Open Space Acquisition
- Sundance Agreement
- General Plan: Update
- Treasure Hill Development Resolution

High

- Intensive Level Survey of Old Town Historic District
- Lower Park Redevelopment Area Plan
- Vision for City and County
- WiFi/Broadband/Fiber Feasibility Analysis and Direction
- Renewable Energy Policy and Action Plan
- Open Space Management and Stewardship policy
- PCMR Transit Hub and Parking Agreement

Mr. Sumek guided Council and the City Manager through all the projects to identify top and high priority items for the next year.

Management Agenda 2013

Top Priority

- Walkability Plan: Implementation
- Downtown Improvement Plan
- Water Distribution Cleaning Study
- Community Connection and Collaboration
- Senior Housing Framework: Update
- Organizational Development Needs Assessment and Plan

High Priority

- Mine Hazard Mitigation Plan and Submittal
- Raw Water Delivery Coordination
- Water Conservation Program
- Prospector Drain Clean Up Project
- Spiro Micro Hydro System

- Recreation Master Plan: Update
- Governor's Office of Economic Development

City Council members adjourned regular session and met in closed session at approximately 3:30 p.m.

Recordings and workbooks are available in the Executive Office. Mr. Sumek will prepare final reports which will be maintained in the Executive Office.

MEMORANDUM OF CLOSED SESSION ON FEBRUARY 18, 2013

The City Council met in closed session at approximately 3:30 p.m. Members in attendance were Mayor Dana Williams, Andy Beerman, Alex Butwinski, Liza Simpson, Cindy Matsumoto, and Dick Peek. Staff present was Diane Foster, City Manager; and Mark Harrington, City Attorney. Lyle Sumek was facilitator for the Visioning Session. Dick Peek "I move to close the meeting to discuss personnel". Andy Beerman seconded. Motion carried unanimously. At approximately 5:45 p.m., Alex Butwinski "I move to open the meeting". Liza Simpson seconded. Motion carried unanimously.

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

Prepared by Sharon Bauman.

Sharon Bauman, Senior Recorder/Elections

PARK CITY COUNCIL STUDY SESSION **DRAFT**
SUMMIT COUNTY, UTAH
MAY 9, 2013

Present: **Mayor Dana Williams; Council members Andy Beerman; Alex Butwinski; Cindy Matsumoto; and Dick Peek**

Diane Foster, City Manager; Tyler Poulson, Environmental/Sustainability Manager; Matt Abbott, Environmental Project Manager

Insa Riepen, Recycle Utah; Jaren Scott, Summit County Landfill; Doug Dastrup, Fresh Market; Alison Butz, HPCA; Bill Malone, Chamber/Bureau; Kate Bradshaw, Utah Food Industry and Utah Retail Merchants Association; Jim Whitney, Summit County resident; and Glen Wright, Park City resident

Absent: **Council member Liza Simpson**

1. Disposable shopping bags. Mayor Williams relayed that no policy decision will be made today and the purpose of the meeting is to encourage dialog on the subject. Over the years Park City has come to be recognized as a leader in environmental policy and thought. There has been a lot of work done with private-public partnerships like Recycle Utah. In addition to being a resort community, we are also a community willing to look at new and different environmental ideas. The City explored this issue about three years ago and it seemed like time to look at it again with stakeholders at the table.

Tyler Poulson referred to his staff report. The last time Council discussed this subject was in the fall of 2011 and at that time, staff communicated that it appeared that a plastic bag tax is prohibited under the Utah Tax Code and in lieu of that type of tax, it was decided not to consider a ban of any specific product. Since then, there has been a growing interest in disposable bag ordinances and 112 were discovered by staff on record around the country. The ordinances typically cite things like waste issues, nuisance factors, environmental and sustainability goals, as well as wildlife impacts as motivation for taking legislative action. The staff report covers a variety of examples at a high level in terms of what ordinances exist over the country; from minimum per bag taxes to a ban of plastic to a ban of plastic and paper. He believed that ultimately what is at the heart of all of that legislation is the end goal of driving behavior change and hopefully encouraging reusable bags which is considered the ultimate positive environmental option. The trade-off between paper and plastic is featured in the report and when selecting between the two products, it is a choice of environmental values in terms of where the larger impact occurs.

Mr. Poulson continued to explain that Park City's demographics are a bit challenging because of the high percentage of visitors who are unlikely to bring their own bags. He referred to the legislative alternatives in the report and challenges from the industry some other municipalities face. He invited the stakeholders to provide comments.

Kate Bradshaw, Utah Food Industry and Utah Retail Merchants Association, stated that her membership suggests that the City not ban plastic. There is no clear cut advantage with plastic or paper and in terms of shipping costs, plastic bags pack a lot tighter decreasing the environmental impact of transportation. There are good reasons why the industry uses plastic. Contamination is a key consideration so there should be an exception for meat, produce and prescriptions. She encouraged weighing plastic and paper equally and a drive from plastic to paper increases the costs for retailers. She emphasized that reusable bags are also very expensive and even though stores are using a carrot approach, the uptake rate is very low and in Utah about 5%. Park City's demographic is unique because of its level of visitors but it also has an environmentally conscious component and the City has a higher rate of people using reusable bags than experienced in the rest of the state. But even at a higher rate, Park City is actually quite low even with a 5 cent discount per bag. Ms. Bradshaw noted that her membership prefers rules and regulations which are uniform and consistent state-wide. It is unfortunate when a store is fined or cited because of an unintended loophole in regulation. Stores are regulated by a variety of entities at the federal, state and local levels.

Mayor Williams pointed out that Maui banned plastic two years ago and meat is wrapped in paper and produce is still wrapped in plastic. Ms. Bradshaw explained that there is no precedent for this in Utah. California has several jurisdictions as well as back East but often those places have some exceptions and may have incentives or fees. Meats ordered from the butcher may be wrapped in paper but prepackaged meats are generally wrapped in plastic with a Styrofoam base and often bagged again to keep them from leaking and contaminating other foods.

Andy Beerman asked about the option of biodegradable bags. Kate Bradshaw explained that there is a wide variety of biodegradable bags available at different price points. Grocery has a very low margin of profit and asking stores to purchase a more expensive product will likely be passed onto the consumer. Doug Dastrup indicated that there are some chains trying biodegradable bags but right now the biggest problem is that they aren't very durable and can only hold about five pounds. Unfortunately, the technology is not there yet.

Cindy Matsumoto stated that the biggest problem she sees with plastic is littering on the roadways, in trees and fences, and the threat to wildlife. Bill Malone interjected that there are about 24,000 nightly rental pillows in town so it is not a matter of just training Park City's population in order to make a difference. Out of that 24,000 some are in the City and some are out of the City limits, but shop in the City. About 70% of the bed base has units with kitchens and a large number of guests go to the grocery store to stock up. He has a hard time imagining guests packing canvas shopping bags. There is a tendency to focus on grocery stores but there are plastic bags in a number of stores in the community. The Chamber/Bureau encourages people not to rent cars and to use public transportation and many guests are juggling several plastic bags and taking the bus. He heard a suggestion that rental units be stocked with reusable bags but there are sanitary issues related to that idea. The Mayor noted that Squatters uses corn-based degradable bags and spoke about partnering. Plastic bags create bacteria as well and he felt people will take the bags home as souvenirs.

Insa Riepen stated that it is not a question between plastic or paper but asking the community what they would like to see. She noted that Recycle Utah's survey revealed that people don't like plastic bags, acknowledging that the grocery stores are an easy target. She agreed with Ms. Matsumoto that plastic bags create litter. Banning plastic bags was tried with as a Leadership program which didn't work. She suggested charging a fee, not a tax, to actually make a difference. If someone has to pay 5 to 10 cents for a plastic or paper bag, it is likely people would bring their bags shopping. This is not an attack on the grocery stores.

Cindy Matsumoto appreciated Mr. Malone's comments but asked about practices in other resort communities. Tyler Poulson indicated that there are great examples in Colorado in Telluride or Aspen where a tax or fee is associated with the bag. In actually changing behavior of visitors, he felt they would defer to pay the fee. Washington DC imposed a 5 cent charge on paper and plastic and the Washington Post reported a 73% reduction in the first quarter after the fee was implemented. It wasn't necessarily the fee that drove behavior but it was more the cultural precedent. Insa Riepen explained that Aspen has its own bag which is very popular. Mr. Poulson indicated a reusable bag typically costs $1 but a reusable branded bag made in the US is $5 to $6 before any branding costs. It could become very costly if these bags are provided to the visitor base. Kate Bradshaw pointed out that a fee in Park City may drive customers to businesses at Kimball Junction. The Mayor invited the public to speak.

Jim Whitney, Silver Summit resident and owner of a marketing company, felt it would be easy to work with local businesses in the community to cover the cost for reusable bags at properties. This is about changing behavior and not about punishing grocery stores. He might travel into town to support the stores participating in a program. Reusable bags are more stable and don't tip over like plastic bags. They are stronger and easy to carry items. He feels environmental initiatives attract people.

Glen Wright, Park City resident, spoke about reusable bags being typical in Europe. He agreed with Mr. Whitney's comments and felt that environmental programs attract more tourists. There is no reason the lodging bags can't be washed with the sheets. It's a good idea and puts Park City ahead of the market.

Doug Dastrup spoke about property management services using totes to stock rental units. It is a matter of training people. Every time someone brings in a reusable bag, the shopper is compensated 5 cents. Reusable bags sell for $1 to $1.99, far below Fresh Market's price, and they are doing everything they can to train customers. They are in the customer service business and try to provide the service that is easiest for guests. He emphasized that 5% or less of the population in Park City is using reusable bags. Kate Bradshaw agreed that they are in the customer service business and offer a full range of bagging options. A couple of years ago, reusable bags were promoted but it wasn't sustained and most stores will offer a nickel off per bag. If the goal is collecting revenue, it can be achieved but if the goal is to drive down the use of plastic or paper, that is more difficult. The Mayor asked if the City offered grants to help subsidize the program, would the industry partner. Ms. Bradshaw believed members in Salt Lake City have agreed to do so and spoke about the bagging contest which features only reusable bags.

Alison Butz, HPCA, reported that a higher percentage of businesses on Main Street offer plastic over paper. The majority of members are not interested in purchasing branded bags and some prefer to purchase their own bags with their own logos. Often the clientele on Main Street is not out intending to buy but may shop after dinner at a restaurant. Once a bag is full, the Association would not want them to stop shopping.

Dick Peek felt that using a menu of behavioral changes is great. In response to a question from Ms. Matsumoto, Mr. Poulson explained that a tax is collected by a municipality; half remains with the retailer and half goes to the city. Matt Abbot explained that all of the fees are bridged, starting out keeping a portion, and then reducing the following year, and eventually going away or capping out at $1,000 a year.

Ms. Bradshaw indicated that if Council pursues some type of a fee where the retailer is charged with the collection and remitting the revenue, the vendor should be compensated for administrative services. Andy Beerman felt that it is premature to regulate plastic or paper at this point, but he would like to formulate a phase-out plan with some real benchmarks and is hoping that technology catches up with the demand.

Dick Peek explained the Whole Foods model where people are given a wooden coin for using a reusable bag and the consumer can decide a cause to support. Bill Malone asked if Council is looking at all plastic bags, including the ones newspapers are delivered in. The Mayor indicated that the discussion is not that specific and the staff report suggests exempting businesses under 3,500 square feet which would cover 90% of Main Street. He tends to agree with Mr. Beerman about modifying behavior and although the City is supportive it would like Recycle Utah to run a program. Insa Riepen expressed her willingness. It is not the intent to damage local businesses and there is quite a lot more to talk about. If the City considers a fee, he contemplated opposition from the state legislature.

Cindy Matsumoto referred to Ms. Riepen's comment about the popularity of the Aspen reusable bag. She has not seen many people using recyclable bags locally, but it is different at Whole Foods where there is peer pressure to use recyclable bags. She likes the idea of a bag supported by the community that could be used by lodging and didn't feel that leaving a couple of bags in units would be that costly. It is worth looking into. The Mayor commented on the years of marketing the free bus system which has been wildly successful and bus drivers are great ambassadors.

Jaren Scott added that the landfill is the end-user and the County's goal is to reduce the amount of plastic bags to prolong the facility. As this matter moves forward, the County Council desires to be involved.

Alex Butwinski expressed concerns about enforcing an associated ordinance and government over-reach. A carrot approach should be the first step. He supported the idea of the Aspen bag with Park City's logo. The Mayor pointed out that the City is in its third year of the carrot approach and there is not a lot of fundamental change. If there is a concerted marketing effort involving lodging, transit and the business community it may not have to be legislated and Council is not interested at this point to direct staff to write an ordinance today. The dialog on this should certainly continue. Cindy Matsumoto would like to know Whole Food's rate of use of reusable bags. Matt Abbot indicated that staff has information on Aspen's behavior modification numbers. Aspen is currently in litigation over its legislation regulating stores over 3,500 square feet.

Ms. Bradshaw stated that if it is good for one retailer it should be good for all retailers; everyone should be treated the same. In response to a question from Mr. Butwinski, Doug Dastrup discussed the volume of bags Fresh Market uses in the high season and commented that grocery stores do not love plastic bags and the right solution needs to be found. He explained how grocery stores recycle plastic bags. Andy Beerman acknowledged the goal to move away from both plastic and paper to reusable bags.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL WORK SESSION MINUTES **DRAFT**
SUMMIT COUNTY, UTAH
MAY 9, 2013

Present: **Mayor Dana Williams; Council members Andy Beerman; Alex Butwinski; Cindy Matsumoto; and Dick Peek**

Jed Briggs, Operating Budget Manager; Nate Rockwood, Capital Budget Manager; Dani Lo Feudo, Human Resources Analyst; Clint McAffee, Water Manager; Kent Cashel, Transportation Manager; Jon Pistey, Ice Operations Manager; Rebecca Gills, Accounting Manager; Troy Dayley, Streets Superintendent; and Jasmina Juric, Acting Library Director

Absent: **Council member Liza Simpson**

1. Council questions and comments. Dick Peek spoke about attending the Joint Transit Advisory Board meeting and reported that SLC ridership has increased 50% and marketing efforts on this service will continue. He attended the Board of Adjustment meeting where an appeal was denied and also attended the Planning Commission meeting. Andy Beerman attended the Regional Recreation Strategic meeting. There is a needs study and statistical study of the greater Park City area and the committee is taking public input to arrive at a plan. COSAC met and there was a lot of discussion on the criteria for open space purchases. The Chamber had a great turn-out for its Tourism Day event yesterday. Mr. Beerman indicated that he also attended a Recreation Advisory Board meeting.

Alex Butwinski reported on the lengthy Planning Commission meeting last night and highlighted the agenda. He thanked the Chamber for hosting the Tourism Day lunch. The Mayor spoke about attending the Park City Heights and Treasure meetings.

Glen Wright, resident, reported that the Park City American Legion Post will be holding a Memorial Day ceremony at the cemetery at 10 a.m. and invited the public.

Andy Beerman asked if a working group should be assigned for the disposable shopping bag effort. Cindy Matsumoto, liaison to Recycle Utah, volunteered to be part of the group. Mayor Williams felt it worthwhile to hold another study session bringing in lodging and transportation groups to partner in promoting disposable shopping bags. There were no questions or comments on the manager's report from members.

2. Continuation of Capital Improvements Budget discussion, review of operating expenditures and strategic plans. Nate Rockwood stated that last week, the majority of the capital budget was presented. The one remaining component is the Water Fund. At the time the tentative budget was formulated, staff was still evaluating some of the water projects and included in this week's meeting packet, is a table showing the five year CIP for water. The amounts listed are the total amounts for the projects and the Water Department is constantly evaluating the best possible solution for meeting delivery and quality needs. The budget reflects what the Department currently sees as funding needs over the next five years. The Water Fund is supported by water service fees, water impact fees, some grant money, and water bonds which are paid for with water impact and service fees.

In response to questions from Alex Butwinski about user and impact fees, Clint McAffee explained that user rate increases are contemplated over the next few years. Nate Rockwood noted that all of the capital water projects will be put into the water model which will determine rates. Water rates for 2013 and 2014 are similar to what they were last year and a huge change is not expected. Mr. McAffee explained that a few large users have talked with the Department about upsizing meters; however, many connections are designed for fire flow systems. An updated impact fee study has been delayed because of the potential partnership with regional water suppliers which could change the study dramatically.

Mayor Williams understood that Rockport water is stored at ponds at Promontory and operation and storage totals about $1 million a year. Clint McAffee explained that the cost will rise with inflation and is a rate set by Weber Basin and Mountain Regional. Part of it is to pay debt service on the infrastructure built to transport water from the Rockport Reservoir to Park City. Part of the cost is water, the lease, and storage is somewhat misleading because there is not really storage there. Operations and maintenance increase over the years which affect the rate. Facilities replacement will continually be funded. In response to a question from the Mayor, Nate Rockwood explained that the Prospector Drain was pulled from the Water Fund, at the suggestion of the auditors, and is now in the CIP. Water quality is budgeted at $250,000.

Andy Beerman asked if the existing Empire Tank is still needed with water being pumped directly to Spiro. Mr. McAffee indicated that it will need to be replaced because the Department of Drinking Water requires storage to meet the demand on peak days. The Judge Tunnel will be converted to a raw water supply and its water will be treated at Quinns for potable water. He stated that the Empire Tank is only meant for Judge because there is no way to get other water sources to that tank, so the City is losing storage from the tank. The existing tank holds one million gallons and the new one will be closer to two million because there is a shortage of storage in that zone. He stated that the Judge still has a useful purpose but the water is not potable anymore. Cindy Matsumoto understood that there will be two tanks and Mr. McAffee confirmed but they will be at different elevations and locations. Stantec Consulting is exploring sites for the new tank and the elevation will match the existing Woodside Tank which is lower than the Empire Tank. The new tank will not be constructed until next year. Andy Beerman pointed out the $1 million dedicated to micro-hydro and asked about the status of the grant. Mr. McAffee responded that the Department has not received notification on the grant for $250,000; the total project cost will be about $1.5 to $2 million.

In response to a comment from Dick Peek about the Judge Tunnel, Clint McAffee pointed out the antimony problem at the Judge which is at the maximum contaminant level set by the Department of Drinking Water. The City has a compliance agreement with the Department which expires in June 2014 and unless Judge is treated, the City can't use it for potable water. The solution for that and the pending discharge permit is treating the water at Quinns. This concluded the capital discussion.

Jed Briggs stated that the Results Committee included Rick Ryan, Jason Glidden, Michelle Downard, Rebecca Gillis, Kent Cashel, and Jon Pistey. He thanked them for their work and added that members took their jobs very seriously. The process took some time, but not as much time as in the previous year where all items were scored. The group was mainly focused on the proposed changes since this is the off-year of the budget and to ensure zero sum impacts resulting from the modifications. Increases were offset with decreases somewhere else. Part of the recommendation included the Pay Plan Committee and Fleet Committee requests for funding. He pointed out that the CIP Committee is making its own recommendation on the capital side which has already been presented. The Results Team and CIP Committee formulate the City Manager's Recommended Budget.

Mr. Briggs explained that the Results Team looks at established need and the BFO information to make sure that a recommendation is based within the confines of the FIAR, or in other words, revenues available over the course of the next fiscal year. The Team knew that sales tax revenue would decrease and made recommendations based on that information. Many decisions were difficult but ultimately members were able to present a balanced budget where revenues are matching expenditures for the next fiscal year. He referred to the attachment in the staff report outlining the biennial strategic plans. Last year, there were eight City Council goals which have been reduced to four on which the budget is focused. The Strategic Plan teams will rewrite the plans for the next budget process and the Results Team can elaborate on them tonight. Council prioritized the goals and the first one is *preserving and enhancing the natural environment.*

Alex Butwinski interjected that right in the middle of the long-term budget strategies, it says that the FIAR projection is based off a ten year historical analysis of average annual increases which is basically incremental budgeting so we don't know if those numbers would have been higher or lower had we had the BFO and as we go forward that number should be based off the regular increase. The on-going incremental budget projections should not impact what we think. With regard to personnel, he arrived at four reductions and eight additions and asked how that fits with our overall FTE neutral plan. Jed Briggs clarified that in some instances contract positions were turned into a FTE which would be added while decreasing the funding for the contract position. Mr. Butwinski referred to the staffing plan for ice which decreases two positions and adds three positions and there is no mention of a contract change-out in this instance so it appears like a net increase in personnel. Mr. Briggs explained that there is a difference with a contract going from the materials and supplies budget into the personnel budget which does not change any of the FTEs. There are also FTEs that were contract positions that become FTEs which increases the FTE count but the budget remains neutral; parking services is a good example. Alex Butwinski stated that he focused on positions that do not reference a contract position and the report implies that there is an increase in the gross number of FTEs whether they are called contract or not. For the sake of clarity, there needs to be a better understanding of how to explain this to the public and there has to be way to equate the increase to either maintaining a service level or increasing the service level. Andy Beerman stated that he would like a list of part-time and contract employees and Jed Briggs pointed out that the chart in the staff report includes part-time employees but it doesn't include contract employees.

Alex Butwinski was pleased that the budget summary is significantly shorter this year. Mr. Briggs returned to the goal of *preserving and enhancing the natural environment* and explained a table on Page 30, showing all of the programs within the goal. A program can be supported by a combination of departments. The chart includes the score created by the Results Team based on criteria, then the 2013 recommended cost, the department's 2014 request, and the Results Team and City Manager recommendation are combined. Next is the revenue offset if there are direct revenues associated with the BFO program and then the total cost which is the net between the City Manager's recommendation and the revenue offset. He pointed out that every BFO program is changing because of increases in health insurance and other technical adjustments.

Clint McAffee explained that most of the changes to water programs and environmental or regulatory programs are attributable to a couple of things. Some are increasing and some decreasing at net sum zero. There are two water worker positions open which are in the distribution group and necessary to keep up with maintenance. The Department is beginning to get a better idea how to best fill these two positions. Scenario 2 looks at combining those two positions into one distribution superintendent position, which would result in one field supervisor. Treatment has an identical set-up with a superintendent and water workers under the position, which is working very well. The distribution operations team leader spends most of his time in the office because of technical needs like the implementation of the asset management software, water rights work, energy management, leak detection, and a safety program. This position is getting pulled farther away from the field. He stated that one option is combining the two operator positions into one supervisor position. In the end, there is one less person and some cost savings. Someone directing the bigger picture in distribution would create more efficiency. The savings from this was moved to the seasonal labor budget for production and maintenance work. There is a small scheduled increase for inflation in materials and supplies and contract services. He commented that the environmental regulatory number is generally going down and a large part of that is because the need for outside legal services in this program is beginning to diminish. A large portion of the money will be shifted to a CIP fund which is money currently funding the Environmental Regulatory Affairs Manager position. The portion paid by the Water Fund for the Environmental Program Manager will be treated as an inter-fund transfer.

Jed Briggs referred to the second goal, *world-class multi-seasonal resort*. Kent Cashel stated that a number of programs are associated with this goal. Over the last four years, the level of sensitivity and common sense expected in day-to-day parking enforcement has continually risen and staff has worked diligently to satisfy expectations. It has become apparent that under a contract situation, employees are paid a low wage and it becomes increasingly difficult to maintain the level of staffing needed. Additionally, under a contract situation, City management should not step in to direct employees and he finds himself required to do that in order to achieve these service levels. Mr. Cashel stated that staff is recommending that the operation be brought in-house. The City has had the paid parking program since 1998 and he believes the in-house experience is capable of managing it. The budget option reflects bringing the current level of staff under the contract; two FTEs for enforcement; a FTE supervisory position and seasonal employees for peak winter and summer periods. Andy Beerman commended staff on this direction because the parking staff is often the City's front line ambassadors and not always in the best of circumstances. He takes pride in all of our staff trained in customer service and bringing parking in-house could be a big plus.

Cindy Matsumoto asked what parking meter revenues offset. Kent Cashel responded that the intent was to cover future parking cost increases. However, revenues are allocated to PSSM, HPCA, and a piece was held out to fund cost increases. The Department has not been able to achieve the level of revenues forecasted because of things like street dining and other activities that diminish parking revenue opportunities. Staff is not asking for a budget increase since any increase is offset from reductions in other areas and service levels will be retained. In response to a question from Ms. Matsumoto about future donations to PSSM and HPCA, Mr. Cashel acknowledged that it will be increasingly tough. It seems like this revenue stream is continually being hit with requests for fee waivers or free days and if those types of requests increase, the fund will have to be balanced somehow unless the requests are denied. Jed Briggs noted that Mr. Cashel has been concerned about this issue and from an accounting standpoint; parking has been separated out from transit so the information better relates to actual expenditures and revenues.

Kent Cashel stated that transportation includes a recommendation to fund $5,000 of overtime both in police and transit related to the Tour of Utah. Last year, the departments absorbed those costs and were directed to budget them. Mr. Cashel commented on the utility reduction in the China Bridge Parking Structure.

Jon Pistey explained that an increase in staff for ice represents adding referees at a cost of $12,000 but there will be a revenue offset. The proposed staffing changes include a reduction in FTEs for the Business Development Manager, Operations Manager and front desk Supervisor which is not mentioned in the staff report. Staff is proposing to replace that position with a general manager, a program coordinator and a front desk team leader which will reduce the budget by about $40,000 and provide better customer service oversight with the program coordinator which replaces two part-time positions. Cross-training staff is also a goal.

He continued that the Building Maintenance Department is moving utility costs to individual departments so that there is better oversight which affects the Recreation Department. A budget increase is proposed to increase funding for the tennis lesson program and there is a direct revenue offset from fees collected for lessons.

Jed Briggs stated that the position of Economic Development Manager will be overseeing the special events program which has grown significantly over the years and this position will help with special projects from the City Manager.

Mr. Briggs addressed the next goal of *inclusive community and diverse economic and cultural opportunities*. Last year, code enforcement was enhanced for Sundance and $12,500 was in the economy budget which will be allocated to the Building Department for its code enforcement services and is considered a sum zero change. Another position in the Planning Department is proposed because of the increase in planning applications and associated daily demands. He explained that the current Planning Manager would be added to the budget and the Planner Architect would be removed at the same dollar amount of $120,000. A Planner II position is intended to fill the Planner Architect at $98,000 and in essence, this is adding two positions and losing one.

He pointed out the next goal of *cutting edge and effective government*. The Capital Budget Manager was funded out of the Transit and Water Funds which will be moved to the General Fund which is an increase in the Budget Department's budget but represents a net zero impact. The Budget Department is changing a contracted Performance and Budget Analyst to a FTE position which is zero sum change.

Rebecca Gillis discussed changes to IT which is moving the Analyst I, front desk receptionist, to the Sustainability Department and is a zero sum change. This position will assume some additional responsibilities from Sustainability. IT requested $115,000 and the Results Team recommends $74,000 for support services and software improvements. Executive is moving the Organizational Development Manager to Human Resources which is a .5 FTE and Diane Foster clarified this is Craig Sanchez' position. She added that Jolene Weston is on contract to assist the Human Resources Department. The City Manager's Office is changing the part-time non-benefitted assistant to a contracted employee.

Jed Briggs stated that there are some notable requests that are not recommended. The Team struggled with the Library reciprocal borrowing program with Summit County. It was funded equally by the County at $10,000. He later discovered that the total cost is about $12,100 but the County decided not to contribute to the program anymore. The Results Team decided not to fund in consideration of the sales tax decreases and viewed it as a policy decision that should be brought to Council. In response to a question from Cindy Matsumoto, Mr. Briggs explained that it was originally estimated that the program would cost $20,000. The program is only for County residents ages 5 to 18 living outside the City limits. Diane Foster interjected that the Results Team doesn't hate kids and the issue at its base is a policy question. She asked what happens in the future if the same thing happens with a more expensive shared program.

Dick Peek felt that the County *needs to pay to play* because it is not fair to burden Park City taxpayers and he emphasized that the County will receive $650,000 in additional sales tax that City staff discovered. It is Summit County's decision not to continue the student program and they need to own it. Andy Beerman expressed confusion about the School District not being involved and Ms. Foster explained that the program is tied to the libraries. Mr. Beerman believed that this program benefits education and he struggles with the lack of School District participation. Alex Butwinski believed that these situations should be evaluated individually rather than having a broad policy.

Cindy Matsumoto pointed out that the County overpaid for several years and asked if the City could pay $12,000 to retain the program. In response to a question from Ms. Foster about the level of funding to keep the program alive, Interim Library Director Jasmina Juric stated that she needs to look at the numbers to gain a better understanding of the preliminary study. The program grew from 160 in 2008 to 264 participants currently. Jed Briggs stated that the original $20,000 was an estimate and has stood as the program cost for the last several years based on staffing projections. Ms. Matsumoto asked the cost of a library card for County residents and Ms. Juric stated that it is $40 for a household. Cindy Matsumoto suggested a reduced rate for County cards or that the City pay $12,000 to retain the student borrowing program. Andy Beerman felt that there are times and places to draw a line in the sand, and he is not sure this is one of them. It's not a real savings of $12,000 and he felt the City can absorb the cost without setting a precedent. Dick Peek emphasized that the County chose to reduce this funding. Ms. Matsumoto felt the City should pay for it and continue to work with the County on regional issues. It was pointed out again that the $40 fee is for a household and Ms. Matsumoto elaborated on her position. Alex Butwinski agreed with Mr. Peek who again expressed that he feels that the County needs to own its decision and should not burden Park City taxpayers with the cut in funding. The Mayor expressed his support to continue the program. Ms. Foster understood consensus to be that Council would like to fund this program but send a clear message to the County that this is not setting a precedent for future joint ventures.

The Mayor asked how many times snow was hauled and Troy Dayley indicated that Public Works conducted four *mini-hauls* last winter and four regular hauls are budgeted per year. The Mayor expressed the goal of removing windrows from the curbs and Cindy Matsumoto stated that this was a priority for her as well. Mr. Dayley pointed out the option for enhanced sidewalk maintenance for Main Street was not supported by the Results Team. Mr. Briggs stated that there will be an opportunity to discuss this again as part of the operating budget review.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING **DRAFT**
SUMMIT COUNTY, UTAH,
MAY 9, 2013

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, May 9, 2013. Members in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Diane Foster, City Manager; Tom Daley, Deputy City Attorney; Jonathan Weidenhamer, Economic Development Manager; Wade Carpenter, Chief of Police; Anya Grahn, Preservation Planner; Thomas Eddington, Planning Manager; and Nate Rockwood, Capital Budget Manager.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Police Torch Run - Jon Weidenhamer reported that the Police Department has received administrative approval to hold a torch run this Saturday morning at 8:30 a.m. Chief Wade Carpenter interjected that this is an annual event but the dates were changed so it won't be held in conjunction with Running with Ed this year. Members had no concerns.

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

1. Treasure Mountain Leadership Program - Emma Laudon, Treasure Mountain Junior High School, thanked the Mayor and stated that the best towns have the best leaders. The Treasure Mountain Leadership Program members have had Dana Williams as their mayor most of their lives. She relayed that he has demonstrated the best qualities of a leader. Leadership is love and she presented him with a cap as a gift from the class. The Mayor spoke about the benefits of listening to the students' messages which mean a lot to him and he gained a lot from the experience.

2. Yellow Ribbon Program - Annie Elliott asked for Council's support of the Yellow Ribbon Program for dogs and asked for permission to post flyers at trailheads and parks so that the program can be started as soon as possible. The Mayor encouraged Ms. Elliott to visit the County Commission since animal control is under its jurisdiction. Diane Foster suggested that this could be brought back as a work session item on the agenda so a decision can be rendered by members.

Andy Beerman didn't feel that a work session is necessary since Mountain Trails handles the education and signage components and he didn't feel Council's permission is required. Members expressed support of the program.

IV NEW BUSINESS

1. Consideration of an Ordinance adopting the Revised Budget for Fiscal Year 2013-2014 and the Proposed Budget for Fiscal Year 2014-2015 for Park City Municipal Corporation and its related agencies – The Mayor opened the public hearing; there was none. He requested a motion to continue to May 30th. Liza Simpson, "I so move". Cindy Matsumoto seconded. Motion unanimously carried.

2. Consideration of a Declaration of official intent of the City Council of Park City, Utah to reimburse itself from the proceeds of bonds for certain capital expenditures advanced by the City; establishing the maximum principal amount of such expenditures; and authorizing incidental action – Nate Rockwood explained that the City, through the additional resort cities sales tax revenue, arrived at a plan which includes several bonding issuances for different projects. The Resolution allows the City to reimburse itself up to $10 million and does not change the budget or phasing of projects. The City can wait up to three years before issuing a bond and money can be spent now and be reimbursed. It is critical that the City adopt this because funds have already been spent for the Toll Canyon open space purchase. He explained that reimbursement resolutions have been used for the walkability general obligation bond where money was spent before the issuance which is similar. He added that one of the strategies with this approach is having the money in the bank before paying for the project. He assured members that there is no cash flow issue money is available in the CIP obligated to other projects. The Mayor invited public input; there was none.

Cindy Matsumoto, "I move that the Council adopt the Sales Revenue Bond Reimbursement Resolution allowing the City to reimburse itself with proceeds of future sales of revenue bonds for specified capital expenditures". Alex Butwinski seconded. Motion unanimously carried.

3. Consideration of authorizing the City Manager to execute a contract for consulting services for Historic Preservation and Intensive Level Survey of Main Street National Register Historic District with CRSA in the amount of $373,482, in a form approved by the City Attorney – Anya Grahn explained that the Council approved the contract in December 2012 and in March, it was brought to the attention of staff that CRSA had inadvertently eliminated 155 intensive level surveys. A second RFP was issued, proposals were evaluated, and staff determined that CRSA is the best choice for this project.

Thomas Eddington discussed the selection process and added that CRSA has a tremendous understanding of the Historic District and submitted a good price. In response to a question from Cindy Matsumoto, Ms. Grahn stated that the previous bid was for $219,205 representing a difference of about $154,000. Preservation Solutions actually reduced its bid somewhat at $640,983 but it is significantly above the recommendation. The boundaries for the study is the Main Street District and the secondary aspect is bringing up to seven buildings back onto the National Register. Intensive level surveys will be conducted for landmark structures, significant structures and all structures in the thematic district which could be outside the Historic District.

Liza Simpson expressed that she continues to be troubled by the differences in prices, especially for the intensive level surveys. Mr. Eddington relayed that staff reviewed intensive level survey examples from responders and they all were relatively the same and CRSA actually had more information in terms of archival research. Alex Butwinski felt comfortable with the award. The Mayor invited public input. There was none.

Andy Beerman, "I move we authorize the City Manager to execute a contract for consulting services for historic preservation and intensive level survey of Main Street National Register Historic District with CRSA in the amount of $373,482, in a form approved by the City Attorney". Dick Peek seconded. Motion unanimously carried.

4. Consideration of the approval of addendums to the sale of 1450 & 1460 Park Avenue with Greenpark Cohousing, LLC, according to the terms outlined in the proposed Addendum #3 Real Estate Purchase Contract, in a form approved by the City Attorney – Diane Foster explained that Greenpark is going through the planning process and has requested extensions to its deadlines associated with the Real Estate Purchase Contract. Deadline changes include changing due diligence from May 15 to August 15, 2013 and the settlement deadline from June 15 to October 1, 2013. Staff is recommending that Council approve this request. The Mayor invited public input. There was none. Liza Simpson, "I move that we approve the addendums proposed with the sale of 1450 and 1460 Park Avenue, according to the terms outlined". Cindy Matsumoto seconded. Motion unanimously carried.

V OLD BUSINESS

1. Consideration of an Ordinance adopting Title 4, Chapter A – Special Event Temporary Alcoholic Beverage Licenses described in the Municipal Code of Park City and amendment Title 4, Chapter 4, Beer and Liquor Licensing; Title 4, Chapter 5, Beer Licenses described; Title 4, Chapter 6, Liquor License Described, of the Municipal Code of Park City – The Mayor opened the public hearing; there was no input. The City Recorder advised that the Legal Department would like the matter continued to June 6, 2013 to allow more time for Main Street businesses to weigh in. The Mayor requested a motion to continue to June 6th. Liza Simpson, "I so move". Alex Butwinski seconded. Motion unanimously carried.

2. Consideration of an Ordinance approving the Third Supplemental Plat for Constructed Units at the Belles at Empire Pass Condominiums amending Unit 4, located at 59 Silver Strike Trail, Park City, Utah - Planner Kirsten Whetstone explained that the request reflects the final as-built conditions for Unit 4 in accordance with the Utah Condominium Act, the Empire Pass MPD, Silver Strike Subdivision and the underlying amended consolidated and restated condominium plat for the 17 Belles condominiums. This also ensures documentation of unit equivalents at Empire Pass which is 90,000 square feet and 45 unit equivalents, mostly single family individual detached units. The Planning Commission forwarded a positive recommendation to the

City Council on April 24, 2013. The Mayor opened the public hearing; there was no input and the hearing was closed.

Liza Simpson, "I move that we approve the Third Supplemental Plat for Constructed Units at the Belles at Empire Pass Condominiums amending Unit 4, and approve the plat based on the Findings of Fact, Conclusions of Law and Conditions of Approval as found in the draft Ordinance". Dick Peek seconded. Motion unanimously carried.

3. Consideration of an Ordinance approving the Fourth Supplemental Plat for Constructed Units at the Belles at Empire Pass Condominiums amending Units 5 and 6, located at 77 and 83 Silver Strike Trail, Park City, Utah – Kirsten Whetstone stated that this is identical to Item No. 2 but are duplex units. This was heard by the Planning Commission on April 24, 2013 and a positive recommendation was forwarded to the City Council with the same change to Finding No. 18. Andy Beerman pointed out an error in the recitals which will be corrected to read May 9, 2013. The Mayor opened the public hearing; there was no input and the hearing was closed. Alex Butwinski, "I move we approve the Fourth Supplemental Plat for Constructed Units at the Belles at Empire Pass Condominiums amending Units 5 and 6, based on the Findings of Fact, Conclusions of Law and Conditions of Approval found in the draft ordinance". Dick Peek seconded. Motion unanimously carried.

VI ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned and a joint work session with the Planning Commission convened.

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 2 p.m. Members in attendance were Mayor Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, and Dick Peek. Liza Simpson was absent and excused. Staff present was Diane Foster, City Manager; Tom Daley, Deputy City Attorney; Polly Samuels McLean, Assistant City Attorney; Phyllis Robinson, Public Affairs Manager; Clint McAffee, Water Manager; Jonathan Weidenhamer, Economic Development Manager; Roger McClain, Water Project Manager; and Heinrich Deters, Trails and Open Space Manager. Andy Beerman "I move to close the meeting to discuss property and litigation". Andy Beerman seconded. Motion carried unanimously. The meeting opened at approximately 3:20 p.m. Alex Butwinski, "I move to open the meeting". Andy Beerman seconded. Motion unanimously carried.

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

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL AND PLANNING COMMISSION
JOINT WORK SESSION MINUTES **DRAFT**
SUMMIT COUNTY, UTAH
MAY 9, 2013

Present: **Mayor Dana Williams; Council members Andy Beerman; Alex Butwinski; Cindy Matsumoto; Dick Peek; and Liza Simpson**

Planning Commission members Charlie Wintzer, Stewart Gross; Jack Thomas; Brooke Hontz and Nann Worel

Diane Foster, City Manager; Phyllis Robinson, Public Affairs Manager; Katie Cattan, Planner; Thomas Eddington, Planning Manager; Polly Samuels McLean, Assistant City Attorney; and Kirsten Whetstone, Planner

Michelle Barrelle and Tim Brenwald, representing PCMR

Absent: **Planning Commission members Adam Strachan and Mick Savage**

Planning projects and schedule for completion. Diane Foster explained that staff is looking for direction on the priority order for documents and the processes. The third item is the timeline and milestones for each document. Mayor Williams acknowledged the large amount of work on the draft General Plan and feels it is easy for a citizen to understand. Nan Worel expressed the Commission's appreciation in being proactive with planning and to set a time schedule together. Ms. Foster stated that there are a significant number of planning applications and a realistic schedule should be established so the work is achievable. If a date needs to be moved, it will be collectively agreed upon by Council and the Planning Commission.

She pointed out the five documents to be discussed, (1) Bonanza Park Neighborhood Area Plan; (2) Form Based Code; (3) General Plan; and (4) Lower Park Avenue/Resort Center Neighborhood Area Plan. A consolidated document for lower Park Avenue will be split because there will probably be an application submitted soon. She asked members what order and why. Liza Simpson asked why the consolidated plan for Lower Park Avenue since it is third on the list even though its only 30% complete and has the first time trigger of June 1. Thomas Eddington explained that the consolidated plan for the Lower Park Avenue Area is not that demanding and all of the work that has been done to date, will be consolidated. It is not as much work as the Bonanza Park Plan. He estimated that it would reach the City Council by mid-July and PCMR will submit an application late July or early August. Cindy Matsumoto felt that maybe it should be the first project done. Mr. Eddington advised that it will probably go to the Planning Commission first at its June 12 meeting. Charlie Wintzer asked the scope of the application from PCMR and consultant Michael Barelle felt the application will be comprehensive although it might be reviewed in phases.

Charlie Wintzer expressed concern about not starting with the General Plan and the Planning Commission is being asked to look at a project and compare it to something that isn't written to see if it is compliant with the General Plan. The General Plan should be completed first. Thomas Eddington noted that in a perfect world, the General Plan would be the first document, but there are real external implications that will impact our neighborhoods like Bonanza Park and Lower Park Avenue. The way that the draft General Plan is written, the Lower Park Avenue Area Plan will come from the existing neighborhood plan so it's kind of in the General Plan. Bonanza Park came in the middle of the General Plan, and Bonanza Park relates to the proposed General Plan just as Lower Park Avenue will relate to the proposed General Plan because that is how it is outlined in the neighborhood section of the General Plan. In a perfect world, the General Plan would come first, but he doesn't know if that is a good idea at this point.

Diane Foster acknowledged that this is not an ideal situation. Alex Butwinski agreed with Mr. Wintzer, stating that the General Plan is very important to all of us with a focus on getting it right. He referred to Bonanza Park and asked how 90% complete was measured and the same applies to the other documents. He asked PCMR how critical the submission date is to the resort and whether it could be delayed. Tim Brenwald stated that the resort would like to be in construction mode this time next year. Michael Barelle indicated that it is pretty critical because of the MPD and CUP processes and building permits to be reviewed. Mr. Butwinski felt that there isn't enough information to prioritize projects.

Jack Thomas pointed out that both the MPD and CUP processes involve finding compliance with the General Plan. He believed the General Plan process needs to be accelerated and the other priorities are a matter of applications and process or create a broader outline of the General Plan. Cindy Matsumoto remarked on staff's priorities, listing Bonanza Park as first. Diane Foster advised that a Community Development Area cannot be formed without a plan for the area. In response to Mr. Butwinski's comment about lack of data, Ms. Foster explained that it is a professional opinion based on how far is it, how many Planning Commission meetings away is it, what else is it affecting, etc. Mr. Butwinski stated that in his business, he uses data and appreciates professional judgment, but projections need to be based upon some data that helps in making a decision. Staff has been working on the General Plan for a year and a half and he doesn't know what 70% complete means. He agreed with Messrs. Thomas and Wintzer that the General Plan is the most important priority but is unclear how long it will take to complete. Mr. Eddington believed it will take three to eight months to get the General Plan through the Planning Commission and the City Council. Charlie Wintzer expressed that this document is not like any others and it will take a while to get through it and absorb it. It is not intuitive.

Andy Beerman encouraged viewing the General Plan as a working draft because the broad principles have been agreed to. He pointed out that the first two issues are based on the timing of the CDA which may not be needed if the substation is not moved. Liza Simpson disagreed and believed the CDA is needed in any event as it is intended to provide funding for mitigation of the substation at either location. Ms. Foster indicated that the substation is scheduled next week and on the 30^{th}. It is likely that the City will need CDA funding for design work and Ms. Hontz pointed out that the CDA doesn't need to be created by a certain date unless the assumption is made that the substation is moved. If the substation remains in place, the funding is needed but perhaps there is more time. Matt Cassel explained that the funding is needed in either instance and the CDA should be in place by June or July. Ms. Foster asked if the CDA can be delayed. Mr. Cassel believed there will be design costs this summer and construction costs next spring. Stew Gross asked for a date certain. Phyllis Robinson explained that the additional tax increment earned because of the Bonanza Park Plan will produce revenue which will allow the City to move forward. If the Bonanza Park Plan is not adopted, then the parameters change with regard to resources. Ms. Hontz felt that the CDA process should have started two years ago. Ms. Foster reiterated that the Plan has to be defined before setting up a CDA. Mr. Wintzer believed that the most important element in the Plan is whether the substation moves and the Plan will change if it doesn't move.

Dick Peek expressed that everything flows from the General Plan. The Mayor didn't feel that the burden of work falls on staff or a consultant but rather meetings held by the Council and Planning Commission. He didn't feel that the PCMR project is as dependent on the General Plan as other projects may be. Tim Brenwald agreed and believed the proposal is consistent with the old and newly drafted General Plan. The Mayor again expressed that there shouldn't be a problem reviewing PCMR's plan. Thomas Eddington pointed out that there is a supplement to the existing General Plan for Bonanza Park which contains underlying documents for decision-making. There is an opportunity to create a planning document that could guide both Lower Park Avenue and Bonanza Park.

Ms. Matsumoto asked if the General Plan could be adopted in a draft stage or does the Plan have to be complete. Charlie Wintzer stated that as a property owner and developer that if a conceptual General Plan is available, he would begin to design according to that document. But because it may change, the design work he has achieved is at his own risk. Polly Samuels McLean pointed out that the project becomes vested once the application is complete but there is a lot of work, especially with big projects, that occur before the applications are complete. Under state law, once the application is complete, it stays based on the Code today and if the Code today is relying on an old General Plan because a new one has not been adopted, then that is the one that controls. Andy Beerman understood that the General Plan provides guidelines and he questioned if it really is going to be a problem unless the changes are so significant that it would significantly modify projects. Mr. Eddington did not feel changes would be significant to an individual project, especially given that there are pretty strict parameters for Lower Park Avenue and Bonanza Park which are two large redevelopment areas.

Dana Williams asked that if the City Council and Planning Commission approve a draft General Plan, realizing that it is subject to refining, does it hold any weight. Ms. McLean answered yes, there is a pending ordinance section of the Code which would also be applicable; the General Plan has its own area, but people are on notice of what those changes are and under the pending ordinance section, there is a chance to adopt it within six months.

Alex Butwinski agreed with Ms. Hontz about the urgency to get the CDA done because the City is going to fund some of the upfront costs anyway unless the City can pay itself back. Diane Foster explained that it doesn't from the perspective that Phyllis talked about. Mr. Butwinski understood that, but if we're not rushing to get the CDA done because the money doesn't have to be spent until 2014, then there is time to define the CDA if we fund the initial design costs upfront. It is a bonus if we can pay ourselves back. Diane Foster stated that she did not think Council can make a decision on moving the substation and undergrounding lines or not moving the substation and undergrounding lines until a decision is made on the CDA. Partners need to be on board and the area must be defined. Mr. Butwinski relayed that if all of those things have to happen by June, that is an absurd rush to finish a task. He emphasized that the cost for enhancing and/or moving the substation and undergrounding lines is unknown so why would the City rush to establish a CDA. We can accomplish the same goal by investing in some minor design work and exploring partnerships. There are a lot of questions that need to be answered.

Cindy Matsumoto recalled a checklist for the substation decision and Phyllis Robinson interjected that one is access and the other is the CDA and whether is there potentially enough funding based on the current draft plan of Bonanza Park to provide the resources necessary if we were to move the substation. There will be more information next week. If the access issue cannot be resolved, then moving the substation becomes a moot point. Another fatal flaw would be if there isn't substantial funding being identified through the CDA analysis based on the draft Bonanza Park Plan as it currently exists. We could do what Mr. Butwinski is suggesting as long as the City is willing to financially stand behind the entire cost of the project should the CDA not be able to generate the resources needed.

Diane Foster emphasized that there is also a fundamental piece, not the substation, but Council's interest in burying the lines regardless of location. If Council is willing to say if the CDA doesn't happen, we will fund all $3 to $5 million, and the CDA doesn't have to be decided upon this summer. The City has to let Rocky Mountain Power know whether or not we want to buy lines and if the School District and County do not sign, then the City will be on the hook for $5 million. The Mayor stated that the driver is RMP's timeline. Diane Foster relayed that a CDA cannot be adopted without an adopted area plan. Alex Butwinski believed the discussion should be whether the City is willing to spend the $5 million regardless of what happens because he felt there is a fair amount of support for that idea. Mr. Butwinski pointed out the many unknowns and the Council needs to know how much money the City has to commit to the project.

Brooke Hontz understood from bond counsel that it actually takes two years before the City can actually bond for the money and money cannot be collected until a year after the project is established resulting in a two to three year window. Ms. Robinson agreed and noted that there has been discussion of how the flow of funds to the project is structured and what money comes in first which could potentially be considered a loan to front some of those other costs. Ms. Foster stated that if the City doesn't have the commitment from the partners, then the City has to be comfortable funding everything it has committed to on day one to RMP. Brook Hontz pointed out that it doesn't matter if it is June, July or November because the City knows it needs the money. Ms. Foster explained that the biggest tax generator is the School District and if they are out, the City will probably not do the CDA to bury the lines. Liza Simpson emphasized that in order to approach our partners with data-driven numbers, there needs to be an adopted plan. Ms. Foster stated that the partners must be on board at the time the City tells RMP what to bury which is in June or July, which is the biggest driver. Ms. Simpson stated that is her point, we need a plan. Ms. Foster continued that the CDA can't be done without the plan and if we don't have a plan, we don't have partners. At this point in the meeting, Alex Butwinski left.

Diane Foster shifted gears with regard to scheduling meetings. Charlie Wintzer discussed the benefits of modeling a project which is very helpful. Ms. Foster stated that a model is in process. Jack Thomas stated the difficulty in getting everyone at special meetings and Diane Foster believed that a realistic schedule can be set within normal meeting times. Andy Beerman suggested a full day joint meeting with Council and the Planning Commission. Charlie Wintzer did not support a full day joint meeting.

Liza Simpson felt that the group needs to seriously discuss adding full time staffing because of the level of potential applications. Nan Worel pointed out the time needed to get new employees up to speed and Mr. Eddington acknowledged that it would take a couple of months and it could take two months to hire someone. Brooke Hontz pointed out that the group has been discussing this for two years and it hasn't been resolved. The City needs more full time staff or consultants and these are critical issues. Ms. Simpson asked the Planning Commission about the estimate for number of meetings in the staff report. Charlie Wintzer stated that he read the form-based code document but since it wasn't addressed again, he forgot the context which is one of the problems with jumping from project to project. Ms. Foster explained that the approach is to consider one item at a time in sequence.

Charlie Wintzer felt that if staff worked on the General Plan, the Bonanza Park map could be completed quickly which is the simplest part. Diane Foster stated that if the Planning Commission can commit to four two hour segments to complete the Bonanza Park Plan, she would suggest adding one to that. At that point pencils down. She wants both groups to be on the hook for the same schedule. The Mayor didn't think anyone minds doing that but no one will make a decision if it is not ready. Bonanza Park is critical and RMP is driving this. It must be done in the next couple of months and there is nothing the City can do about this schedule. There was discussion about holding joint meetings or separate meetings on Bonanza Park. Ms. Hontz expressed that access points, residential and mixed uses, and connectivity are her issues. The Mayor suggested the Planning Commission meet first and then hold a joint meeting. Mr. Wintzer believed joint meetings take longer simply because there are more people. Planner Katie Cattan felt that a joint meeting upfront would be very helpful because staff can return to the Commission with higher level policy questions about height, right-of-way dedication, funding, etc.

Jack Thomas felt there are valuable things the groups can do together like field trips. Alex Butwinski pointed out that the plan contains a number of roads and right-of-ways through the existing power station and moving the power station is almost de facto if the plan is approved. The Bonanza Park Plan has to be approved first. Jack Thomas stated that the Commission doesn't make assumptions and needs to hear from the City Council. Liza Simpson stated that she is comfortable with discussing and approving a Bonanza Park Plan and changing it if the substation doesn't move. Mr. Eddington stated that the Council has the ability to alter the plan, but the draft Bonanza Park Plan recommends a CDA be created. The Mayor stated that in order for RMP to be in the ground next year, the City has to decide by June 20. Liza Simpson suggested holding a joint meeting before the Planning Commission deliberates on the Bonanza Park and General Plans. Charlie Wintzer pointed out that the form-based code was distributed and read and then rewritten.

Considerable discussion ensued on setting a meeting schedule for both the Planning Commission and the City Council on Bonanza Park which is outlined as follows:

Bonanza Park Neighborhood Area Plan 2013 schedule for review, editing and adoption:

May 16	8 a.m. to 10:30 a.m.	Joint meeting
June 12*	5:30 p.m.	Planning Commission
June 26*	5:30 p.m.	Planning Commission
July 10*	5:30 p.m.	Planning Commission – possible vote
July 25*	TBD	City Council – possible vote
August 1*	TBD	City Council – if needed

**These meetings will be noticed stating that a majority of the City Council or Planning Commission may be in attendance at the other body's meeting.*

Conducting a field trip was discussed. Polly McLean pointed out that back-to-back meetings are not ideal because minutes need to be expedited so they are available for preparing the next staff report for the following meeting. Ms. Foster confirmed that the Planning Department will figure out how to produce expedited minutes.

Thomas Eddington relayed that if PCMR submits in August, the MPD would be heard by the Planning Commission in mid-September. He didn't feel it will take long to write the Lower Park Avenue Plan because there is so much existing documentation and it might be ready by late June. Diane Foster asked if the group wants to review two plans at one time. Liza Simpson referred to a comment made earlier that the General Plan was something that could flow along with other discussions but heard an opinion that the next project was the General Plan and not the Lower Park Avenue Plan. Ms. Foster asked the Planning Commission if members could hear discussion on an application without some version of some document. The reason for the consolidated Lower Park Avenue Plan *Lite* is for the group. Ms. Hontz stated that she doesn't need it.

Ms. Simpson referred to what Michael Barelle said earlier that what they are bringing forward fits within the General Plan. She asked if the Planning Commission is okay with that without direction from the Lower Park Avenue Plan. Jack Thomas stated that they can with the existing General Plan and Brooke Hontz pointed out that there are five or six existing documents on Lower Park Avenue. Mr. Eddington referred to the 1993 plan which is very dated but there is a Master Plan. The idea is taking those plans, written by individuals and private entities, consolidating them into a document, addressing the PCMR area as well as some of the land that the City and others own between PCMR and the Miners Hospital so there is a conceptual layout of what will be there in the future. Nothing is on the books.

Ms. Foster understood that Mr. Thomas is not concerned about following the guiding principles of the General Plan and the plan to produce a consolidated version may not be needed. Jack Thomas felt that if staff can bring them together, members may want to see that document. Brooke Hontz preferred receiving the studies separately and she is good to go. She doesn't need the consolidation and would like to keep going forward. Ms. Foster stated that in order to give the Planning Commission the documents is somehow anointing them but until they are adopted plans, they shouldn't be guiding documents. Brooke Hontz clarified that she doesn't expect them to guide her, but to provide historical information pertinent to the site which may have value. They are public documents and members can use them, the Code and the existing General Plan. Kate Cattan added that the document is 20 years old and much of the plan has been implemented. There are two Jack Johnson studies, and a Design Workshop study. Mr. Eddington felt that the studies could be combined in a simple document making them easier to understand and comprehensive. It would be beneficial to have those documents available relative to the MPD. Liza Simpson pointed out that the Lower Park Avenue Plan has not radically changed so much in philosophy over 20 years that our current General Plan with the MPD won't give PCMR enough guiding principles to talk about what PCMR is bringing forward. Thomas Eddington is worried that is not the case because our plans are not that up-to-date or good representations. The Mayor interjected that there is no time to do anything else.

Thomas Eddington and Charlie Wintzer felt that the Commission will need this information. Ms. Hontz pointed out that the studies are not adopted plans and this is kind of a waste. Ms. Foster suggested that the Planning Department conduct a work session with the Commission about the lower Park Avenue Area Plan and put it in context. Mr. Eddington expressed his desire to get the information to the Commission by the middle of July. Ms. Foster emphasized that the study information will not be formally adopted which will cut down on meetings. Charlie Wintzer agreed that members will probably not read the separate documents, but would benefit from having the information compiled with an executive summary. After lengthy discussion it was determined that the executive summary could be created by August 12.

Nan Worel reiterated that it will take a couple of months to hire new staff, it will take a couple of more months to get them up and running, at what point do we start the hiring process. It was pointed out that staffing is part of the budget process. Andy Beerman asked if it still makes sense to hold meetings on the form-based code because of the General Plan. The Mayor felt that everyone has acknowledged that the General Plan will not be completed until next year and all of these other things have taken priority until the end of August. Liza Simpson would like to talk about the schedule at the next meeting.

Mr. Wintzer referred to the lengthy discussions on scheduling but there should be more of a focus on the quality of the documents which concerns him. Also the decision made in the next six month will have to be lived with a very long time which should be the guiding principle here. The Mayor felt that everyone is doing their best to arrive at a schedule with the possibility that some things may take more time but let’s agree to get it right. Ms. Foster believed that setting a realistic schedule will result in quality. Ms. Worel asked when planning staff will be hired and Ms. Foster explained that staffing is a upcoming budget discussion with Council.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL AND PLANNING COMMISSION
JOINT WORK SESSION MINUTES DRAFT
SUMMIT COUNTY, UTAH
MAY 16, 2013

Present: **Mayor Pro Tem Alex Butwinski; Council members Andy Beerman; Cindy Matsumoto; Dick Peek; and Liza Simpson**

Planning Commission members Stewart Gross; Jack Thomas; Brooke Hontz and Adam Strachan

Diane Foster, City Manager; Phyllis Robinson, Public Affairs Manager; Thomas Eddington, Planning Manager; Nate Rockwood, Capital Budget Manager; and Mark Harrington, City Attorney

Stephen Gerran, Technical Consultant

Absent: **Mayor Dana Williams; Planning Commission members Mick Savage; Nann Worel; and Charlie Wintzer**

Bonanza Park Plan. Thomas Eddington explained that staff has been working with Stephen Gerran on a model for Bonanza Park and a demonstration on the technology will be given. Phyllis Robinson added that the City has been working with Mr. Gerran from an emergency management perspective and the question was raised of how to model decision-making processes in real-time fashion that would allow more engagement and interaction in the creation process. Tonight's substation options will be presented to the City Council. Mr. Gerran explained that his expertise is not in creating renderings but to take that sort of information and bring it into a synthesized three dimensional form. This tool allows the public to interact and he would like feedback on issues of interest when he returns in June. He displayed a Bonanza Park model. In June, he will have a larger table capable of illustrating Substation Options 1 and 2, allowing people to see things like vantage points or what the power lines look like.

He will be working with the artist hired by the City to provide more visual information. Mr. Geffen spoke about representing elevations through Google Earth allowing anyone to set the altitude, the pitch or the heading of the camera to adjust views. The model is capable of showing a variety of information contained in GIS levels. He again emphasized that the table will be larger and the information more accurate for the meetings in June. Jack Thomas interjected that people perceive scale about four to six feet above grade. Thomas Eddington added that the buildings can be represented as they exist today and four and five story buildings can be added to gain a perspective of visual impacts. Discussion ensued on capturing sunlight and shadows. Liza Simpson suggested that the pedestrian view may be more meaningful than the view from a car. Jack Thomas pointed out how that lens type can alter perspective with regard to scale, e.g. telephoto or wide lens and Mr. Geffen stated that he will look at other options other than Google Earth Plug-in. Ms. Robinson encouraged the group to think about vantage points important to them so they can be loaded in the model. Thomas Eddington confirmed that staff will work with Mr. Geffen to identify vantage points and looking at them from both a pedestrian and a vehicular experience. Ms. Simpson recommended modeling the view corridors so that height can be assessed, for example if a building is framing a view or blocking it. Mr. Eddington commented that others have expressed an interest in this as well. Ms. Robinson commented on the benefit of having the Google Earth overlay resulting in a much richer experience. She discussed having this tool at the public open house scheduled for June 11 and it will be available at the public hearing slated for June 20. This model is a work in progress but staff wanted to showcase it today to the group.

General Plan. Thomas Eddington stated that the General Plan schedule was discussed at the last joint meeting where Bonanza Park planning and the form-based code were identified as high priorities in consideration of the timing of the Community Development Area and Rocky Mountain Power's deadlines. Even though it was the general consensus to have the General Plan done prior to doing the other documents, given the time lines, it seemed more appropriate to deal with the General Plan after August and possibly through March. He asked the group if everyone is comfortable with that schedule. Another alternative would be adopting the document in its current draft form with the commitment that staff return in August to begin to refine it. He believes the new General Plan better reflects the four core values, City Council goals, and the Planning Commission's input over the past couple of years. This way, the group will have a holistic up-to-date document adopted, and decisions would not be based off of the existing 1997 General Plan. Diane Foster commented that members would need to commit to a schedule and the document would be readopted with edits.

Dick Peek believed the General Plan is very important because the LMC and other plans are guided by it. Cindy Matsumoto stated that if the guiding principles remain the same, it shouldn't be a problem. Alex Butwinski emphasized that the current LMC will be used.

Andy Beerman referred to concerns expressed at the last joint work session about not completing the General Plan. He has read most of the draft and feels it is far better to apply, although maybe imperfect, than working off a 17 year old General Plan that doesn't include current planning principles and/or strategies. Dick Peek questioned that in consideration of Mr. Beerman's comments about the schedule being onerous. He felt that August to March is a long time to get to an adopted General Plan. Thomas Eddington explained that part of that is going through the Planning Commission process and receiving public input and that schedule is based on reviewing the plan in sections. In a perfect world, the Planning Commission would have two hours to dedicate to the General Plan every meeting, but the number of applications has increased and meetings are pretty well booked through the summer. Dick Peek asked if it is prudent to adopt the draft General Plan without public input. Mr. Eddington believed there would still have to be public input. Andy Beerman pointed out that public input has been received for four years, and the draft is the summation of those comments. He urged members to keep in mind that this is a living document and will be evolving constantly.

Jack Thomas stated that philosophically he prefers to plan from the big picture to the small picture or from the foundation up. To a great extent, the General Plan is the foundation of what holds the structure of the community together. He encouraged addressing the General Plan by breaking it into the visioning criteria for basic values of the community and simplifying it in some way but conducting a public process and making sure that the foundation for making decisions is sound. Perhaps there is a way to simultaneously review it with Bonanza Park because he does not support delaying it.

Brooke Hontz stated that she concurs with Mr. Thomas in terms of delaying the document. She has reservations about adopting the draft because words are powerful and matter and the draft could have significant impacts, in her mind, as it is written. She felt a significant portion of the General Plan should be removed and applied as a supplemental resource and not as part of the actual General Plan. She is somewhere in between and would like to see it moved faster.

Adam Strachan indicated that he tends to agree with Andy Beerman but he feels the principles are there. He didn't believe that a proposal can violate a general plan because they are designed to be broad. For instance, when reviewing Park City Heights, some Commissioners felt it complied while others didn't. The General Plan cannot be used to tell the Bonanza Park developer what he can or can't do; it's not the nature of the document. Mr. Strachan believed the form-based code is a far more pressing matter than the General Plan. He agreed with Mr. Beerman that 95% of the principles are there. The form-based code, on the other hand, is specific and will provide applicants more clarity and certainty.

Stew Gross expressed his confusion about the timing of reviewing the form-based code and Thomas Eddington explained that the plan is to consider the form-based code simultaneously with the Bonanza Park Plan. It won't be done prior to the Bonanza Park Plan which is planned for completion August 8. Adoption of the form-based code will fall behind that date. He added that the principles in the draft are similar to the 1997 General Plan, but have more detail and added principles. The strategy section and some other areas are pretty specific, reflecting the ideologies of both the Planning Commission and the City Council. He encouraged members to read the draft.

Alex Butwinski asked how specific the General Plan needs to be to meet CDA requirements and Thomas Eddington felt that it is there. Mr. Butwinski asked about flexibility to amend the document after the CDA is approved. Mr. Eddington explained that the General Plan can be modified if the amendments are not substantive. If they are, the Bonanza Park Plan would have to return to the Planning Commission and the City Council for readoption. The CDA is based on the Bonanza Park Plan as well as site specific plans, and the CDA primarily addresses square footage and tax generation.

Mr. Butwinski stated that it would be helpful to know for certain how detailed the plan needs to be for establishing the CDA. Nate Rockwood advised that the CDA is based on the Bonanza Park Plan and the form-based code. The CDA is adopted with the assumption that the development approved as part of the CDA will generate the revenue that will pay off the costs of the mitigation of the substation. For example, if the form-based code allows four story buildings and this is included in the CDA, and it is later decided to impose a lower height limit, financially the CDA no longer works because it needs the density from the fourth levels for economic return. The CDA includes the development plan and if the change is significant, it nullifies the CDA which should occur before spending money mitigating the substation.

Mr. Butwinski asked for a formula on density and Mr. Rockwood responded that the consultant does this type of calculation which is included in the data. As far as what needs to be included in the CDA, it would be ideal to have the Bonanza Park Plan in place and included in the CDA which is the reason for the push to get the plan adopted as quickly as possible. Mr. Butwinski expressed concerns about moving quickly on the CDA because of the specificity required in order to create the mechanism to pay back project money. He asked what would happen if four stories was denied by the Commission or Council. Mr. Rockwood encouraged that both bodies get through as much of the process as possible, and are comfortable with the density and the direction of the plan before the CDA is established. Dick Peek interjected that the form-based code is driven by the massing rather than uses but the pressure is coming from one industrial use.

Andy Beerman clarified that he was not proposing that the schedule change but to consider a parallel or expedited process for the General Plan so that we're not waiting until March. The other reality is that three City Council seats are up for election and three seats on the Planning Commission are up for appointment. Hopefully, many or all of us will be back but this group has been working hard on the General Plan for a long time and there is the potential of losing a lot of knowledge and investment.

Liza Simpson disagreed with Mr. Peek's comment about the form-based code being driven by one industrial use because the form-based code has been discussed for two and a half or three years as a concept for Bonanza Park. This occurred before conversations with RMP and the substation driving the time line.

Mr. Eddington felt that the form-based code will not have that much impact on the substation because it is somewhat independent. The question is the density issue to satisfy the CDA in terms of tax increment. Currently, the General Commercial Zone allows 35 feet heights in the area or three stories and a more conservative approach would be to base the CDA on three story buildings. It is safe as it is the current zoning but if there are opportunities for additional height, then that would be a bonus and the CDA might generate at a higher and faster rate and repayment made quicker. He encouraged using three stories which is probably the base for the form-based code.

Cindy Matsumoto understood that Mr. Rockwood is basing the CDA on four stories. Nate Rockwood agreed and clarified that the CDA is based on the Bonanza Park Plan and the form-based code which allows four stories. Mr. Eddington clarified that the form-based code has an enhanced option to get to the fourth story.

Ms. Foster encouraged discussion on a strategy to adopt the General Plan. Thomas Eddington believed that the draft General Plan could be adopted within 45 days with the commitment that it would return in August to make refinements. Dick Peek referred to this meeting's agenda which has been modified by two or three people to include a discussion on the General Plan. He is comfortable with an accelerated General Plan adoption but he questioned not having the General Plan designated as a topic of discussion on today's agenda and Ms. Foster responded that the General Plan schedule was in the packet.

Mr. Gross stated that he would like to see the General Plan addressed before everything else because of the substation and PCMR projects. Adam Strachan felt that more time should be spent on the General Plan to produce finished sections and if it is 95% complete, it is feasible to expect that the other 5% can be done before the Bonanza Park Plan. He doesn't want to rush into an approval after four years of work and explain to the community that an incomplete and less than perfect document was adopted to expedite it. Thomas Eddington emphasized that it won't be done in four months; either expedite it now or follow the schedule in terms of public meetings, applications, and workload. He clarified that there is probably not a middle ground in this instance.

Liza Simpson stated that she doesn't want to be in a position where the Planning Commission is uncomfortable making a recommendation to the City Council. Her priority is completing the Bonanza Park Plan and prefers to have the General Plan done well. It is 95% complete but she has only read a third of it and can't comment on the other two-thirds. She is comfortable with the schedule laid out in the staff report but is not comfortable with Council dictating to the Planning Commission that a recommendation be forwarded on a document. It is possible that the Commission may recommend denial and then Council is in a position of overturning a decision of the people who have performed most of the work on it. She supports the schedule in the staff report.

Brook Hontz stated that she is in agreement with Adam Strachan and Liza Simpson although she respectfully thinks there is an alternative schedule to the one presented where the Commission focuses on the *meat of the document*, which is the goals, the strategies, and the neighborhoods. Perhaps the trends section could be delayed to expedite this because the section isn't necessary going to guide decision-making and makes the General Plan harder to use. The trends could be included as an appendix to the document.

Jack Thomas agreed with Ms. Hontz comments and recommended looking at another time table, acknowledging that he doesn't have the answer. Mr. Eddington commented that he wished there was a middle ground but he doesn't think there is in this case.

Cindy Matsumoto expressed her support of the Planning Commission and understood that members would like to work through the General Plan. She agreed with Ms. Hontz about addressing the *meat of the document* first so it can be adopted earlier and can be applied to projects. If staff can't think of another way to approach this, she suggested adhering to the plan in the staff report. Mr. Eddington explained that the General Plan has four components; trends, how we got to where we are, principles and goals, and strategies. The General Plan also defines neighborhoods. Although the principles and the goals are the most important, it would not be prudent to adopt the document without the strategies. He encouraged adopting the complete General Plan. Getting the goals done is going to be as important as having identified them and he encouraged a holistic review. The trends can be put in an appendix, but the goals and how you get there are needed and are lacking right now.

Andy Beerman did not think it prudent to adopt it as is or place an unrealistic time frame of adopting it within 45 days. He would love to see the General Plan on an expedited schedule that might include some special meetings and adoption before March. The special meetings should be limited to focus on the heart of the plan and he is very much in favor of reviewing it in two volumes or a volume and an appendix section, similar to the budget. The budget document has grown to 800 pages but there is a 150 page executive summary. The plan summary could include the goals, some of the strategies and the neighborhood plans. The trends and some of the less relevant strategies and case studies could go into an appendix section.

Alex Butwinski acknowledged that members are divided and there is another option on the table that the Planning Department develop another schedule. Thomas Eddington expressed that another option is challenging to provide given the existing Planning Commission meeting schedule which includes the Bonanza Park Plan and form-based code over the next three months. Meetings would be added for the General Plan as well as for applications. Diane Foster pointed out that when a schedule for Bonanza Park is finalized, staff can return at the beginning of August and hold another joint meeting to kick off the General Plan. At that time, sections can be prioritized and based on work load. She pointed out the 17 day turn-around period needed for staff reports to the Planning Commission and the potential number of applications in the pipeline. Remaining productive can be a real constraint that needs to be acknowledged when there are many long meetings and all members agree that they want the product to be good.

Alex Butwinski understood that nine weeks from today, a joint meeting will be held to approve a schedule. Ms. Foster clarified that the number of applications expected in the future is the same level the Planning Department is dealing with now and she felt that waiting will provide a clearer view. A meeting could be scheduled on June 13 which is a no meeting date for the City Council. Adam Strachan believed the Planning Commission can review the goals and strategies within nine weeks. Ms. Foster did not think so if the Bonanza Park Plan is prioritized. Mr. Strachan disagreed.

Mark Harrington suggested that if there is a hybrid approach where the legal staff can facilitate to take some of the pressure off of the Planning Department, there probably is some middle ground. The idea of an executive summary under 50 pages that could run concurrently with the schedule but meet the intent that Jack Thomas, Andy Beerman, and Brooke Hontz are articulating, could be effective. A task force could be formed with one representative from the Planning Commission and one from the City Council to work through the General Plan. He pointed out that members have had the document since the end of March, but few have read it and he mentioned this because the posture gained from the Buki meetings has been *to facilitate and to be proactive*. A perfect planning document will never put members in that posture; it will maintain the integrity of the best plan, but there has to be a balance. If members are not willing to commit to the balance, you will remain reactive to external pressures. We are all accountable for the failure of completing the documents in a manner that puts us in a position to proactively address RMP. Now we are reactive and have hard deadlines controlled by a third party which was the fear we tried to avoid. He asked if we are going to proceed on the CDA schedule in an aggressive posture that can at least influence the outcome or lose the opportunity. The Legal Department is willing to dedicate additional resources to help the Planning Department, if necessary, and spearhead a more hybrid approach. Thomas Eddington stated that he just wants a realistic schedule because the General Plan is a big document. He suggested starting Planning Commission meetings at 1 or 2 p.m. to get through this and process applications, including MPDs. Alex Butwinski stated that this is a good middle ground because it accomplishes a lot that the group wants. He didn’t see a problem with trying it and he asked if there are any objections.

Jack Thomas expressed that he has no objections and suggested that Planning Commission members take different sections to review to help facilitate the process. Diane Foster understood that Bonanza Park and the General Plan would be addressed concurrently and pointed out that at the last meeting most of the group clearly expressed that it is confusing to review two documents together and that you wanted to accomplish Bonanza Park first. Liza Simpson agreed that it was agreed that the documents would be reviewed sequentially which was supported by most of the Commission. Brooke Hontz explained that her concern was bouncing between two documents and never getting to the finish line. Thomas Eddington stated that he could try to put a schedule together but it is contrary to direction from last week. Liza Simpson stated that she is deeply concerned about pushing back the schedule on Bonanza Park. Alex Butwinski felt that Mr. Harrington’s suggestion solves that problem and suggested putting a task force together to create a framework for review of the General Plan. Liza Simpson nominated Mr. Butwinski who accepted.

Diane Foster believed that members are unhappy because unrealistic schedules were set in the first place. The General Plan will not be done by the end of August and the end of December or November may be more realistic if it is expedited, but she doesn't want members to leave with unrealistic expectations. Adam Strachan discussed appointing a Planning Commissioner, legal staff, a planner, and a City Council member to the task force and breaking the Planning Commission into thirds to review sections of the General Plan; members would rotate participating in task force meetings. He felt that this can be accomplished through emails.

Continuation of Bonanza Park Plan. After a short break, Thomas Eddington revisited the Bonanza Park Plan, specifically public-private partnerships. He pointed out that there are incentivized options for height in the draft General Plan. The General Commercial Zone limits height to 35 feet and the draft plan proposes incentivized enhanced options to get up to five stories, 50 to 60 feet, including road dedications, affordable housing, transfer of development rights and net zero buildings. He asked members if they want to consider additional heights and displayed photos of buildings in redeveloped areas in Salt Lake as successful examples of density and variations of height. He specifically pointed out the look of four story buildings in a mixed height environment.

Thomas Eddington stated that the current LMC provides that 15% of the development be dedicated to affordable housing which has to be built within the building envelope. In the spirit of the public-private partnership and in consideration of the recession at the time a few years ago, the City spoke about giving height and density and allowing the affordable housing to be located outside of the building envelope. There was a proposal to be able to build 75% of the fourth floor out and 25% of the fifth floor out. He explained that the *gives and gets* are still going to be opportunities for height and density but with the economy improving, he asked if members want to look at opportunities for more traditional incentives. This could be the City paying for some of the road infrastructure, similar to paying for open space.

Cindy Matsumoto asked if the 75% and 25% proposals are just for providing affordable housing and Mr. Eddington clarified that was the maximum for everything. Ms. Matsumoto hoped the SIM table can accurately represent heights and she supports variety in heights. Jack Thomas noted that there is no incentive for building three story buildings and is not comfortable with five stories because it is contrary to a small town feel and the scale of Park City. He felt four stories should be the maximum and buildings around open space may only be one story for sunlight.

Diane Foster stated that one of the reasons for the joint meeting is to receive policy input from Council because it would helpful for the Planning Commission to know whether or not to pursue height in Bonanza Park. Liza Simpson stated that she personally would like to keep height in the tool kit. There could be buildings where five stories can work and decisions like one story on the south side of a park is better left in the tool box.

Dick Peek pointed out that there are other things in the plan to gain additional height and at first blush, these items would fall under accounting (LEED standards, net carbon footprint, etc.) and not the built environment. Liza Simpson noted that there is a funding mechanism for purchasing right-of-way, building streets, and purchasing open space with the resort cities sales tax revenue which are core responsibilities of municipalities. However, she is not comfortable removing them from incentives because her goal is to have the best built environment possible and would like to keep height as a *give* but agreed with Dick Peek about narrowing what those incentives might be. Dick Peek spoke about the elements of the public experience.

Jack Thomas felt that this is the district that should have density and additional height but the magic number is unknown and the 75% and 25% formulas do not clearly work for him. It eliminates the potential for the other mix that contributes to community character. Mr. Gross agreed that this is an area for density and every available option should be considered. Adam Strachan stated that he prefers to reserve judgment on height; he needs to see how it looks. Brooke Hontz stated that she struggles with ever seeing a five story building in Park City but agrees this is the place for density. Even getting her to four stories would require a discussion on TDRs and making that work for today's developments so that a value is established for density rather than giving away four or five stories.

Dick Peek spoke about the photos of redeveloped areas in Salt Lake pointing out the built environments and in-fill development and asked how we can create a code that will give us that look without defined uses behind articulated facades. Thomas Eddington felt that part of that is dealt with by applying the form-based code. An appealing feature of Main Street is the variety in height of buildings. The zoning allows three stories or 35 feet and the MPD process allows some movement of density but if members want to have one and two story buildings, as well as three story buildings, you might not want to incentivize any additional development but may want to commit dollars to infrastructure. He added that if the developer provides affordable housing or TDRs, he is going to want the fourth story or there is also the option of giving money. Cindy Matsumoto understood that the City is incentivizing for affordable housing, rights-of-way, green building and TDRs but she didn't understand Mr. Peek's comment.

Dick Peek clarified his prior comment to mean that if the allowed vested density would be the volume of these four tables on a lot, the form-based code would allow this table to go up to there and these tables reconfigured, the accounting incentives would be taking the two food tables and bringing them over so if everyone came to the table with the same accounting incentives, everyone would have this newer larger volume in the area.

Ms. Matsumoto believed that instead of giving development rights for roads that maybe the City can come up with dollars. Affordable housing is certainly a top priority but the developer should be building green no matter what and maybe that shouldn't be an incentive. She felt this is the way of the future and suggested that green building be removed as an incentive. She needs to think more about the TDRs. She commented on the 75% and 25% formulas and Ms. Simpson clarified that it is not 25% of the project in its entirety; the fourth story is 75% of the building footprint instead of 100%. Ms. Matsumoto feared that the majority of the buildings will be at that height and Thomas Eddington expressed that that is not the intent but it could happen. Ms. Matsumoto insisted that a safeguard needs to be added to ensure that it doesn't happen. She is not afraid of a five story building but would like to keep height in the tool box and four stories should not be a given. The City may have to come up with some money to remove some of the incentives. Diane Foster interjected that $8 million is estimated for road infrastructure. Mr. Eddington noted that most of the roads are in but some of them will be redone and Phase 1 is estimated at $2.25 million and it wouldn't be built out within a one year period but probably over a five to eight year time frame. At that point, the cost projection is about $300,000 to $400,000 for road infrastructure. Liza Simpson pointed out that the $8 million is for the entire project. Ms. Foster explained that her comments are in the context of the FIAR. The City does not have a surplus of funds right now and Bonanza Park is not one of Council's priorities from a financial perspective.

Andy Beerman encouraged the group to talk about height rather than *stories* because there are different interpretations of stories. The goal of the district is density and he is not afraid of some height in the area and agrees that variety is key. The only way to facilitate five stories, in his mind, is utilizing TDRs either from other districts or using this area as a sending zone. Ms. Simpson suggested that maybe there is a multiplier, for example, getting a fifth story may cost the developer five affordable housing units instead of two and she acknowledged the concerns about variety in height. Keep all of the incentives but look at a way that will make the extra height cost more because it is a bigger *get* for the developer.

Alex Butwinski warned that members may be getting into too much detail and asked them for input on the question of maximum height and achieving variation. Thomas Eddington discussed a hypothetical application with all three story buildings but in applying the form-based code, two stories could be moved to create five or four story buildings.

Jack Thomas agreed with Mr. Strachan's comments about needing to see the visual impacts on a model. Dick Peek referred to Tony Camputo's city block as an example of successfully applying a form-based code by including tall buildings. Mr. Eddington agreed. Diane Foster interjected that the first meeting of the Planning Commission on Bonanza Park is June 12 and it could be a joint meeting with the City Council. She asked if this is a better option than providing a number tonight. Liza Simpson explained that she is not prepared to commit to a maximum height and would rather leave the Planning Commission with adequate tools to be able make these types of decisions. Mr. Butwinski asked if a joint meeting should be scheduled or a special meeting organized.

Andy Beerman believes that the bigger issue is variety than maximum height and the next meeting should address this. Jack Thomas clarified that this is the whole purpose of a form-based code. Mr. Eddington encouraged thinking about a maximum threshold for the form-based code. Dick Peek understood that when the form-based code is adopted, the Planning Commission is removed from the process and approval becomes administrative within the code. Mr. Eddington clarified that it does for smaller buildings and Dick Peek urged members to weigh in now. Mark Harrington believed that this is a topic that should be further discussed. Diane Foster advised that the next joint meeting will be at 3 p.m. on June 12.

Prepared by Janet M. Scott, City Recorder

City Council Staff Report

Subject: 2013 Pavement Management
Author: Blake Fonnesbeck and Troy Dayley
Department: Public Works
Date: May 30, 2013
Type of Item: Administrative

Summary Recommendations:
Accept the 2013 Pavement Management bids and authorize the City Manager to enter into agreements in a form approved by the City Attorney with:

1. Staker Parson for milling and pavement overlays in the amount of $375,469.72
2. Morgan Pavement for slurry seals in the amount $46,998.88
3. Kilgore Contracting for crack seal and trail seal coat in the amount of $93,731.52
4. Morgan Asphalt for utility adjustments in the amount not to exceed $57,900.00

Topic/Description:
In the Strategies of the Public Works Operations Business Plan "Pavement Management" was identified as a critical part of maintaining our transportation network/infrastructure in the most cost effective and efficient manner. The aim of the pavement management program is to maintain the City street network at an average Remaining Service Life (RSL) of 10 years.

Background:
The pavement management program maximizes pavement life and minimizes pavement costs by identifying the time frame for carrying out appropriate maintenance or rehabilitation. The benefit of this practice is to extend pavement life and reduce the overall life cycle cost. Pavements typically deteriorate in a non-linear fashion. Twenty-five percent of the deterioration occurs during the first seventy-five percent of pavement life. The more cost-effective maintenance should occur when the pavement is still in fair condition. Pavement repairs can be done inexpensively using sealing and overlay techniques. Proper pavement management should minimize the need for costly pavement reconstruction.

The pavement management plan has been updated several times over the last twenty years, most recently in 2012 by Local Technology Assistance Program (LTAP) a group affiliated with Utah State University. The review consisted of visually inspecting the surface of every city street, analyzing the data, ranking streets, developing implementation plans based on different funding levels and supplying Park City Municipal Corporation with a tool to develop future pavement management plans.

Pavement condition reports have identified the overall condition of Park City's pavement system. A Remaining Service Life (RSL) scale is used with 20 years of remaining life being pavement in the best possible condition and 0 years of remaining life being the worst. This condition report includes the effect of surface, base, subgrade, load, environmental conditions and materials.

Years of RSL	Maintenance Category	Recommended Maintenance
16-20	Minimal	Crack sealing
12-15	Some	Minor patching, fog seals, slurry seals and crack sealing
8-11	Routine	Thin overlays or slurry seals and micro seals
4-7	Increasing	Thicker overlays or possible reconstruction
0-4	High	Surface or base reconstruction, possibly subgrade stabilization or total reconstruction

Remaining Service Life (RSL) scale

The average remaining service life of all Park City pavements is 8.74 years. A value of 8.74 means that a pavement is in a routine maintenance category requiring thin to medium thickness overlays, slurry sealing and crack sealing to extend the service life of the pavements. Delay in maintenance would increase the cost of repair significantly for these pavements. All pavements which are determined to have an RSL of 4 or below can benefit from some thick overlays but are beyond restoration within the pavement management program. These pavements are patched as soundly as possible and are sent to the CIP budget for consideration for reconstruction.

LTAP recommends a RSL of 10 years which is optimum for pavements in the intermountain area. A RSL of 8.74 puts Park City very close to achieving the recommended RSL with current funding and material cost levels. The higher we can keep the pavement score the less expensive they will be to repair and maintain.

In 2010 staff worked with the City Engineer and representatives of GARCO testing to review current mix designs. GARCO felt Park City’s mix might be too stiff for the extreme fluctuations in temperatures. As a result we modified our mix design to be a mix that is more flexible, malleable and less prone to cracking. We are two years into the new mix design and we are pleased with its performance and are very optimistic of its durability in the future.

Asphalt forecast:
With volatile oil prices directly influencing the costs of pavement treatments it’s very difficult to predict what future costs might look like. This year pavement treatment costs have slightly decreased from last year.

Analysis:
The sealed bid notification/process was advertised in the Park Record, Salt Lake Tribune and on the City Webpage.

Slurry Seal

The following table identifies streets within the pavement management program as needing 34,558 square yards of slurry seal as part of the overall pavement management strategy.

Street Name	Section
Poison Creek Drive	Sidewinder to Prospector
Golden Eagle Loop	Royal Street to Royal Street
Eagle Court	Golden Eagle Loop to end of cul-de-sac
Eagle Way	Mellow Mountain RD to end
Venus Court	Evening Star Dr. to end of cul-de-sac
Sunny Knoll Court	Sunny Slopes Drive to end of cul-de-sac
Fairway Hills Court	Sunny Slopes Drive North to end of cul-de-sac
Round Valley Way	Fairway Hills to end of cul-de-sac
Fairway Hills Court	Sunny Slopes Drive South to end of cul-de-sac
Uintah Court	Silver Cloud Drive to end of cul-de-sac
Silver Cloud Court	Silver Cloud Drive to end of cul-de-sac
Morning Sky Court	Silver Cloud Drive to end of cul-de-sac
Sunny Slopes Drive	Meadows Drive to Uintah Court
Estates Circle	Estates Drive to Estates Drive
Estates Place	Estates Circle to end of cul-de-sac
Four Lakes Drive	Estates Dr. to Estates Dr.

Crack Seal

Crack seal is an excellent way to prolong pavement life by sealing the surface cracks to prohibit water penetration on pavements which are in relatively good condition. However, all pavements in various stages and condition benefit from crack sealing. The Contractor will apply 30 tons of crack seal to various city streets and 3 tons of crack seal to bike paths.

Utility Adjustments

Utility adjustments are required after an overlay to raise manholes, water valves and monument markers to the same grade as the new pavement surface. Most require lowering prior to an overlay due to the milling process. 23 water valves/survey monuments and 49 manholes have been identified as needing to be adjusted prior to and after overlay application:

Street Name	Section	Water/ Monuments	Manholes
Royal Street	Silver Lake Dr.: West 1165'	0	3
Royal Street	Utility repair, Lookout Dr. West 700'	0	4
Deer Valley Dr. So.	Deer Valley Dr. No. to Snow Park Lodge	7	8
Empire Ave	Park Ave to Silver King Drive	3	0
Sidewinder	Comstock to Wyatt Earp	8	9
Lucky John Dr.	Monitor Dr. to Little Kate	0	12
Lucky John Dr.	Little Kate to American Saddler	0	8

Additional Utility Adjustments	5	5
Total Utility Adjustments	**23**	**49**

Overlays

The following streets have been identified within the pavement management program to receive a total of 4,958 tons of asphalt in the form of overlays as part of the overall pavement management strategy:

Street Name	Section
Royal Street	Silver Lake Dr.: West 1165'
Royal Street	Utility repair, Lookout Dr. West 700'
Deer Valley Dr. So.	Deer Valley Dr. No. to Snow Park Lodge
Empire Ave	Park Ave to Silver King Drive
Sidewinder	Comstock to Wyatt Earp
Lucky John Dr.	Monitor Dr. to Little Kate
Lucky John Dr.	Little Kate to American Saddler

Sealcoat Trails

The following Bike Paths have been identified within the pavement management program to receive a total of 9,213 square yards of sealcoat as part of the overall pavement management strategy:

Trail Name	Section
Sunny Slopes Trail	Meadow Dr. to Round Valley Trail Head
Meadows Dr. Trail	Sunny Slopes Dr. to American Saddler
McLeod Creek Trail	Meadows Drive to Snow Creek

Bid Results

There were six bids received for street overlays, three bids for slurry seals, four bids for crack sealing, four bids for seal coat trails, and five bids for utility adjustments.
US Star Paving, the low bid for utility adjustments, has withdrawn their bid due to an oversight on their part after the bid opening. The next qualified bidder for utility adjustments is Morgan Paving. The cost is an additional $8,660.00. A 5% bid bond was required at time of biding and Council could direct staff to pursue US Star Paving's bid bond.

Street Overlays

Staker & Parsons Co.	**$375,469.72 (Recommended)**
Morgan Asphalt	$401,804.90
Kilgore Contracting	$406,170.80
Granite Construction	$408,192.52
Geneva Rock Products	$438,282.24
US Star Paving	$567,257.84

Slurry Seals	
Morgan Pavement	**$46,998.88 (Recommended)**
Intermountain Slurry Seal	$52,873.74
M&M Asphalt	$60,476.50
Seal Coat Trails	
Kilgore Contracting	**$ 9,581.52 (Recommended)**
Morgan Pavement	$16,122.75
M&M Asphalt	$16,583.40
Top Job	$20,740.00
Crack Sealing	
Kilgore Contracting	**$ 84,150.00 (Recommended)**
Morgan Pavement	$ 90,915.00
M&M Asphalt	$ 95,700.00
Top Job	$135,960.00
Utility Adjustments	
Morgan Asphalt	**$ 57,900.00 (Recommended)**
US Star Paving	$ 49,240.00 (Withdrew bid)
Daily Construction	$ 60,200.00
Staker & Parsons Co.	$ 70,482.50
Kilgore Contracting	$ 82,100.00

Department Review:
Bids were reviewed by the Public Works Department and Legal Department.

Alternatives:

A. **Approve:**
Accept the 2013 pavement management bids, approve awarding and authorize staff to enter into an agreement with the lowest qualified bidders.
(Staff Recommended)

1. Staker Parson for milling and pavement overlays and in the amount of $375,469.72
2. Morgan Pavement for slurry seals in the amount $46,998.88
3. Kilgore Contracting for crack seal and trail seal coat in the amount of $93,731.52
4. Morgan Asphalt for utility adjustments in the amount not to exceed $57,900.00

B. **Deny:**
Rejecting all bids will result in a drop of the remaining service live (RSL). Reduction of the pavement quality could result in more costly repairs in the future.

(Staff does not recommend this alternative.)

C. Modify:
City Council may approve the staff's recommendation, but with modifications.

D. Continue the Item:
Request staff returns with more information.

E. Do Nothing:
This will have the same effect as denying the request.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Accessibility during peak seasonal times + Safe community that is walkable and bike-able			+ Well-maintained assets and infrastructure
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Very Positive	Neutral	Neutral	Very Positive
The pavement management plan is designed to maintain and improve Park City pavement quality. Approval of less than the recommended program will cause a decline of pavement quality.				

Funding Source:
$300,000 - Utah Class B&C Road Funds
$300,000 - General Fund

Consequences of not taking the recommended action:
Park City's street infrastructure is a critical asset to its residents and visitors. Reduction in the overall pavement quality could result in more costly repairs in the future.

Recommendation:
Alternative A: Accept the 2013 Pavement Management bids and authorize the City Manager to enter into agreements in a form approved by the City Attorney with:

1. Staker Parson for milling and pavement overlays and in the amount of $375,469.72
2. Morgan Pavement for slurry seals in the amount $46,998.88
3. Kilgore Contracting for crack seal and trail seal coat in the amount of $93,731.52
4. Morgan Asphalt for utility adjustments in the amount not to exceed $57,900.00

City Council
Staff Report

Subject: QJWTP MODIFICATIONS,
ENGINEERING SERVICES PHASES I & II
PROFESSIONAL SERVICES AGREEMENT
Author: Roger McClain, Water Engineer
Department: Public Works, Water
Date: May 30, 2013
Type of Item: Administrative

Summary Recommendations:
Staff recommends Council authorize the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with Carollo Engineers, Inc., for QJWTP Modifications Engineering Services Phases I & II in an amount of $394,707.

Topic/Description:
Engineering Services for the QJWTP Modifications and associated water treatment/water quality infrastructure improvements are in accordance with the Water Strategic Plan's Source Strategies & Polices as follows:

- Source, Water Quality and Infrastructure
- Maximize efficient use of existing City sources;
- Protect existing water sources;
- Ensure public health and safety is protected through quality water; and
- Maximize operational efficiency.

Background:
The QJWTP Modifications are an integral part of the City's planned raw water delivery and treatment system. In conjunction with the 2013 Pipelines Project, the 'Project' will effectively address an existing Utah Division of Drinking Water compliance agreement to reduce antimony in the Judge Tunnel source below the drinking water MCL. This project is also a component of the future system to comply with the pending Utah Pollutant Discharge Elimination system (UPDES) permit for the Judge and Spiro Tunnels. The introduction and treatment of Judge Tunnel source water at the existing QJWTP, which currently treats surface water from the Weber River, will require modifications to and capacity expansion of the existing facility. The existing facility is rated at 3 MGD and is comprised of direct microfiltration with ACH coagulant, GAC, and hypochlorite. Solids handling facilities include plate settlers with ACH and associated pumping and storage facilities with return of decant water to the head of the facility. Solids are discharged to Snyderville Basin Water Reclamation District (SBWRD).

The proposed QJWTP Modifications will:

1) modify QJWTP piping, mechanical, electrical, and instrument systems to receive Judge Tunnel source water

2) provide treatment plant modifications required by the introduction of dissimilar water sources
3) provide treatment plant modifications that are consistent with the existing treatment plant operation and performance requirements
4) meet groundwater and surface water blending strategies to meet drinking water compliance requirements, operational needs, and ensure flexibility to meet current and future water quality and discharge regulations
5) provide treatment plant modifications to optimize the treatment system to cost-effectively reduce discharges to the sanitary sewer system
6) provide treatment plant modifications to address solids handling/dewatering process that address the Judge tunnel water impacts and the future needs of the City

To best address the Project's complex needs, maximize the benefit from external experience and perspectives, ensure a proper analysis of evaluations and designs, and receive expert viewpoints of how process and findings meet goals and objectives, the need for two consultants for the project have been identified.

1) An ADVISORY AND ASSISTANCE SERVICES consultant to act as the City's representative to provide expert opinions, advice, and consultation (advisory and assistance services) to the City and ensure that the design meets the City's overall system needs, goals, and objectives. Advisory and Assistance Services may extend to other components of the City's water treatment system(s) as required to address near and long-term water quality goals and objectives.
2) An ENGINEERING SERVICES consultant to provide Engineering Evaluations (Phase I), Preliminary Engineering Report (Phase II), Design Services (Phase III), and Construction Services (Phase III) related to the Project.

Consulting engineer qualifications that best address the needs of the ENGINEERING SERVICES position for the Project were identified through a Quinns Junction Water Treatment Plant Modifications Request for Qualifications. Statements of Qualifications were received, and evaluated by a selection committee. ADVISORY AND ASSISTANCE SERVICES qualifications for the QJWTP Modifications were identified through under a similar but separate selection process and Water Quality Treatment Solutions, Inc., (WQTS) is currently under contract with the City for these services. The selected ENGINEERING SERVICES consultant will be contracted under separate Professional Services Agreement (PSA).

This report addresses the PSA for the consultant, Carollo Engineers, Inc., selected to provide Project related ENGINEERING SERVICES.

PHASE I Engineering Services includes tasks such as:

- bench-scale studies to develop and evaluate process and alternatives for the treatment of water from Judge Tunnel at the QJWTP,
- development of surface and groundwater blending strategies, evaluation of solids stabilization, handling, disposal needs, applicable regulatory requirements, and develop into options for the QJWTP

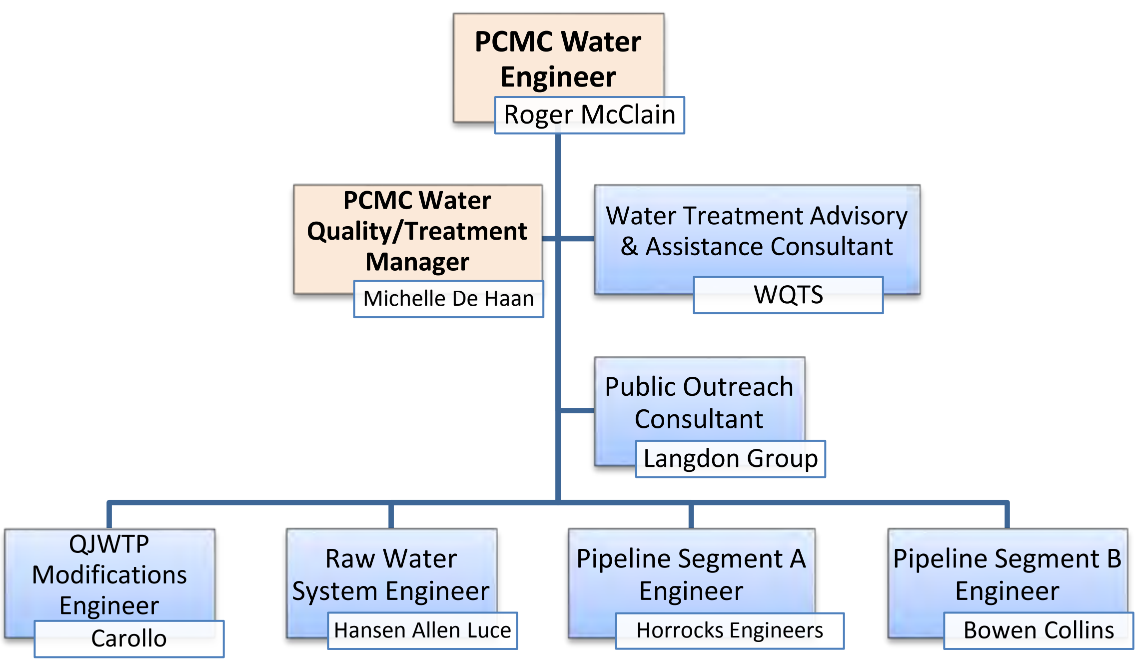
- coordination/negotiation with the existing QJWTP membrane supplier with respect to process and water quality impacts at QJWTP associated with the introduction of Judge Tunnel source water
- process optimization and operations assistance
- evaluation of dewatering alternatives including mechanical and solar drying beds
- coordination with PCMC's Advisory and Assistance Consultant design and CM services for Quinns Junction Water Treatment Plant Modifications to accept Judge Tunnel source water

PHASE II Engineering Services provides a Preliminary Engineering Report (PER) to document the activities and identify the recommended modifications.

PHASE III Engineering Services includes design of the modifications based on the Preliminary Engineering Report (PER). A scope and associated fee for Phase III Engineering Services will be developed and negotiated following completion of the PER and determination of a project schedule. The City has retained the option of selecting a different consulting firm for Phase III services.

PHASE IV Engineering Services includes construction management for facility improvements based on the final design. A scope and associated fee for Phase IV Engineering Services will be developed and negotiated following completion of the design and determination of a project schedule. The City has retained the option of selecting a different consulting firm for Phase IV services.

For reference, the following Project Organization Chart shows the contracted and selected consultants and Park City staff assignments relative to the 2013 Pipelines Project and the Quinn's Water Treatment Plant modifications to accept Judge Tunnel Water.



Analysis:

The City's purchasing policies exempt professional service contracts from any requirement for competitive bidding in terms of dollar amount. According to this policy, consultants are chosen by selecting the firm whose experience, capabilities, and past performance best meet the needs of the project. The consultants were provided the following criteria as guidance in developing their Statements of Qualifications (SOQs):

- Firm History and Qualifications
- Team Structure and Key Personnel
- Specific Experience Applicable to Dewatering and Microfiltration (past 5 years)
- Evaluation/Treatment Experience of Metals-laden Water
- Project Approach and Ability to Meet the Schedule
- Proof of Insurance and Rate Structure
- Other factors deemed relevant by the selection committee

A Request for Qualifications (RFQ) was issued on September 19, 2012. The RFQ was advertised on the City website, online at utahlegals.com, and in the Park Record and Salt Lake Tribune during the period of September 19 through October 6, 2012.

The four consultants listed below submitted Statements of Qualifications for the Request for Qualifications (RFQ):

<u>Consultants Submitted for Engineering Services Position</u>

Waterworks Engineers
Forsgren Associates, Inc.
URS
Carollo Engineers, Inc.
CH2M Hill Engineers
MWH Americas

The selection committee comprised of Clint McAffee (Water), Roger McClain (Water), Matt Cassel (Engineering), Chad Busch (Water), Michelle De Haan (Water), and Michael Boyle (SBWRD) used the following criteria to evaluate the submitted SOQs:

1. General Information – Weighted importance 10%
2. Project Organization – Weighted importance 10%
3. Experience and References – Weighted importance 40%
4. Project Approach – Weighted importance 20%
5. Summary – Weighted importance 20%

There was no local preference included in the weighting because no qualified water engineering firms submitting a Statement of Qualifications have a physical presence & staff based in Summit County. Should any local engineering firm have applied, qualification number five would have included weighting for local preference.

Following receipt of SOQs on October 9, 2012, the selection committee met and, based on the evaluation criteria, invited Waterworks Engineers, CH2M Hill, and Carollo

Engineers to an interview. Interviews were conducted by the selection committee on October 25 and 26, 2012 and at a subsequent meeting on October 26, 2012 the selection committee determined, based on the interviews, the Project would best be served by the selection of Carollo Engineers, Inc., to provide Engineering Services.

Staff has developed the Scope of Services and negotiated the scope and fees with Carollo Engineers, Inc., included in Exhibit B to the Staff Report. The scope of services and fee summary are included in the Professional Services Agreement, as Addendum A, in an amount not-to-exceed of $394,707.00. Staff feels that these fees are usual and customary with projects of this type, scope, and complexity.

Council has previously authorized PSA contracts for all the Water Conveyance - 2013 Pipelines Project (with Horrocks Engineers, Bowen, Collins & Associates, and Hansen Allen & Luce), Public Involvement (with the Langdon Group), and the QJWTP Modifications Advisory and Assistance (with WQTS). PSAs have been subsequently executed by the City Manager.

The City's Project Manager, Roger McClain, will be working under the guidance of the Water Manager.

Department Review:
This report has been reviewed by representatives of Public Works, Legal and the City Manager's Office and their comments have been integrated into this report.

Alternatives:

A. Approve:
Council should authorize the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with Water Quality & Treatment Solutions, Inc., for the advisory and assistance services on the QJWTP Modifications Project in an amount of $394,707.

B. Deny:
Council could deny the request for the agreement. Denying the request could result in a delay to the project as alternate planning, engineering and management methods are evaluated.

C. Modify:
Council could modify the request for the agreement. Modifying the request could result in a delay to the project as the impacts of the requested modifications on the planning, engineering and/or management elements are evaluated.

D. Continue the Item:
Council could continue the request the agreement. Continuing the request could result in a delay to the project until key design elements can be addressed.

E. Do Nothing:
Staff does not recommend this alternative. Doing nothing would delay the design of the time-critical project and create a potential inability to meet existing water obligations and future water quality requirements.

Significant Impacts:

Which Desired Outcomes might the Recommended Action Impact?	(+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome)	+ Managed natural resources balancing ecosystem needs + Enhanced w ater quality and high customer confidence + Adequate and reliable w ater supply - Reduced municipal, business and community carbon footprints		+ Fiscally and legally sound + Well-maintained assets and infrastructure + Streamlined and flexible operating processes
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Neutral ⇔	Positive ⇧	Neutral ⇔	Positive ⇧
Comments: During the due diligence portion of the project,options will be explored i n an effort to reduce the project's carbon footprint				

Funding Source:
The funding for the project is from service fees and is part of the approved 5-year CIP.

Consequences of not taking the recommended action:
Design delays to the time-critical project potentially impact the ability to meet the requirements and/or deadlines related to the Utah State Division of Drinking Water Compliance Agreement/Enforcement Order for the Judge Tunnel source water. This could potentially result in the ability to meet existing water obligations.

Recommendation:
Staff recommends Council authorize the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with Carollo Engineers, Inc., for QJWTP Modifications, Engineer Services Phases I & II in an amount of $394,707.

Exhibits:
EXHIBIT A: QJWTP Modifications – Engineering Services Phases I & II
Carollo Engineers, Inc., Scope of Services and Fee Summary

EXHIBIT A
QJWTP Modifications Project, Engineering Services Phases I & II

CAROLLO ENGINEERS, INC.
SCOPE OF SERVICES AND FEE SUMMARY

TASK 1: PHASES I AND II: DEVELOP THE PRELIMINARY ENGINEERING REPORT (PER) FOR MODIFICATIONS AT QJWTP

Objective: Coordinate with Judge Pipeline consultants to bring Judge water into QJWTP. Coordinate with PCMC and its Advisory Consultant to develop and execute a bench scale study to support an engineering study to determine the recommended modifications at QJWTP to treat Judge Tunnel water.

Specific work to be completed under this task are listed below.

Task 1.A - Project Management During Phases I and II

As part of the Project Management task for Phase I, Carollo will develop a Project Management Plan (PMP) to guide the project team through its work. The PMP will identify format and schedules for technical workshops, progress meetings, project deliverables, and quality control. It will also outline team responsibilities, project communications, Quality Management procedures, budget tracking, project schedule, and accountability reporting.

Task 1.B - Hydraulics Workshops, Field Trips, and DDW meeting

This task includes a coordination meeting with Utah Division of Drinking Water (DDW) and two critical activities at the beginning of Phase I:

- A Hydraulics Control Workshop with the pipeline consultants will provide a coordinated and effective system.
- A 1-day field trip to three Utah installations will provide PCMC staff first-hand knowledge of three potential dewatering solutions -- solar drying beds, centrifuges, and belt presses -- so PCMC staff fully appreciates the technologies.

Task 1.C - Coordination with Advisory Consultant

Carollo will coordinate closely with the Advisory Consultant in a collaborative manner throughout the project. During Task 1 activities, it is assumed that the Advisory Consultant would work with PCMC to collect and organize the available data and identify additional data needs; participate in meetings and workshops; provide guidance to PCMC on project and Integrated Plan objectives; review pilot-scale and bench-scale testing plans, procedures, and results for the QJWTP and Judge Tunnel waters; and review recommendations and the Preliminary Engineering Report.

Task 1.D - Information Collection and Data Review

Carollo will review available data on Judge Tunnel water provided by PCMC and Advisory Consultant. The Judge water quality data provided by PCMC should include water quality results from high turbidity events along with an indication of the frequency and duration of these events.

Task 1.E - Coordination/Negotiation with Pall

Carollo will coordinate the Project with Pall Corporation, PCMC's membrane supplier, to ensure that the modifications to QJWTP and water quality impacts associated with the Judge Tunnel are coordinated with the membrane operations. This effort includes coordinating potential polymer use and return flow modifications associated with solids dewatering. A significant portion of this effort includes critical contract negotiations associated with impacts to membrane guarantees. As indicated on February 21, 2013, Pall Corporation will review and comment on all testing protocols. They may also require side-by-side MPI testing to validate the Carollo-collected data.

This task will include coordinating with Pall to pursue increasing the influent turbidity limits currently established for the membranes. The goal is to identify evaluation criteria that could be used to monitor membrane performance during turbidity events on a trial basis that could potentially become part of a permanent operational strategy supported by the membrane warranty.

The following additional assumptions apply to this task:

- *Coordination with Pall includes expenses and hours for Alan and Dan for a one-day visit to Pall in New York. The purpose of this visit is to coordinate with Pall upfront regarding the process and water quality changes so we can ensure that sufficient pilot information is generated to successfully negotiate reasonable warranty terms.*

Task 1.F – Bench and Jar Testing

Carollo will plan, complete, and document bench-scale testing necessary to support the process decisions required to treat Judge tunnel at QJWTP. Prior to any testing, a review meeting or conference call will be held with PCMC staff and the Advisory Consultant to obtain consensus that testing is necessary and sufficient to obtain the required data. Carollo will provide P&IDs from the bench/pilot equipment supplier for reference in bench-scale testing protocols and reports to facilitate pilot operations and documentation. Carollo will work with DDW and others as appropriate for discharging bench and/or pilot tested waters

The testing will not include pilot-scale testing at the Judge Tunnel with Pall membranes due to the pilot testing that was completed in 2005 by Carollo Engineers and Pall Corporation. Based on a review of the raw data from that study, in addition to the Pall generated pilot report, it is anticipated that no additional piloting will be required. The data will be organized for presentation in the PER and piloting decisions will be coordinated with PCMC and the Advisory Consultant.

The testing is anticipated to include the following (the scope assumes that bench-scale and pencil testing will be adequate for the preparation of a PER):

- Benchtop membrane piloting: the Westech benchtop unit will be rented (for up to two months) and installed at the Judge Tunnel or Empire Tank site to generate sufficient membrane-filtered water for jar testing (by others) and waste washwater for jar testing and dewatering bench tests conducted by dewatering suppliers.

- Pencil module testing will be coordinated with Pall using their equipment on site as necessary to evaluate fouling potential. Testing and analyses will be performed for a full range of potential blending scenarios, based on seasonal source supplies and demand fluctuations considering other water source blends. The evaluation will consider the following source water blending ratios (% Judge/% Weber): 100/0, 80/20, 60/40, 40/60, 80/20. Supplemental testing and analyses for blends of well source and/or Spiro tunnel source water may be added as defined by the Advisory Consultant. **The supplemental source blend testing will not exceed 15% of the base testing.**
- Jar testing will be completed on various blends of waste washwater to evaluate settleability, optimize plate settler operations, and test alternative coagulants.
- Sludge samples will be generated and sent to dewatering suppliers along with a list of acceptable polymers coordinated with Pall and the process alternatives for bench-top evaluation. The bench-top evaluation will include the use of Pall-accepted polymers where reclaimed water will be returned to the front of the plant, and other traditional dewatering polymers where reclaimed water will be discharged to the sewer.

The following additional assumptions apply to this task:

- *With sufficient training and oversight, PCMC operations staff will assist with monitoring the operations of the benchtop and pencil unit and collecting samples. Lab analysis costs will be directly billed to Park City and anticipated costs will be identified in pilot testing protocols.*
- *PCMC will directly pay for equipment rental and purchases, including the Westech benchtop unit and Pall pencil modules, and for shipping water and sludge samples.*
- *Computer modeling and jar testing on various blends of filtered Judge Tunnel water and combined filter effluent from QJWTP to assess impacts to aesthetics, stability, and compatibility with the distribution system, if necessary, will be completed by others.*

Task 1.G - Process Evaluations and Alternatives Development

Carollo will complete process evaluations and develop alternatives for incorporating Judge Tunnel into QJWTP. Evaluations will include QJWTP source blending requirements to meet antimony MCL, other parameters close to the MCL, other parameters defined by the Advisory Consultant, operational controls, emergency discharges, membrane system capacity (N+2 configuration), and solids dewatering alternatives. Carollo will develop preliminary design criteria, process flow diagrams, P&IDs, and a site layout for inclusion in the PER.

An interim workshop will be conducted to coordinate the activities and direction with PCMC and its Advisory Consultant.

The following additional assumptions apply to this task:

- *Solids handling options will include mechanical dewatering in a new building on site. Appropriate mechanical dewatering options will be evaluated, including plate and frame press, belt press, centrifuges, and screw presses.*
- *The solids handling assessment will include evaluation and comparison of costs of discharging to Snyderville Basin Water Reclamation District (SBWRD) with assessment of impact fees and the requirement to meet pretreatment permit limits.*
- *PCMC prefers to limit recycle flowrates to no more than 10% of the plant flow.*
- *Solids handling options will include comparison of up to three off-site solar drying bed locations. PCMC will provide aerial photos and topography for planning-level evaluations of solar drying bed options. The survey necessary to complete the design will be included in the future design task for this facility. The evaluation for Task 1 will include sufficient geotechnical work at each potential solar drying bed site (up to 3) to support a preliminary structural analysis to help ensure that costs developed for these options reflect actual site conditions.*
- *The sizing requirements for solar drying beds will address freezing conditions during the winter months, and will be based on the following scenarios:*
    - *discharge sludge from the existing plate settlers (approximately 5 to 20 gpm) and neutralized CIP waste to the beds without decant return,*
    - *discharge sludge from the existing plate settlers (approximately 5 to 20 gpm) without neutralized CIP to the bed, with and without decant return; this assumed that the neutralized CIP continues to discharge to the sewer,*
    - *eliminate the use of the existing plate settlers, and send equalized waste washwater (approximately 100 to 300 gpm) directly to the solar drying beds with decant return and without neutralized CIP waste; this assumed that the neutralized CIP continues to discharge to the sewer.*
- *PCMC will identify potential space and configuration for snow storage areas that may be co-located with the solar drying beds.*
- *The budget includes the development of a simplified test plan to validate or confirm published design evaporation rates to assist with the design of solar drying beds. It is assumed that PCMC would implement the test plan with guidance and interpretation from Carollo.*
- *The budget includes an allowance for geotechnical testing and a report at one site as determined by PCMC.*
- *The budget includes an allowance to coordinate with an environmental subconsultant to evaluate wildlife impacts associated with the solar drying bed alternatives. Historically this has not been an issue for similar installations within Utah or the United States. However,*

there may be unique circumstances associated with this project that justify some special attention.

- *Updated CT calculations will be coordinated with clearwell tracer study results by the Advisory Consultant. Carollo will assist Advisory Consultant as needed with tracer study.*
- *At the time this scope was developed, it had already become clear that the configuration for bringing the Judge Tunnel water into QJWTP may be different than what had been previously configured. Additional budget has been included to cover additional alternatives.*

Task 1.H - Develop Preliminary Engineering Report (PER)

The Task 1 activities will be summarized in the PER. A Draft PER will be submitted to PCMC for review, and a review workshop will be held to discuss the report and receive comments. Carollo will incorporate PCMC and its Advisory Consultant's comments into a final PER with a recommendation for a single treatment process train that will be designed.

The following additional assumptions apply to this task:

- *The alternative evaluations summarized in the PER will include a process flow diagram, basic hydraulic configuration/profile, solids balance, site plan, project capital costs, O&M cost, life-cycle costs, estimates of sewer discharge volumes, estimates of off-site solids disposal requirements, the ability of each alternative to address high turbidity events on either the Judge Tunnel or surface water supplies, and a discussion of advantages and disadvantages of each alternative.*
- *The PER will include a constructability and construction sequence review of the recommended alternative to confirm that the modifications can be built while keeping the plant in operation during construction.*
- *The PER will summarize the source water and treatment plant's historical data including: flow; influent characteristics; effluent characteristics; return flow characteristics; solids production, quality, and characteristics and; energy use.*
- *The PER will summarize the current and projected regulatory requirements for the treatment plant, including design criteria, solids stabilization and disposal, and effluent discharge limits.*

Task 1 Work Products:

- Meeting and workshop minutes.
- Preliminary coordination documents for pursuing solar drying bed options with PCMC staff and city council.
- Draft piloting matrices and work plans. Pilot data summary report.

- Draft and Final PER

Additional Assumptions for Task 1:

- *Carollo will provide information on plant configuration and operations to PCMC pipeline consultants so that they can complete pipeline surge analysis. It will be assumed that the pipeline consultant will be responsible for interpreting the results and providing the specific requirements for any surge relief valves that will be incorporated into the piping at QJWTP.*

TASK 2: PHASE III: DESIGN FOR MODIFICATIONS TO INTRODUCE JUDGE WATER INTO QJWTP

Objective: Prepare a change order under Alder's existing contract for modifications to QJWTP inlet facilities identified in Tasks 1.G and 1.H that will allow Judge Tunnel Water to flow into the QJWTP.

The Judge transmission pipeline (designed by others) will deliver Judge Tunnel water from the Empire Tank to the QJWTP via an intermediate tank at the Spiro WTP. This pipe will be completed by June 2014, and will include the ability to deliver Judge Tunnel water to irrigation users between the Spiro Tank and QJWTP. Task 2 focuses on the QJWTP modifications that are required to control the Judge Tunnel flow into QJWTP and combine it with the Weber River water at the flash mix (between the PRVs and the Pall membrane racks). At PCMC request, the modifications will include piping connections and appurtenances to deliver Weber River water into the Judge Tunnel transmission pipe to meet irrigations demands along the Judge Tunnel transmission pipe between QJWTP and the Spiro tank.

Task 2.A – Confirm design criteria and predesign concepts.

The modifications will be based on concepts developed in Task 1. The following design decisions will be documented in a brief memorandum prior to developing the final change order documents:

- operational control strategies
- range in Judge tunnel flows to be treated at QJWTP,
- range in Judge Tunnel flows to be wasted under emergency conditions,
- combined or separate flash mix for Weber River and Judge waters,
- range in flows to be delivered from Weber River to Judge Transmission pipe
- type and size of surge relief valve, if any (surge analysis by others)

Task 2.B – Develop the change order documents.

Carollo will develop and provide change order documents similar to those used in Change Order No. 1. Carollo will work with PCMC, Alder, and Pall Corporation in developing the documents. The documents will rely on the existing contract documents, and will include CAD figures, field sketches, and marked up specifications for mechanical, electrical and instrumentation disciplines.

TASK 3: PHASE III: CONSTRUCTION SERVICES FOR MODIFICATIONS TO INTRODUCE JUDGE WATER INTO QJWTP

Objective: Assist PCMC with construction services associated with Alder's constructing the modifications developed in Task 2.

The scope and fee for this task are not included in the current scope, but will be added by amendment at the completion of Task 2 when the details of the work are better defined.

TASK 4: ADDITIONAL SERVICES AT QJWTP

Objective: Provide PCMC with additional support to optimize, customize, and streamline operations at the new QJWTP.

Task 4.A – Continued Process Assistance and Optimization

This task includes an allowance for providing continued assistance services for process training and optimization on the Pall system and other QJWTP processes. It includes additional assistance with evaluating the monitoring test period that has extended beyond the original contract, and for developing automated Excel spreadsheets to allow PCMC staff to evaluate membrane operational data to monitor long term plant performance.

Task 4.B – Miscellaneous Plant Improvements

This task includes an allowance to evaluate and plan miscellaneous plant improvements to be identified by PCMC staff. Any improvements selected by PCMC for implementation will be completed by PCMC personnel or included in Task 2. Potential improvements that may be evaluated as part of this task include:

- Modifications to the chemical feed system(s)

ADDENDUM A.2: COST ESTIMATE BREAKDOWN (May 6, 2013)

COST FOR ENGINEERING SERVICES
QUINNS JUNCTION WATER TREATMENT PLANT MODIFICATIONS
PARK CITY MUNICIPAL CORPORATION

TASK DESCRIPTION	CAROLLO TEAM LABOR HOURS														Geotech Sub	Environ. Sub	PECE	Other Direct Costs	TOTAL ESTIMATED COSTS
	Alan Domonoske Project Manager	Dan Hugaboom Project Engineer	Mark Gross Solids Advisor	Tom Gillogly Metals Advisor	Jeremy Williams Engineer	Matt Hatch Instrumentation	Chris Loving Electrical	Staff Engineer	Senior Professional Engineer	Senior Technicians	Designers/Technicians	Clerical / WPs	Total Labor Hours	Total Labor Costs					
TASK 1: PHASES I AND II: DEVELOP PER FOR MODIFICATIONS AT QUINNS																			
Task 1.A - Project Management During Phases I and II	48											4	52	$11,172			$494		$11,666
Task 1.B - Integrated Plan and Hydraulics Workshops, Field Trips, and DDW meeting	40				8			8	8				64	$13,112			$608		$13,720
Task 1.C - Coordination with Advisory Consultant	20	20	4	4	4								52	$10,976			$494	$1,000	$12,470
Task 1.D - Information Collection and Data Review	4	8	4	4	8							4	32	$5,856			$304		$6,160
Task 1.E - Coordination/Negotiation with Pall (including turbidity limits, testing protocol)	40	120											160	$33,640			$1,520	$3,000	$38,160
Task 1.F - Bench and Jar Testing																			
T1.F.1 - Review, evaluate, and document prior Judge Tunnel pilot data	2	4	2					16	2				26	$4,134			$247		$4,381
T1.F.2 - Develop draft and final testing plans, coordinate testing plan review	4	16	2	2									24	$5,046			$228		$5,274
T1.F.3 - Benchtop membrane piloting and solids collection	2	8	4	2	20			60	2				98	$14,476			$931	$1,000	$16,407
T1.F.4 - Pencil module testing	2	8			8			24	2				44	$6,808			$418	$1,000	$8,226
T1.F.5 - Plate settler jar testing and evaluations by Dewatering Suppliers	4	2	12		20								38	$6,934			$361	$1,000	$8,295
T1.F.6 - Pilot Data Summary Report	8	16		2	20			40					86	$13,700			$817	$1,000	$15,517
Task 1.F - Subtotal	22	54	20	6	68	0	0	140	6	0	0	0	316	$51,098	$0	$0	$3,002	$4,000	$58,100
Task 1.G - Process Evaluations and Alternatives Development																			
T1.G.1 - Blending strategies and requirements for Antimony	4	4		8	8								24	$4,796			$228		$5,024
T1.G.2 - Judge inlet hydraulics, operations, and emergency discharges	60	4			40					16			120	$22,892			$1,140		$24,032
T1.G.3 - Membrane system modifications and capacity	8	16		4	8								36	$7,256			$342		$7,598
T1.G.4 - Provide assistance to Pipeline Designer for their Surge Analysis	4	4			8				8				24	$4,796			$228		$5,024
T1.G.5 - Solids handling: alternatives development and evaluation (environmental sub)	50	16	40	2	60			40	12				220	$40,424	$13,000	$5,000	$2,090		$60,514
T1.G.6 - Review CT and impact of potentially higher flows	4				8								12	$2,168			$114		$2,282
T1.G.7 - Interim process configuration workshop	12	8	8	2	8								38	$7,708			$361	$1,000	$9,069
T1.G.8 - Develop and assist with evaporation testing	2	2	4		8								16	$2,946			$152		$3,098
Task 1.G - Subtotal	144	54	52	16	148	0	0	40	20	16	0	0	490	$92,986	$13,000	$5,000	$4,655	$1,000	$116,641
Task 1.H - Develop Preliminary Engineering Report (PER)																			
T1.H.1 - Develop Draft PER	16	24	12	4	80			24	8		24	24	216	$33,572			$2,052		$35,624
T1.H.2 - Review Workshop	12	8			8								28	$5,616			$266	$500	$6,382
T1.H.3 - Develop Final PER	4	4			16							4	28	$4,576			$266		$4,842
Task 1.H - Subtotal	32	36	12	4	104	0	0	24	8	0	24	28	272	$43,764	$0	$0	$2,584	$500	$46,848
TASK I SUBTOTAL	350	292	92	34	340	0	0	212	42	16	24	36	1,438	$262,604	$13,000	$5,000	$13,661	$9,500	$303,765
TASK 2: PHASE III: DESIGN FOR MODIFICATIONS TO INTRODUCE JUDGE WATER INTO QJWTP																			
Task 2.A - Confirm design criteria and predesign concepts.	8	4			8	2	2					2	26	$4,780			$247		$5,027
Task 2.B - Develop the change order documents.	8	2			30	16	16		8	40	32	2	154	$23,256			$1,463		$24,719
TASK 2 SUBTOTAL	16	6	0	0	38	18	18	0	8	40	32	4	180	$28,036	$0	$0	$1,710	$0	$29,746
TASK 3: PHASE III: CONSTRUCTION SERVICES FOR MODIFICATIONS TO INTRODUCE JUDGE WATER INTO QJWTP - TO BE INCLUDED IN FUTURE AMENDMENT																			
TASK 4: ADDITIONAL SERVICES AT QJWTP																			
Task 4.A – Continued Process Assistance and Optimization	40	120			16			80					256	$46,168			$2,432	$1,000	$49,600
Task 4.B – Miscellaneous Plant Improvements	16	16			16	8							56	$11,064			$532		$11,596
TASK 4 SUBTOTAL	56	136	0	0	32	8	0	80	0	0	0	0	312	$57,232	$0	$0	$2,964	$1,000	$61,196
TOTALS	422	434	92	34	410	26	18	292	50	56	56	40	1,930	$347,872	$13,000	$5,000	$18,335	$10,500	$394,707
Hourly Rate	$226	$205	$205	$226	$158	$205	$158	$125	$226	$137	$95	$81							

City Council Staff Report

Subject: Yellow Dog Program
Author: Heinrich Deters, Trails and Open Space Project Manager
Department: Sustainability
Date: May 30, 2013
Type of Item: Administrative

Summary Recommendations:
Council should review the report and approve the attached resolution recognizing the 'Yellow Dog Program'. (Attachment A)

Topic/Description:
Public awareness program.

Background:
On May 7th, local resident Annie Ellis approached City Council about the possibility of the City participating in the recognition of the Yellow Dog Program. The Yellow Dog Project was created to bring awareness to the general public about dogs who need space while training, recovering from surgery, or being rehabilitated. www.theyellowdogproject.com

Analysis:
Park City staff, in conjunction with adjacent jurisdictions and advocacy groups, has promoted several educational/awareness programs to help mitigate user conflicts in public recreational areas. The 'Yellow Dog Program', is another example of this outreach. The program does not conflict with the county's leash ordinance and requires minimal funding or oversight. The concept is as follows:

Dog Owners:
If your dog may require extra space due to health issues, in training, being rehabilitated or scared/reactive around other dogs/people, simply tie a yellow ribbon to your dog's leash.

General Public:
In turn, if you encounter a dog with a yellow ribbon or something yellow on their leash, give this dog extra space. Please do not approach this dog with your dog. Please maintain distance, slow down if riding a bike or skiing and provide extra time/distance to move out of your way.

The program and certain funding aspects are being sponsored by local businesses, including animal clinics. Sponsorship includes funding for signage costs and production of 'yellow hankies'. The City will provide permission to post the signs at public trailheads and facilities. Furthermore, local advocacy groups including The Mountain Trails

Foundation have expressed interest in promoting the program through their outreach resources.

City staff has reached out to the Basin and County per their possibly participation in the program and have received support for the measure.

Department Review:
This report has been reviewed by the Sustainability, Parks, Executive and Legal Departments. Their input has been compiled into the final report.

Alternatives:

A. Approve:
Approve the attached resolution recognizing the Yellow Dog Program.

B. Deny:
Deny the attached resolution recognizing the Yellow Dog Program.

C. Modify:
Modify the attached resolution recognizing the Yellow Dog Program.

D. Continue the Item:
Continue the item and direct staff to provide additional information

E. Do Nothing:
Same as continuance

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	**Preserving & Enhancing the Natural Environment (Environmental Impact)**	**An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)**	**Responsive, Cutting-Edge & Effective Government**
Which Desired Outcomes might the Recommended Action Impact?	+ Accessible and w orld-class recreational facilities, parks and programs	+ Managed natural resources balancing ecosystem needs	+ Community gathering spaces and places	+ Engaged and informed citizenry
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Very Positive	Very Positive	Very Positive	Very Positive
Comments:				

Funding Source:
The Trails Master Plan capital account may be utilized for installation and offsetting signage costs.

Consequences of not taking the recommended action:
Not taking the recommended action would seemingly limit the City's ability to implement a public awareness program to its full extent.

Recommendation:
Council should review the review the report and approve the attached resolution recognizing the 'Yellow Dog Program'.

Attachment A- Resolution

Resolution No.   -13

RESOLUTION RECOGNIZING THE 'YELLOW DOG'
PUBLIC AWARENESS PROGRAM
IN PARK CITY, UTAH

WHEREAS, Park City is a recognized as a world class recreational destination with multi-seasonal opportunities for residents and visitors alike; and

WHEREAS, Park City strives to provide an informed and engaged citizenry by creating, supporting and implementing public awareness and educational programs; and

WHEREAS, the Yellow Dog Program is recognized in over forty seven countries worldwide; and

WHEREAS, providing for a safe and enjoyable recreational experience is important to maintaining Park City's community character;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council commends and expresses the unequivocal support for the recognition of the Yellow Dog Program.

PASSED, ADOPTED this 30th day of May, 2013.

PARK CITY MUNICIPAL CORPORATION

Mayor Dana Williams

Attest:

Janet M. Scott, City Recorder

City Council
Staff Report

Subject: Issuance of 2013 Walkability GO Bond
Author: Heinrich Deters and Nate Rockwood
Department: Sustainability and Budget
Date: May 30, 2013
Type of Item: Legislative

Recommendation
Staff recommends that Council hold a public hearing for the 2013 A & B Series General Obligation bond issuance for the remaining $7,175,000 of the $15 Million Walkability bond election to be used for walkability projects (Series 2013A) and up to $1,930,000 general obligation refunding bonds (Series 2013B).

Topic/Description
Walkability GO Bonds and Refunding 2003 GO Bonds Public Hearing

Background
In November of 2007, the citizens of Park City passed the $15 Million 'Walkability Bond', to fund projects identified within the Walkability Study. Immediately thereafter, Park City advertised for applications to form a public advisory committee, The Walking and Biking Liaison Committee (WALC), to help prioritize the over 113 issues identified within the Study. Thirty six projects with a combined budget of $13,154,880 were approved and funded by the City Council during the FY2009 budget.

In February of 2008, City Council approved bonding for approximately $7.8 million of the $15 million for twenty five projects identified in the initial 1-3 year timeframe.

To date, twenty seven of the thirty six projects identified in the first phase of projects have been completed. These projects include the Comstock and Bonanza underpasses, pathway projects along Comstock Drive, Little Kate Road and Holiday Ranch Loop, as well as, smaller traffic calming, wayfinding and connectivity projects. Staff worked with several City Departments, specifically Streets, Water and Transit, as well as, the Utah Department of Transportation, utility companies and Snyderville Basin Water Reclamation District in an effort to coordinate associated projects and minimize construction impacts to the community. This coordination effort, often times reprioritized initial project timelines, thus, several projects from the 3-5 year timeframe were completed ahead of schedule, and within funding initially allocated through Phase 1 bonding.

To date, approximately $7,900,000 has been utilized to fund the twenty seven substantially completed projects. $7,170,000 in voter approved bond funds remain from the $15 Million bond initiative. Approximately $420,000 above the previously bonded amount has been spent in anticipation of a second walkability bond issuance. This represents the minimum amount currently required for a second walkability bond.

On March 5, 2013, staff presented a walkability update which included the remaining walkability project list and proposed project timeline to Council. At that time Council indicated that they were in favor of moving forward with the listed walkability projects and were comfortable adopting a bond resolution for the remaining $7,175,000 of voter approved Walkability GO Bonds.

On May 2, 2013 Council approved the bond resolution which set the parameters of the GO bond issuance, delegated final approval of bond terms to the City Manager, and initiated the process of public notice. The resolution set the maximum principal issuance amount at $7,175,000 and defined the purpose as follows:

> **FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING, IMPROVING AND MODIFYING PATHWAYS, ROADS AND RELATED IMPROVEMENTS FOR USE BY PEDESTRIANS AND CYCLISTS (THE "WALKABILITY PROJECT")**

The resolution also authorized refunding of the Series 2003 GO Bonds in an amount up to $1,930,000 as general obligation refunding bonds, series 2013B. The 2003 GO bonds have an outstanding amount of $1,930,000 at an average interest rate of 3.922%. The refunding bonds will likely be issued at an average rate of .67%. This represents a net present value savings of $134,000 or about 6.95% of par.

Analysis

Staff anticipates Council holding a public hearing on May 30, 2013. After the public hearing the City Manager may authorize the final terms and sale of the general obligation bonds. It is anticipated that the sale of the bonds would occur on or around July 15, 2013. Staff would proceed with the bond closing on or after August 5, 2013. The bonds will be sold by competitive sale.

Significant Impacts

This bond issuance is anticipated and voter-approved as the funding source for the purpose of walkability projects. A public notice was published on May 4, 2013 and announced a public hearing to be held on May 30, 2013, and initiated a 30 day period in which interested parties may contest the legality of the resolution or the bonds. A public hearing will allow staff to continue with the current timing of the issuance.

The existing walkability project list only identifies $13.1 Million in projects, which leaves approximately $1.8 Million in funds for non-prioritized or unidentified projects, or for possible overruns to existing project costs. The SR-224 Corridor study provides additional walkability projects and cost estimates above the approved $13.1M WALC project list. Phase I project costs are estimated at almost $6M. The City would have 3 years to spend the bond proceeds before arbitrage requirements would take effect.

Alternatives:

A. **Approve:** Hold a public hearing for the remaining $7,175,000 of the walkability bond and up to $1,930,000 general obligation refunding bonds. **Staff recommendation.**

B. Modify: Council could choose to modify or reduce the amount of bonds to issue. This would impact the timeline for the bond issuance

C. Deny: Council could choose to not issue bonds to fund the second phase of walkability projects. Remaining Walkability projects will not be implemented.

D. Continue the Item: This would impact the timeline for the bond issuance and may impact the ability for the bonds to be bank qualified.

E. Do Nothing: This would have the same effect as alternative D.

Departmental Review

This report has been reviewed by the Legal Department, Budget Department, and City Manager.

Staff Recommendations:

Staff recommends that Council hold a public hearing for the 2013 A & B Series General Obligation bond issuance for the remaining $7,175,000 of the $15 Million Walkability bond election to be used for walkability projects (Series 2013A) and up to $1,930,000 general obligation refunding bonds (Series 2013B).

City Council Staff Report

Subject:	**Parkview Condominiums – Record of Survey Plat Amendment**
Author:	**Mathew Evans, Senior Planner**
Date:	**May 30, 2013**
Type of Item:	**Administrative – Plat Amendment**
Project Number:	**PL-12-01568**

PLANNING DEPARTMENT

Summary Recommendations

Staffs recommends the City Council hold a public hearing and consider approving the Parkview Condominiums Amended, Consolidated and Restated Record of Survey Plat based on the findings of fact, conclusions of law, and conditions of approval as found in the draft ordinance.

Description

Applicant:	Derek A. Howard on behalf of the Parkview Condominiums Home Owners Association
Location:	2260 Jupiter View Drive
Zoning:	Residential Development – Medium (RDM) Master Planned Development Overlay (MPD) District
Adjacent Land Uses:	Residential, Commercial and Open Space
Reason for Review:	Plat amendments require City Council approval

Proposal:

The applicant is requesting an amendment to the Parkview Condominium Record of Survey Plat for the purpose of:

- Correcting several existing plat errors;
- Re-delineating a wetland setback line that was recorded on the original plat;
- Allowing additions to the square footage of fourteen (14) of the thirty six (36) units; and
- Allowing the rear expansion of existing decks for units that parallel McLeod Creek.

The proposed amendment to the record of survey will also serve to relocate an existing sewer lateral easement, as well as to show a future rear-yard expansion of some of the existing units that can be enlarged and still meet the setback from the re-delineated wetland area.

Background

The Parkview Condominiums was approved in 1997 as the Parkview Master Planned Development (MPD), which consisted of 36 townhomes on 5.24 acres. The original site was Lot 2 of the Parkview Subdivision. The old "Radisson" (now known as the Peaks

Hotel), is situated on Lot 1 of the same Subdivision. The overall density of the project is 6.3 dwelling units per acre, and originally required a MPD because the project contained more than ten dwelling units, and the project exceeded five (5) units per acre which was the maximum without an MPD. The original approvals indicated that sixty percent (60%) open space was required, and seventy five percent (75%) open space was provided. A copy of the original Planning Commission meeting minutes approving the Parkview MPD is attached hereto as Exhibit “B”. Although the property is not located in the Sensitive Lands Overlay, the property was subject to sensitive lands criteria for the creek setback to buildings. Thus, the MPD and the recorded plat required a fifty-foot (50’) setback between the delineated wetland high water mark of the McLeod Creek wetland area and any structures. The conditions of approval also required that the developers of the Parkview Condominiums make necessary improvements, including dedication and construction of a trail along the creek.

McLeod Creek - Typical Spring Run-off

Since the original 1997 recordation of the original plat, the Homeowners Association (HOA) have discovered several errors associated with the constructed units in comparison to the original plat. Most notably basements and decks of existing units were not constructed as platted. Specifically, nine (9) of the thirty six (36) units are shown to have basements of either 558 or 603 square feet as shown on the recorded plat. All of the same units are also shown to have existing rear decks ranging in size from 80 to 108 square feet. None of these nine (9) units were constructed with basements or decks as currently shown on the recorded plat. In addition to these discrepancies, there are also three (3) units additional that are shown as having decks that do not have existing decks (see Exhibit “F” for Discrepancy Spread Sheet detail). Once recorded, the proposed plat amendment will accurately reflect the current conditions of each dwelling. It was a common practice in the 1990’s to record a plat prior to construction in order to sell units ahead of completion. Typically a final condominium plat is recorded to memorialize the as-built conditions.

In 2008 the Parkview (HOA) contemplated the idea of expansion of rear-yard decks for those units that backed onto McLeod Creek. The HOA was aware that previous work had been done to straighten the stream line for the required McLeod/Silver Creek trail, and wanting to extend the existing rear decks within the pre-altered wetland setback. The HOA started looking into what would be required to accomplish the proposed expansions. In 2009, the Parkview HOA hired IHI Engineering out of Salt Lake City, to have the wetland area re-delineated as approved by the Army Corps of Engineers, who oversees wetland designations and necessary permitting (404 permits) for encroachment into wetland areas. IHI was successful in having a portion of the Parkview property de-classified as wetland area, based on the previous work done to McLeod Creek when the trail was constructed. This moved the designated wetland line back towards the creek by upwards of ten feet (10’) in some locations. The wetland mitigation report by IHI and the acceptance letter by the Army Corps of Engineers are attached hereto as Exhibit “C”.

Based on the findings from the IHI study, the Army Corps of Engineers also issued a Letter of Map Amendment (LOMA) Determination Document for removal of areas within the Parkview site from the FEMA flood zone map (see Exhibit “C”). The LOMA issue adjusted the flood map to remove everything outside of the new delineation line to “Zone X” which is a non-flood hazard area. All portions of property contained within the creek and the meander corridor was left classified “Zone “C”.

In 2011, the applicants hired Elliot Workgroup to put together some preliminary designs for the expansion of decks that could potentially be enlarged and extended to the newly re-designated wetland areas. At this time Staff informed the applicant that because the fifty-foot (50’) high water mark was recorded on the plat, an amendment to the record of survey would be necessary, and without the plat amendment no expansion into the recorded setback line would be permitted.

In June, 2012, the Parkview HOA made an application for an amendment to the record of survey. The original submittal did not include the HOA 2/3rds vote necessary to amend the record of survey, nor did it include the new condo-plat elevations and therefore was not complete. On January 23, 2013, the application was deemed complete as all of the requirements for the submittal were received, including the HOA votes which certified that out of the thirty six (36) owners, twenty-four (24) submitted ballots in favor of the plat amendment (which meets the 2/3 requirement) and that the remaining eleven votes were forthcoming, and no anticipated votes against.

On May 8, 2013, the Planning Commission held a Public Hearing and voted unanimously to forward a positive recommendation to the City Council for the approval of the Parkview Condominiums Amended, Consolidated and Restated Record of Survey Plat.

Purpose

The purpose of the Residential Development Medium Density (RDM) District is to:

(A) Allow continuation of medium Density residential and resort related housing in the newer residential Areas of Park City;
(B) Encourage the clustering of residential units to preserve Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of construction and municipal services;
(C) Allow limited generated businesses and recreational activities that are Compatible with residential neighborhoods;
(D) Allow Development in accordance with the Sensitive Lands Ordinance;
(E) Provide opportunities for variation in architectural design and housing types,
(F) Promote pedestrian connections within Developments and between adjacent Areas; and
(G) Minimize impacts of the automobile on architectural design.

Analysis

The original 1997 approval of the Parkview Condominiums anticipated limited access from those units that backed up to the wetland area. Units were built without rear access and decks were built without stairs leading to these areas. It was anticipated by Staff that the open space area would be left in its natural state without the need for irrigation or ongoing landscape maintenance of this area. Because most of the buildings and their decks were built to the wetland setback line, it wasn't anticipated that this area could be utilized as traditional (active) open space because much of it was within the high water meander corridor.

The subsequent improvements to the McLeod Creek and trail have straightened out the creek in this location, thus providing additional opportunities for the homeowners to utilize the open space areas between the units and the creek. With the creek improvements, the proposed wetland setback line has now changed adding an additional ten (10) to twenty-two (22) feet of usable open space, representing approximately 0.51 acres. The owners now seek to gain rear access from their units to the open space area via stairways from proposed deck extensions. The open space area is still left in a somewhat natural state with grass and trees present. As originally conditioned, this area will still remain common open space with limited use for passive recreation activities only. Hot tubs and other amenities are to remain on the decks, with the open space areas to remain free of structures other than the stairways from the decks to very simple landings (as required by building code) shall consist of gravel, and shall not exceed the minimum square footage required by said building code. None of the rear additions or rear deck extensions will encroach within the new delineated wetland areas (see Exhibit "B" proposed plat).

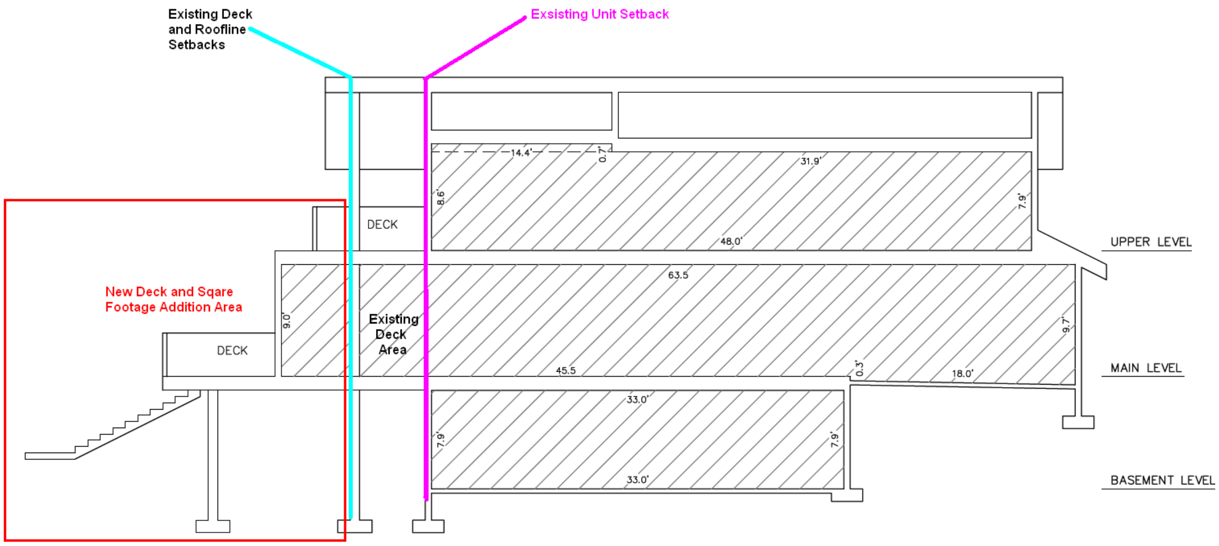
According to the applicant, only twenty-four (24) of the thirty-six (36) units will be affected by the proposed change to the plat, including these specific changes as proposed:

- Unit #2266 – proposed nine foot (9') projected deck extension.
- Unit #2208 – proposed twelve foot (12') projected deck extension.
- Unit #2236 – proposed fourteen foot (14') projected deck extension.
- Units #2210, 2212, 2220, 2222, 2232, 2234, and 2264 – proposed fifteen foot (15') projected deck extensions.
- Units #2224, 2238, 2240, 2242, 2244, 2246, 2248, 2250, 2252, 2254, 2256, 2258, 2260, and 2262 –proposed twenty one (21') feet projection of a combination deck extension and rear addition to existing units proposed (total).

The proposed changes do not increase the parking requirement for the overall development. Section 15-3-6(A) requires two parking spaces per unit (from the 2013 LMC update). Originally there were seventy-two (22) parking spaces, including sixty (60) enclosed parking spaces, and twelve (12) exterior parking (guest) spaces. Since that time the Parkview homeowners saw the need to add thirty (30) additional parking spaces (see illustration below – grey areas are new parking) for a total of one-hundred and four (104) parking spaces (see below). The additional parking was to provide an area for guests and visitors. Thus, the proposed additional square footage for fourteen (14) of the units will require no additional parking.

The total square footage of the proposed private area additional square footage to the aforementioned fourteen (14) units is approximately 7,000 square feet. Incidentally, this is also the approximate square footage of the basement discrepancies that currently exist on the plat, thus the amount of new square footage added is negated from the basement areas recorded on the original plat that do not exist each of the fourteen (14) units that can expand under the new proposal will get approximately 500 additional square feet. The deck extensions range in size from 187 to 310 square feet in total.

The original amount of open space provided was 3.9 acres, or 171,191 square feet. The proposed deck extensions and the rear additions to the existing units, along with the previously installed parking (roughly 6,000 square feet), does represent a slight reduction to the original seventy-five percent (75%) open space to approximately seventy-one percent (71%) based on the proposal. The open space requirement per the LMC for MPD's is sixty percent (60%). The original proposal provided the aforementioned seventy-five percent (75%) as noted in the original Parkview MDP. Therefore the sixty percent (60%) required MPD open space is maintained.



The original approvals of the Parkview Master Planned Development allowed for a total of thirty-six (36) units on 5.24 acres. The original approvals from 1997 (see 1997 Parkview Staff Report attached hereto as exhibit "D") had no maximum Floor Area Ratio (FAR) or other unit size maximums other than allowance of 6.3 dwelling units per acre afforded by the underlying (RDM) District. The proposal does not allow for an increase in height to established buildings. The proposal does decrease setbacks to property lines, but the required rear setback is twenty five feet (25'), and the proposed rear additions will still maintain setbacks in excess of approximately sixty feet (60').

Staff is concerned that the landscape area between the existing units and the creek has become more of an active open space area than a passive open space area as originally required in the Parkview MPD. Staff is concerned that this area has become largely sod grass with the introduction of new trees and other more traditional landscape materials than native landscaping. The concern is that if there is just grass up to the creek, that it is being maintained, mowed and possibly fertilized. The introduction of grass clippings and fertilizer into McLeod Creek is troubling to staff. For this reason, Staff is recommending a condition of approval that a landscape plan accompany the building permit for the deck extensions. Said landscape plan should include a re-introduction of native materials nearest to the creek, including shrubs, brush and grasses that do not require mowing, fertilizer/chemical use (bug spray, etc).

Good Cause

Planning Staff believes there is good cause for the application. The amendment to the record of survey will memorialize as-built conditions due to discrepancies of constructed units as compared with the recorded plat. These discrepancies show basement square footages for nine units where there is no basement, and shows decks on twelve (12) units that do not have a deck. The plat amendment also acts to change the recorded wetland setback line on the plat, which has now changed and been certified by the US army corps of engineers since work to improve the stream was completed. The proposed plat amendment application does not grant approval for changes to the existing stream (creek) as that work was previously completed (back in 1998) as a requirement for the trail dedication and construction which was also a requirement of the original developer. There are no known current or future changes to the creek. The change to the plat and the proposals to extend the decks does not substantially increase the intensity of the property considering that the original recorded plat anticipated additional square footage that was never built. There are no additional units proposed, most of the changes only affect outdoor space to the rear of the units along McLeod Creek, and only fourteen units will see an increase to the overall square footage of their units. There is a slight reduction in the overall open space provided from the original 75% to approximately 71% (including the additional parking added after the original construction of the units), but exceeds the overall open space requirement of 60%. No additional parking is required. The proposed condominium plat amendment will also record a new sewer access easement which has been requested by the Snyderville Basin Water Reclamation District.

Staff finds that the plat will not cause undo harm on any adjacent property owners because the proposal meets the requirements of the Land Management Code and all future development will be reviewed for compliance with requisite Building and Land Management Code requirements. The rear portion of the property is heavily wooded by existing trees and landscaping, none of which is within the area proposed for expansion. Staff recommends that the open space area continue to be maintained in a natural manner, with little formal landscaping. Furthermore, as a condition of approval, there will be no hot tubs, gazebos, barbeques, or any permanent structures or active recreation areas allowed within the area between the buildings and the creek, as originally contemplated by the approval of the Parkview MPD with exception to the proposed gravel landings required by building code (approximately 36”x36” or 6 feet by 6 feet for side-by-side landings).

Process & Future Process

Approval of this application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18. Future deck extensions and additions will require a Staff level review. However, the Planning Commission should review the materials and designs provided by the applicant (see Exhibit “E”) and provide comments and direction to Staff if desired.

Department Review
This project has gone through an interdepartmental review. There were no major issues or hurdles to the proposal brought up at the time of initial review. The Snyderville Basin Water Reclamation District is requiring a new sewer access easement as a requirement of their approvals, and the new easement has been noted on the amended record of survey.

Notice
The property was posted and notice was mailed to property owners within 300 feet in accordance with the requirements in the LMC. Legal notice was also put in the Park Record in accordance with the requirements of the LMC.

Public Input
On May 8, 2013, the Planning Commission held a public hearing to consider the approval of the Parkview Amended Plat and no public comments or input was offered at that hearing. Staff has received no further public comments or input since the Planning Commission hearing. Any public comments offered to Staff after this Staff Report is written will be forwarded to the City Council prior to the scheduled meeting.

Alternatives
- The City Council may approve the Parkview Amended Record of Survey Plat as conditioned or amended; or
- The City Council may deny the Parkview Amended Record of Survey Plat and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on Parkview Amended Record of Survey Plat to a date certain.

Significant Impacts
There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation
The proposed plat amendment would not be recorded and the recorded fifty foot (50') wetland high water setback line would remain, no development beyond the current setback would be allowed.

Recommendation
Staff recommends the City Council hold a public hearing, take public comment, and approve the Parkview Amended Record of Survey Plat based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Exhibits
Ordinance – Vicinity Map(s)
Exhibit A – Proposed Plat Amendment Record of Survey
Exhibit A.2 Original Plat
Exhibit B – IHI Wetland Report and Army Corps of Engineers Acceptance
Exhibit C – Original 1996 MPD Staff Report – Parkview Condominiums

Exhibit C.2 October 9, 1996 Meeting Minutes – Parkview Condominiums
Exhibit D – Proposed materials, rear floor plans and rear elevations (photos)
Exhibit E – Discrepancy Spread Sheet
Exhibit F – Draft May 7, 2013 Planning Commission Meeting Minutes

Ordinance No. 13-

AN ORDINANCE APPROVING THE PARKVIEW AMENDED, CONSOLIDATED AND RESTATED RECORD OF SURVEY PLAT LOCATED AT 2260 JUPITER VIEW DRIVE, PARK CITY, UTAH.

WHEREAS, the owners of property located at 2260 Jupiter View Drive have petitioned the City Council for approval of the Parkview Amended Record of Survey Plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on May 8, 2013 to receive input on the Parkview Amended Record of Survey Plat;

WHEREAS, the Planning Commission, on May 8, 2013, forwarded a recommendation to the City Council;

WHEREAS; the City Council, held a public hearing on May 30, 2013; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the Parkview Amended, Consolidated and Restated Record of Survey Plat.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The 2260 Jupiter View Drive Plat Amendment as shown in Exhibit B is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 2260 Jupiter View Drive within the Residential Development (RD) Master Planned Development Overlay (MPD) District.
2. The proposed plat records and memorializes the change to the wetland high water setback line from McLeod Creek by approximately 10-22 feet (eastward toward the creek) representing approximately 0.51 acres.
3. The Army Corps of Engineers has issued a LOMA Determination to the Parkview HOA which re-designated the property to show that all portions of the Parkview open space outside of the new McLeod Creek meander corridor to be “Zone X” which is a non-flood hazard designation.
4. None of the proposed rear expansions or deck extensions to the affected units are within the new flood designation or the McLeod Creek meander corridor. designation

5. The plat amendment fixes twelve (12) discrepancies of deck and basement areas noted on those units that were not constructed but were shown on the original plat, including showing basement square footages and decks for units that have neither a basement nor a deck.
6. The proposed changes to the plat will allow twenty-four (24) of the thirty-six (36) units within the Parkview Condominiums to extend their decks outward into the eastern portion of the site, and will allow fourteen (14) of those units to expand the square footage of their existing units by adding rear additions of approximately 500 square feet each, and decks from 187 to 310 square feet.
7. The proposed plat will not increase in the density above the original 36 recorded units.
8. The original Master Planned Development for Parkview did not contemplate a maximum FAR and does not prohibit an increase in unit or deck sizes. The only limiting factors to further development were the number of units, the established setback from the wetland high water mark, established height requirements and other setback requirements.
9. There are 102 parking spaces provided where seventy-two (72) spaces are required.
10. The original amount of open space provided was 75% of the total site, the overall amount of open space provided after the deck and square footage additions to the habitual living space (and the 30 additional parking spaces) is approximately 71%. The open space requirement was 60% when the original approval for the Condominiums was granted, thus the required open space is still exceeded.
11. The proposed plat amendment will not cause any nonconformities or noncompliance with the Residential Development-Medium (RDM) District designation or the Parkview MPD as there is no increase in the total number of units, front and rear setbacks, or building height. All units exceed the minimum rear yard setback requirements (25 feet), with the closest unit to the rear property line being approximately sixty feet (60’) feet away.
12. Although the proposed amendment will increase the habitable living spaces for 14 of the 36 units, the amended plat will not require additional parking as the Parkview HOA previously installed additional parking, and only two (2) spaces are required per unit.
13. The proposed amended plat will record a new sewer easement through the property as required by the Snyderville Basin Water Reclamation District.
14. The proposed additional square footage and deck extensions will occur within the Army Corps of Engineers FEMA flood zone “X” as delineated on the approved revised LOMA map.
15. The proposed condominium plat amendment does not require a revised MPD due to the fact that the proposed changes to the original approval of the Parkview MPD are in substantial compliance with the original approvals, and no new units are proposed, the amount of contemplated private space stays roughly the same, and the original open space proposed still exceeds the required amount of 60%.
16. On May 8, 2013, the Planning Commission held a Public Hearing and voted unanimously to forward a positive recommendation to the City Council for the approval of the Parkview Condominiums Amended, Consolidated and Restated Record of Survey Plat.

Conclusions of Law:

1. The proposed plat amendment to the record of survey is necessary to memorialize as-built conditions and correct existing discrepancies with the constructed units as compared to the original recorded plat.
2. The proposed plat amendment to the record of survey will reflect the Army Corps of Engineers acceptance of the changes to the high water mark.
3. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.
4. Neither the public nor any person will be materially injured by the proposed plat amendment.
5. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.
6. There is Good Cause to approve the proposed plat amendment not cause undo harm on any adjacent property owners because the proposal meets the requirements of the Land Management Code and all future development will be reviewed for compliance with requisite Building and Land Management Code requirements.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. All applicable original Conditions of Approval for the Parkview Condominiums shall apply.
4. All original notes on the Parkview Condominium Plat shall be noted on the amended plat.
5. Open Space areas are to remain free of structures **or development,** with **an** exception **only for the required gravel** stairway landings which shall not exceed the square footage minimum for each, as required by building code (approximately 36: x 36" or 6 feet by 6 feet for side-by-side stairways).
6. There will be no hot tubs, gazebos, barbeques, **playgrounds, or any structures** or active recreation areas allowed within the open space area between the buildings and the creek**.** The originally contemplated **improvements within this area of the Parkview MPD are not allowed**.
7. Deck areas shown as on the plats are not to be converted to private living space **or enclosed**, nor are additional structures, etc. allowed within these or other opens space areas.
8. A revised landscape plan for the open space area between the existing units and the creek is required at the time of building permit submittal for the deck extensions. Said landscape plan shall incorporate the reintroduction of native landscape

materials within this area, and reduce the amount of sod-grass, especially near the creek.

9. **No pesticides, herbicides, or other non-organic fertilizers shall be applied to this landscape area.**

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 30th day of May, 2013.

PARK CITY MUNICIPAL CORPORATION

____
Dana Williams, MAYOR

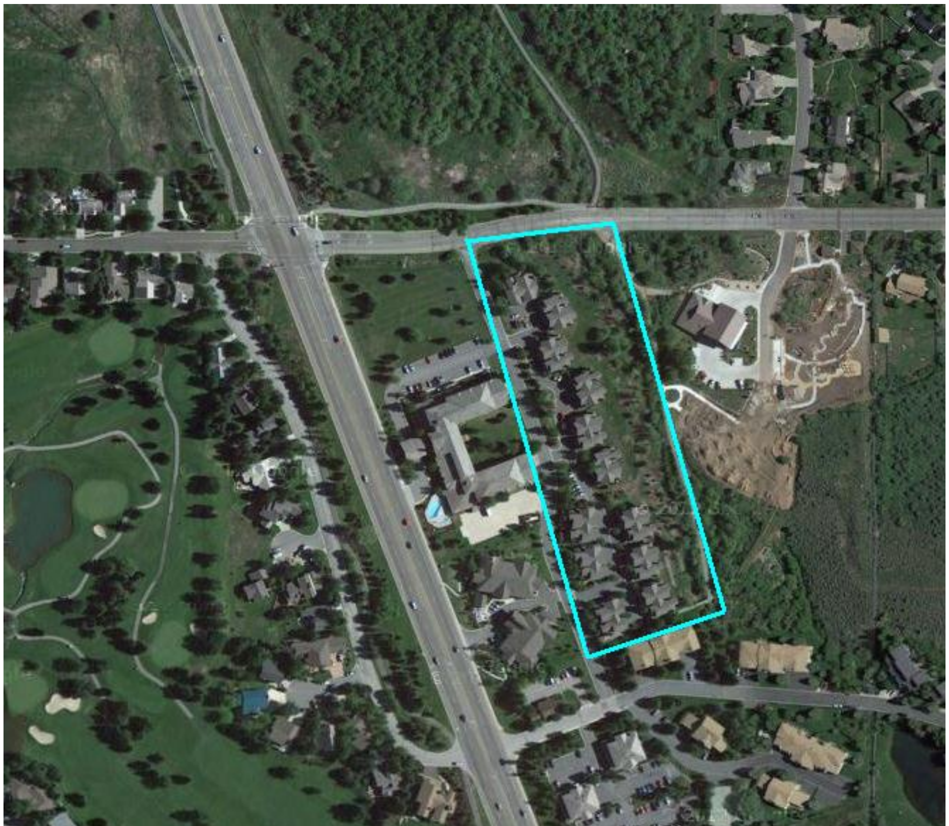
ATTEST:

____
Jan Scott, City Recorder

APPROVED AS TO FORM:

____
Mark Harrington, City Attorney

Vicinity Maps



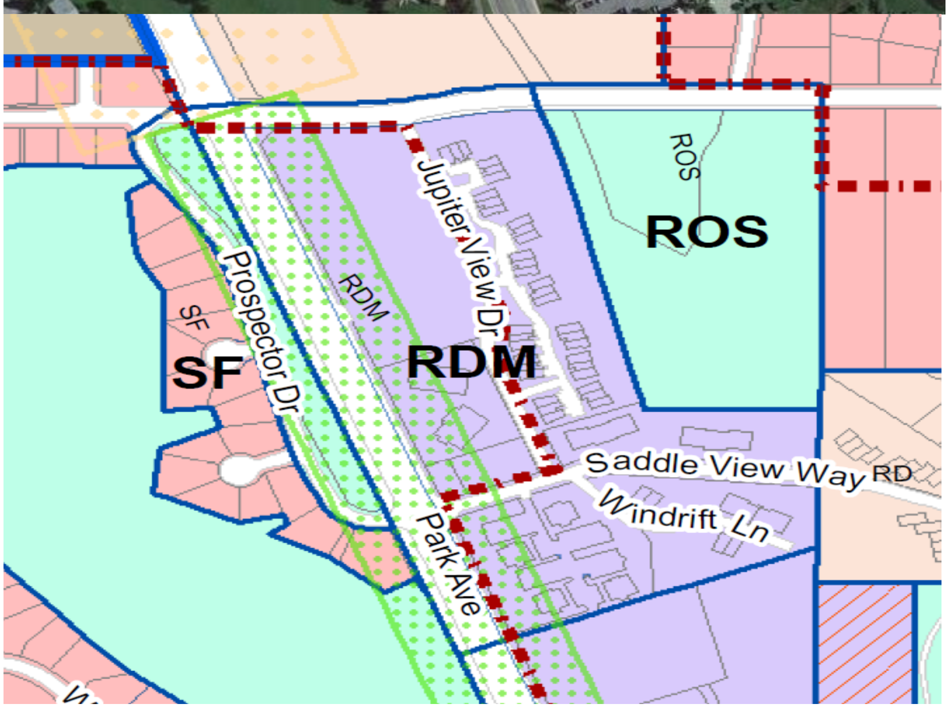
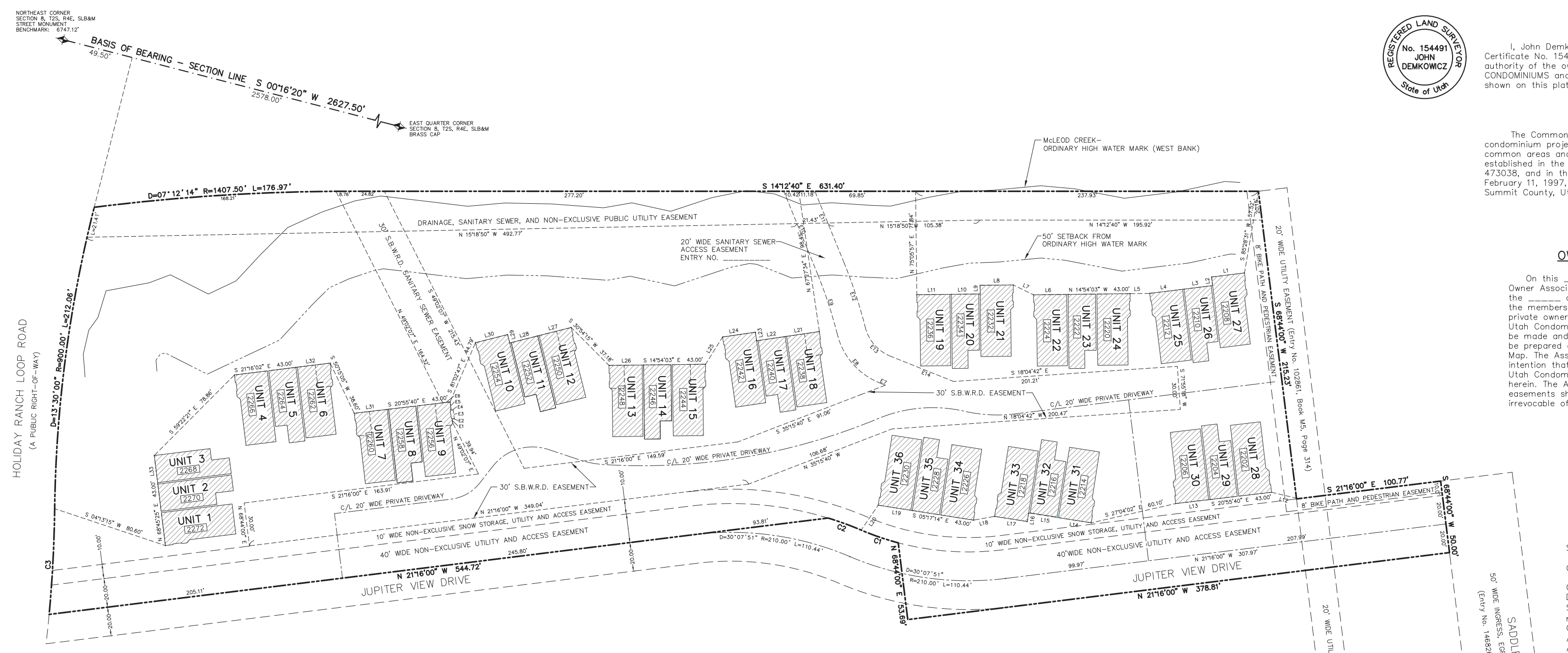


Exhibit A – Proposed Parkview Condominiums Amendment to the Record of Survey Plat



SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, as prescribed by the laws of the State of Utah, and that by authority of the owners, I have prepared this Record of Survey map of PARKVIEW CONDOMINIUMS and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

LEGAL DESCRIPTION

The Common Areas, contained within the PARKVIEW CONDOMINIUMS, a Utah condominium project, together with its undivided ownership interest in and to the common areas and facilities of the project, as the same are identified and established in the record of survey map recorded February 11, 1997, as Entry No. 473038, and in the Declaration of Condominium of PARKVIEW CONDOMINIUMS recorded February 11, 1997, as Entry No. 473039 in Book 1026 at Page 639, records of Summit County, Utah.

OWNER'S DEDICATION AND CONSENT TO RECORD

On this ______ day of _____________ 2013, Parkview Condominium Owner Association, a Utah non-profit corporation, does hereby certify that on the ______ day of _______________, the Board of Trustees certified that the members of the Association voted to convert specified common areas to private ownership for the benefit of certain owners. In accordance with the Utah Condominium Ownership Act, the Association has caused this survey to be made and this Amended, Consolidated and Restated Record Survey Map to be prepared and hereby consents to the recordation of this Record Survey Map. The Association further consents to the recordation hereof with the intention that upon such recordation, the provisions of the Declaration and Utah Condominium Ownership Act shall apply to the property described herein. The Association also hereby dedicates the non-exclusive utility easements shown hereon to the use of the public in accordance with an irrevocable offer of dedication.

PARKVIEW CONDOMINIUM OWNERS ASSOCIATION

By ________________________________
Derek A. Howard, Secretary/Treasurer
Parkview Condominium Owners Association

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On this ______ day of _________, 2013, personally appeared before me, Derek A. Howard, who being by me duly sworn did say, that he is the Secretary/Treasurer of Parkview Condominium Owners Association, a Utah nonprofit corporation, and that he signed the above Owner's Dedication and Consent to Record for, on and in behalf of the unit owners of said Association, and said Secretary/Treasurer duly acknowledged that said Association executed the same.

____
A Notary Public commissioned in Utah

____
Printed Name

Residing in: ____________________

My commission expires: _____________

COMMON OWNERSHIP
PRIVATE OWNERSHIP
LIMITED COMMON OWNERSHIP

LEGEND
S.F. REPRESENTS SQUARE FEET.
FP REPRESENTS FIREPLACE.

NOTES:

1. Plans and dimensions shown on this plat were compiled from architectural drawings prepared by John C. Shirley Architect & Associates and Elliott Workgroup. No field measurements were made. Actual measurements may vary from those shown.
2. Interior dimensions shown are to finished surfaces.
3. All structural elements are designated as Common Areas.
4. Refer to declaration of condominium for complete description of ownership.
5. Benchmark: See Sheet 1 of 7 for location and elevation.
6. This project is served by common sewer laterals and the ownership and maintenance responsibility of the common laterals is the responsibility of Parkview Condominiums Homeowner's Association.
7. All areas indicated as Common ownership are non-exclusive utility and access easements.
8. All units will include modified N.F.P.A. (13-R) fire sprinklers.
9. All conditions of approval for the PARKVIEW CONDOMINIUMS M.P.D. and the PARKVIEW SUBDIVISION plat shall apply.
10. The wetlands and open space area shown, are permanent no build areas, with the exception of specified and approved utility and trail installations.
11. All work in the wetland areas requires a permit issued by the U.S. Army Corps of Engineers. All such work shall be approved by the Park City Community Development Department.
12. Installation of the on-site and off-site trails shall be completed according to a signed agreement between PARK VIEW, L.C. and the City of Park City. This agreement shall be signed and recorded prior to building permit issuance.

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 21°16'00" W	23.00'
L2	S 68°44'00" W	6.00'
L3	N 21°16'00" W	20.00'
L4	N 21°16'00" W	24.00'
L5	N 15°03'34" W	13.64'
L6	N 14°54'03" W	24.00'
L7	N 11°47'02" E	15.66'
L8	N 14°54'03" W	23.00'
L9	S 75°05'57" W	6.00'
L10	N 14°54'03" W	20.00'
L11	N 14°54'03" W	24.00'
L12	S 00°47'15" E	18.18'
L13	S 20°55'40" E	24.00'
L14	S 05°17'14" E	24.00'
L15	S 05°17'14" E	20.00'
L16	N 84°42'46" E	6.00'
L17	S 05°17'14" E	23.00'
L18	S 24°19'33" E	14.81'
L19	S 05°17'14" E	24.00'
L20	S 69°55'55" E	20.43'
L21	S 22°32'26" E	24.00'
L22	S 22°32'26" E	20.00'
L23	S 67°27'34" W	6.00'
L24	S 22°32'26" E	23.00'
L25	S 72°13'25" E	22.30'
L26	S 14°54'03" E	24.00'
L27	S 28°21'29" E	24.00'
L28	S 28°21'29" E	20.00'
L29	S 61°38'31" W	6.00'
L30	S 28°21'29" E	23.00'
L31	S 20°55'40" E	24.00'
L32	S 21°16'02" E	24.00'
L33	N 68°45'25" E	20.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	190.01'	27.33'	08°14'27"
C2	230.00'	24.33'	06°03'35"
C3	30.00'	23.57'	45°00'33"
C4	65.00'	16.81'	14°48'54"

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
E1	N 69°04'20" E	2.67'
E2	S 20°55'40" E	1.50'
E3	N 69°04'20" E	6.00'
E4	N 20°55'40" W	1.50'
E5	N 69°04'20" E	5.92'
E6	N 20°55'40" W	5.32'
E7	S 07°37'20" W	4.28'
E10	S 53°36'50" W	62.04'
E11	S 53°36'50" W	53.89'
E14	S 07°37'20" W	47.23'

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
E8	49.07	46.28	54°02'30"
E9	315.00	44.26	08°03'00"
E12	355.00	47.07	08°03'00"
E13	29.07	27.42	54°02'30"

LEGEND

XXXX Street address on Jupiter View Drive

40' 0 40' 80'

AMENDED, CONSOLIDATED AND RESTATED
RECORD OF SURVEY MAP

PARKVIEW CONDOMINIUMS

LOCATED IN THE NORTHEASE QUARTER OF SECTION 8
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 7

11/30/12 JOB NO.: 1-9-12 FILE: X:\ParkMeadows\dwg\srv\plat2012\010912.dwg

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ______
DAY OF ___________, 2013 A.D.
BY _______________
S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ OF ___________, 2013 A.D.
BY _______________
CHAIR

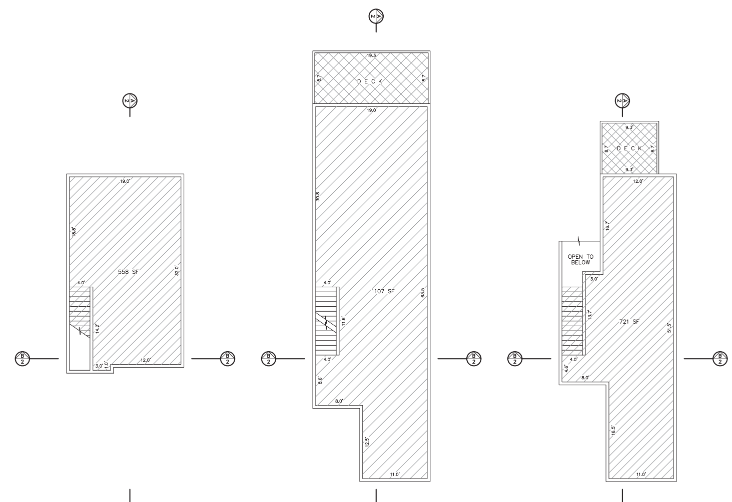
ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ______ DAY OF ___________, 2013 A.D.
BY _______________
PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS ______
DAY OF ___________, 2013 A.D.
BY _______________
PARK CITY ATTORNEY

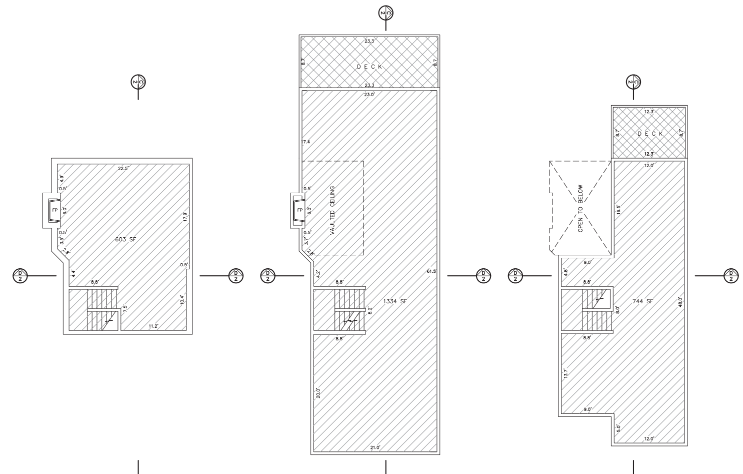
CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ______ DAY OF ___________, 2013 A.D.
BY _______________
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ______ DAY OF ___________, 2013 A.D.
BY _______________
MAYOR

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF ____________________
DATE _______ TIME _____ BOOK _____ PAGE _____
ENTRY NO. FEE RECORDER



BASEMENT LEVEL   MAIN LEVEL   UPPER LEVEL



BASEMENT LEVEL   MAIN LEVEL   UPPER LEVEL

UNITS 11, 17

MIRROR IMAGE FOR UNITS 8, 14

2,386 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE

UNIT NUMBER	8	11	14	17
UPPER LEVEL	6783.0	6783.5	6784.7	6784.5
MAIN LEVEL	6773.0	6773.5	6774.7	6774.5
BASEMENT LEVEL	6764.0	6764.5	6765.7	6765.5

LEGEND

S.F. REPRESENTS SQUARE FEET.
FP REPRESENTS FIREPLACE

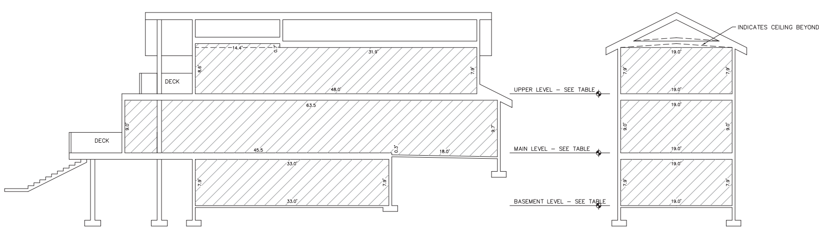
UNITS 7, 10, 13, 16, 22

MIRROR IMAGE FOR UNITS 6, 9, 12, 15

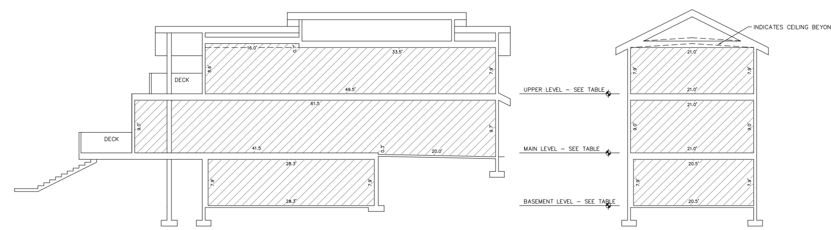
2,681 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE

UNIT NUMBER	6	7	9	10	12	13	15	16	22
UPPER LEVEL	6782.0	6783.0	6783.0	6783.5	6783.5	6784.7	6784.7	6784.5	6784.9
MAIN LEVEL	6772.0	6773.0	6773.0	6773.5	6773.5	6774.7	6774.7	6774.5	6774.9
BASEMENT LEVEL	6763.0	6764.0	6764.0	6764.5	6764.5	6765.7	6765.7	6765.5	6765.9



SECTION A-2   SECTION B-2



SECTION C-2   SECTION D-2

NOTES:

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY JOHN C. SHIRLEY ARCHITECT AND ELLIOTT WORKGROUP ARCHITECTURE.
2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
3. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
4. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
5. BENCHMARK: SEE SHEET 1 FOR LOCATION AND ELEVATION.

10 0 10 20 FEET

COMMON AREA

UNIT (PRIVATE OWNERSHIP)

LIMITED COMMON AREA

AMENDED, CONSOLIDATED AND RESTATED
RECORD OF SURVEY MAP

PARKVIEW CONDOMINIUMS

A CONDOMINIUM PROJECT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

11/29/12 JOB NO.: 1-9-12   FILE: X:\ParkMeadows\dwg\srv\plat2012\010912_shts2-7.dwg

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AT THE REQUEST OF ____________________
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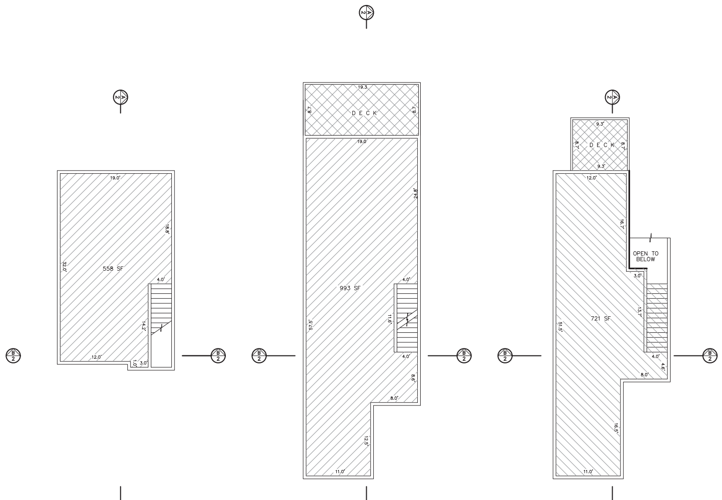
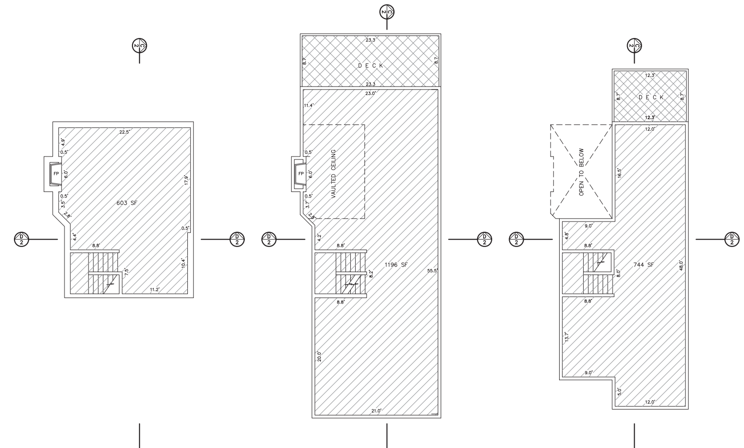


BASEMENT LEVEL   MAIN LEVEL   UPPER LEVEL



BASEMENT LEVEL   MAIN LEVEL   UPPER LEVEL

UNITS 20, 23, 26

2,272 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE

UNIT NUMBER	20	23	26
UPPER LEVEL	6784.2	6784.9	6785.7
MAIN LEVEL	6774.2	6774.9	6775.7
BASEMENT LEVEL	6765.2	6765.9	6766.7

LEGEND

S.F. REPRESENTS SQUARE FEET.
FP REPRESENTS FIREPLACE

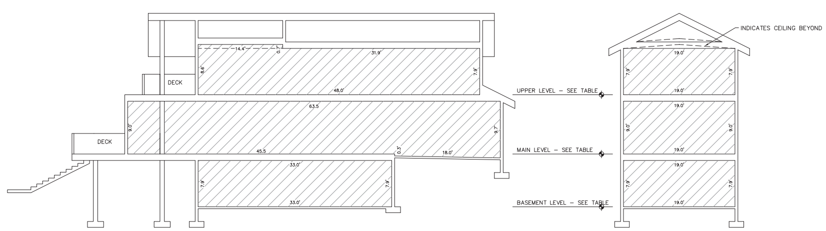
UNITS 19, 25

MIRROR IMAGE FOR UNITS 24, 27

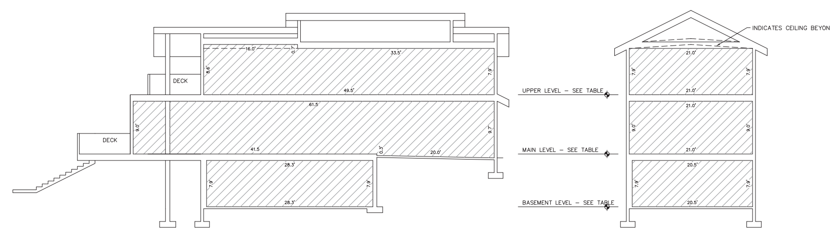
2,543 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE

UNIT NUMBER	19	21	24	25	27
UPPER LEVEL	6784.2	6784.2	6784.9	6785.7	6785.7
MAIN LEVEL	6774.2	6774.2	6774.9	6775.7	6775.7
BASEMENT LEVEL	6765.2	6765.2	6765.9	6766.7	6766.7



SECTION A–2   SECTION B–2



SECTION C–2   SECTION D–2

NOTES:

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY JOHN C. SHIRLEY ARCHITECT AND ELLIOTT WORKGROUP ARCHITECTURE.
2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
3. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
4. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
5. BENCHMARK: SEE SHEET 1 FOR LOCATION AND ELEVATION.

10 0 10 20 FEET

COMMON AREA
UNIT (PRIVATE OWNERSHIP)
LIMITED COMMON AREA

AMENDED, CONSOLIDATED AND RESTATED
RECORD OF SURVEY MAP

PARKVIEW CONDOMINIUMS

A CONDOMINIUM PROJECT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

SHEET 3 OF 7

11/29/12 JOB NO.: 1–9–12   FILE: X:\ParkMeadows\dwg\srv\plat2012\010912_shts2-7.dwg

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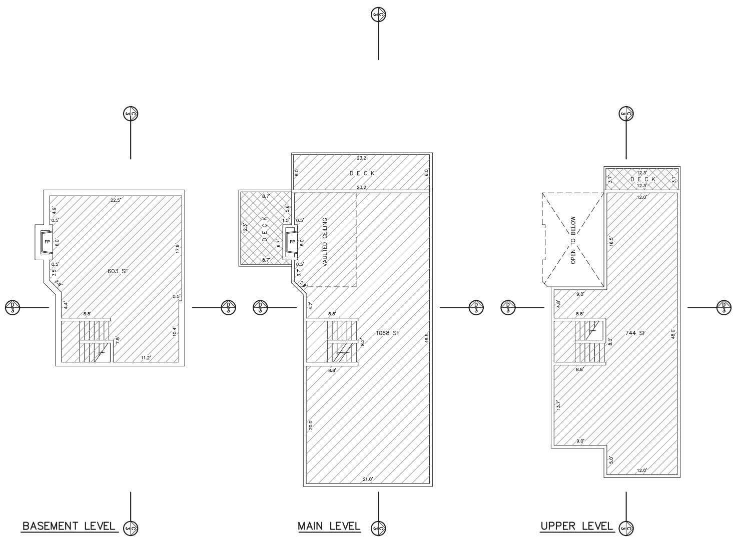
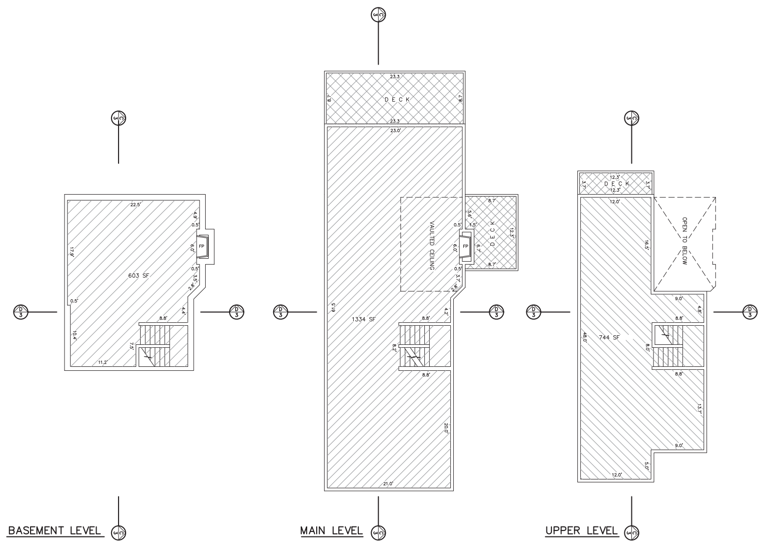




UNIT 4

2,415 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE

UNIT NUMBER	4
UPPER LEVEL	6782.0
MAIN LEVEL	6772.0
BASEMENT LEVEL	6763.0

LEGEND

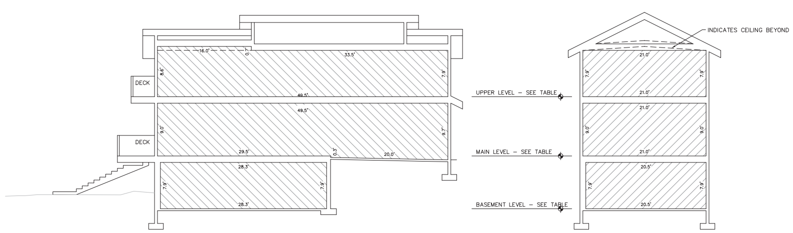
S.F. REPRESENTS SQUARE FEET.
FP REPRESENTS FIREPLACE

UNIT 18

2,681 TOTAL SQUARE FEET

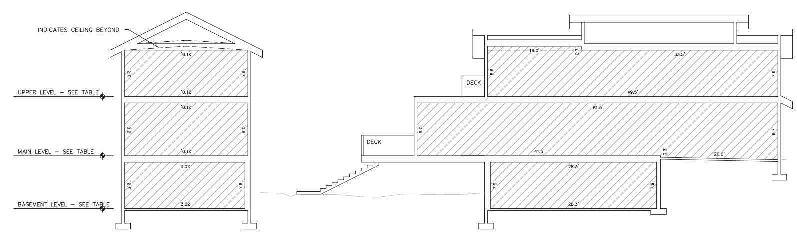
FLOOR ELEVATION TABLE

UNIT NUMBER	18
UPPER LEVEL	6784.5
MAIN LEVEL	6774.5
BASEMENT LEVEL	6765.5



SECTION C–3

SECTION D–3



SECTION D–3

SECTION C–3

NOTES:

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY JOHN C. SHIRLEY ARCHITECT AND ELLIOTT WORKGROUP ARCHITECTURE.
2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
3. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
4. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
5. BENCHMARK: SEE SHEET 1 FOR LOCATION AND ELEVATION.

10 0 10 20 FEET

COMMON AREA

UNIT (PRIVATE OWNERSHIP)

LIMITED COMMON AREA

AMENDED, CONSOLIDATED AND RESTATED
RECORD OF SURVEY MAP

PARKVIEW CONDOMINIUMS

A CONDOMINIUM PROJECT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

SHEET 4 OF 7

11/29/12 JOB NO.: 1-9-12 FILE: X:\ParkMeadows\dwg\srv\plat2012\010912_shts2-7.dwg

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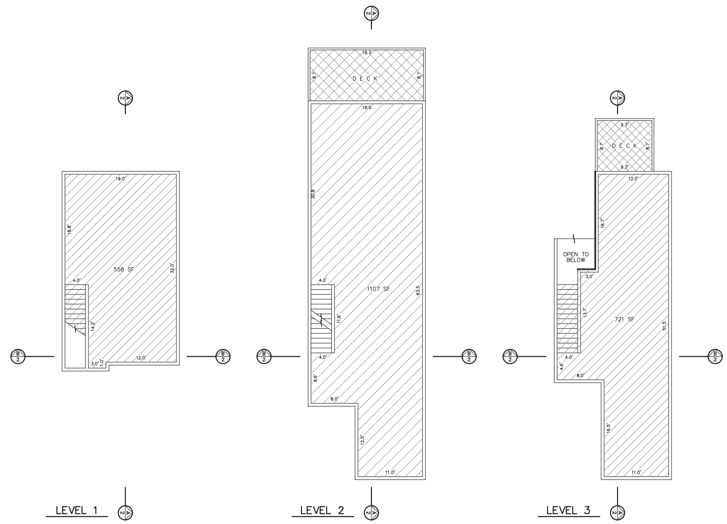
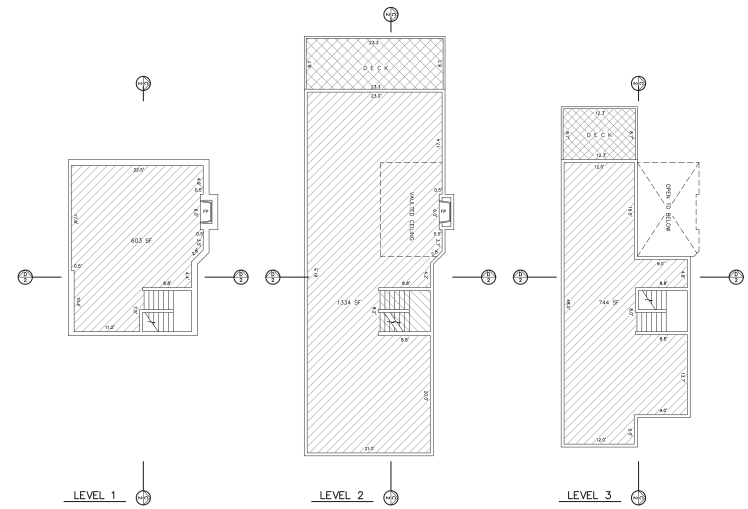


UNIT 5

2,386 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE

UNIT NUMBER	5
UPPER LEVEL	6782.0
MAIN LEVEL	6772.0
BASEMENT LEVEL	6763.0



UNIT 21

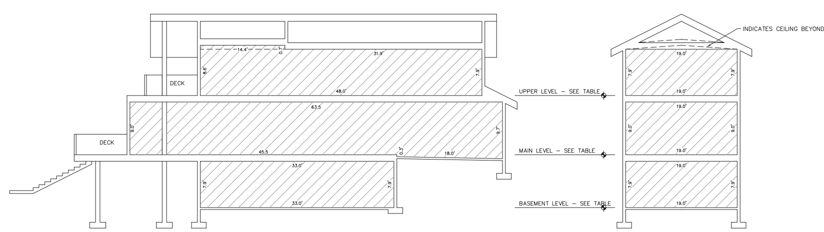
2,681 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE

UNIT NUMBER	21
UPPER LEVEL	6784.2
MAIN LEVEL	6774.2
BASEMENT LEVEL	6765.2

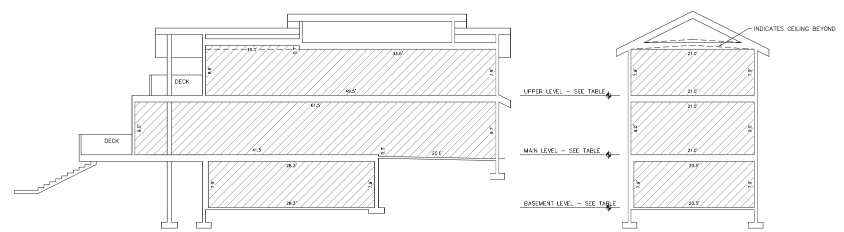
LEGEND

S.F. REPRESENTS SQUARE FEET.
FP REPRESENTS FIREPLACE



SECTION A–2

SECTION B–2



SECTION C–2

SECTION D–2

NOTES:

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY JOHN C. SHIRLEY ARCHITECT AND ELLIOTT WORKGROUP ARCHITECTURE.
2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
3. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
4. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
5. BENCHMARK: SEE SHEET 1 FOR LOCATION AND ELEVATION.

10 0 10 20 FEET

COMMON AREA
UNIT (PRIVATE OWNERSHIP)
LIMITED COMMON AREA

AMENDED, CONSOLIDATED AND RESTATED
RECORD OF SURVEY MAP

PARKVIEW CONDOMINIUMS

A CONDOMINIUM PROJECT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

SHEET 5 OF 7

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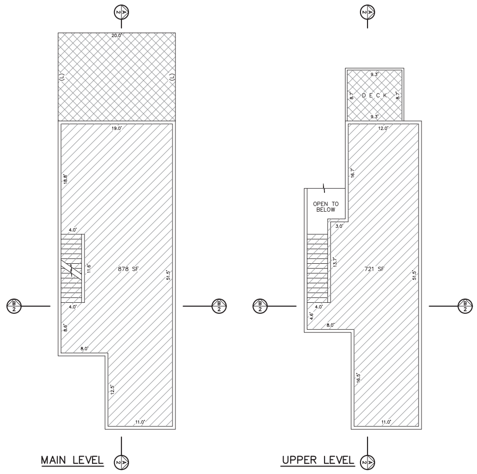
LIMITED COMMON AREA
DIMENSION TABLE

UNIT	LENGTH (L)
2	15'
29	13'
32	18'
35	18'



UNITS 2, 29, 32, 35

1,599 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE

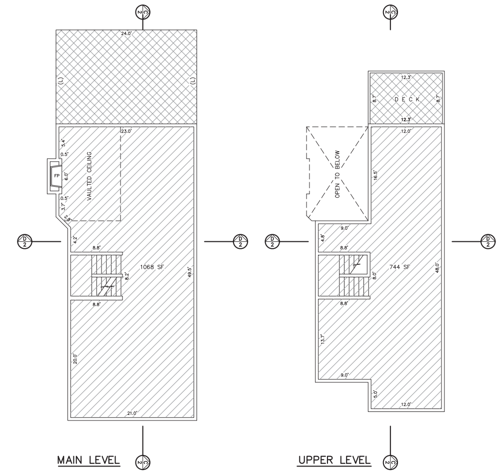
UNIT NUMBER	2	29	32	35
UPPER LEVEL	6782.0	6786.1	6785.0	6783.9
MAIN LEVEL	6772.0	6776.1	6775.0	6773.9

LEGEND

S.F. REPRESENTS SQUARE FEET.
FP REPRESENTS FIREPLACE

LIMITED COMMON AREA
DIMENSION TABLE

UNIT	LENGTH (L)
1	15'
28	16'
30	13'
33	16'
34	21'
36	14'



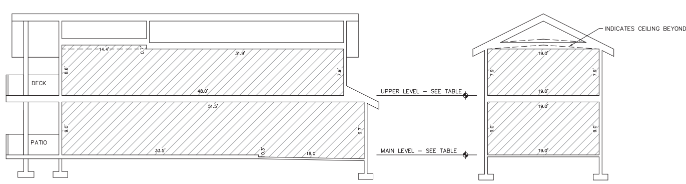
UNITS 1, 28, 34

MIRROR IMAGE FOR UNITS 30, 33, 36

1,812 TOTAL SQUARE FEET

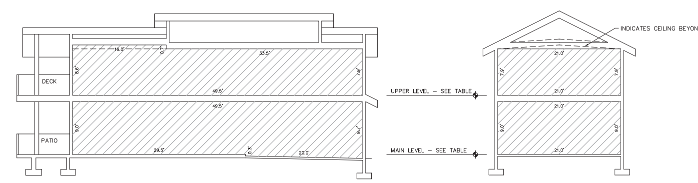
FLOOR ELEVATION TABLE

UNIT NUMBER	1	28	30	33	34	36
UPPER LEVEL	6782.0	6786.1	6786.1	6785.0	6783.9	6783.9
MAIN LEVEL	6772.0	6776.1	6776.1	6775.0	6773.9	6773.9



SECTION A–2

SECTION B–2



SECTION C–2

SECTION D–2

NOTES:

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5. BENCHMARK: SEE SHEET 1 FOR LOCATION AND ELEVATION.

10 0 10 20 FEET

COMMON AREA

UNIT (PRIVATE OWNERSHIP)

LIMITED COMMON AREA

AMENDED, CONSOLIDATED AND RESTATED
RECORD OF SURVEY MAP

PARKVIEW CONDOMINIUMS

A CONDOMINIUM PROJECT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

SHEET 6 OF 7

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RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF ______________________
DATE ________ TIME ______ BOOK ______ PAGE ______

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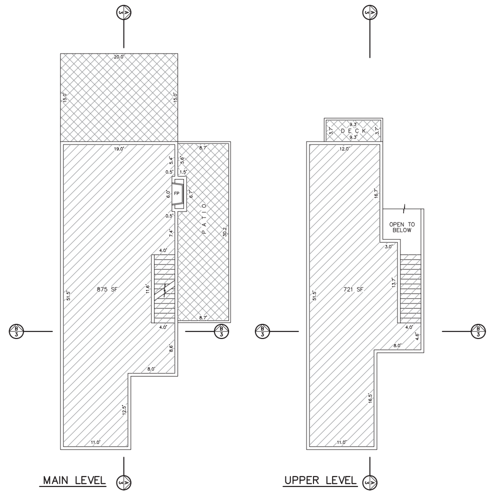
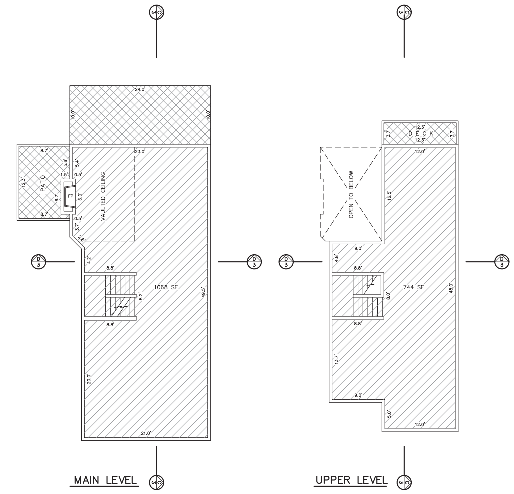




UNIT 3

1,596 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE

UNIT NUMBER	3
UPPER LEVEL	6782.0
MAIN LEVEL	6772.0

LEGEND

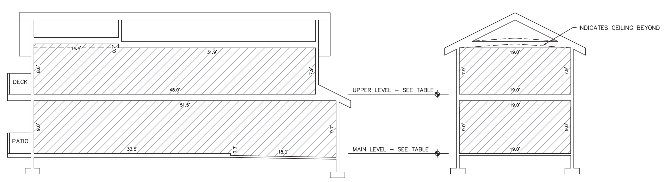
S.F. REPRESENTS SQUARE FEET.
FP REPRESENTS FIREPLACE

UNIT 31

1,812 TOTAL SQUARE FEET

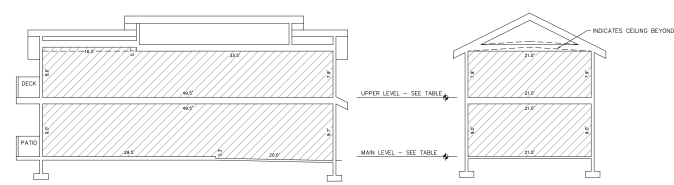
FLOOR ELEVATION TABLE

UNIT NUMBER	31
UPPER LEVEL	6785.0
MAIN LEVEL	6775.0



SECTION A–3

SECTION B–3



SECTION C–3

SECTION D–3

NOTES:

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY JOHN C. SHIRLEY ARCHITECT AND ELLIOTT WORKGROUP ARCHITECTURE.
2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
3. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
4. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
5. BENCHMARK: SEE SHEET 1 FOR LOCATION AND ELEVATION.

10 0 10 20 FEET

COMMON AREA

UNIT (PRIVATE OWNERSHIP)

LIMITED COMMON AREA

AMENDED, CONSOLIDATED AND RESTATED
RECORD OF SURVEY MAP

PARKVIEW CONDOMINIUMS

A CONDOMINIUM PROJECT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

11/29/12 JOB NO.: 1-9-12 FILE: X:\ParkMeadows\dwg\srv\plat2012\010912_shts2-7.dwg

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF ____________________

DATE _______ TIME _____ BOOK _____ PAGE _____

_________ FEE _____________ RECORDER

Exhibit A(2) – Original Plat

SURVEYOR'S CERTIFICATE

I, John Demkowicz, do hereby certify that I am a registered Land Surveyor and that I hold Certificate No. 163931 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner I have made a survey of the tract of land shown on this plat and described hereon and subdivided said tract of land into Private, Limited Common and Common Elements, including private streets hereafter to be known as Parkview Condominiums, a Condominium Project, in accordance with Utah Code Section 57-8-13.

John Demkowicz 1-21-97
JOHN DEMKOWICZ DATE

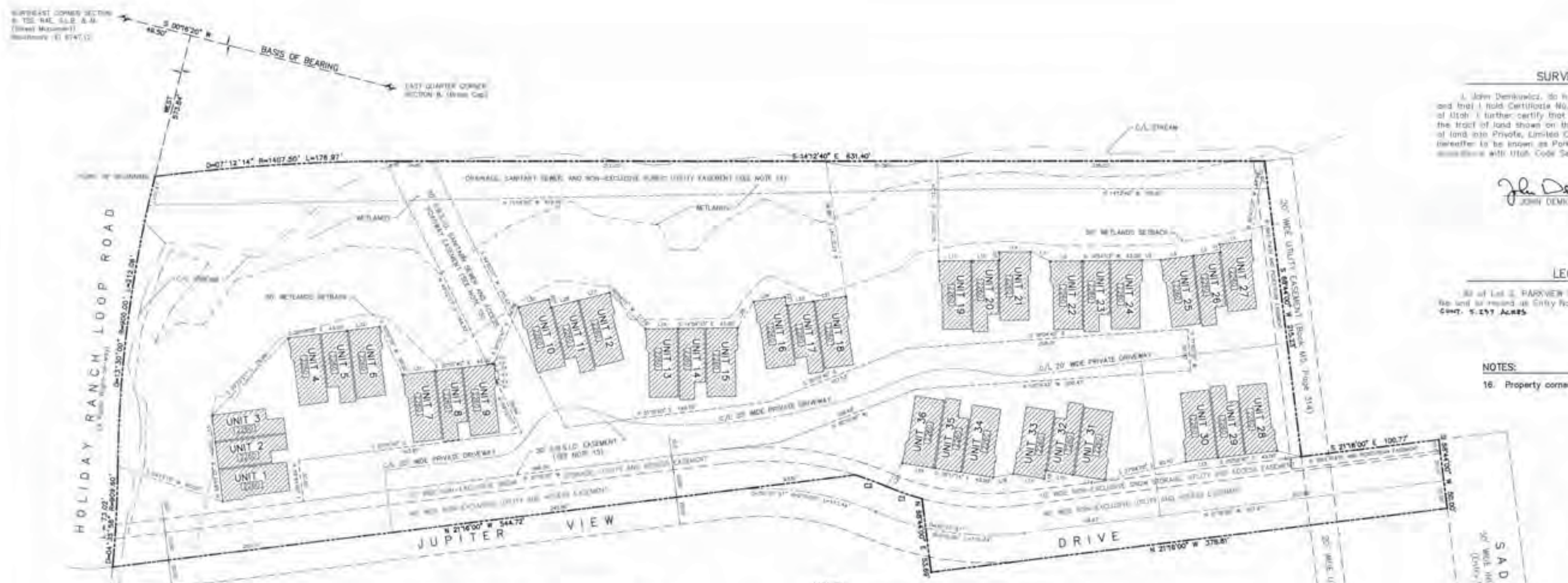
(Seal: Registered Land Surveyor, No. 163931, John Demkowicz, State of Utah)

LEGAL DESCRIPTION

All of Lot 2, PARKVIEW SUBDIVISION, according the official plat thereof on file and of record as Entry No. 228344 in the Summit County Recorder's Office.
CONT. 5.257 ACRES

NOTES:

16. Property corners to be set upon completion of project.



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	190.00'	27.33'	08°14'27"
C2	170.00'	24.35'	08°12'35"
C3	35.00'	23.67'	45°00'33"
C4	65.00'	16.81'	14°48'54"

COMMON OWNERSHIP

PRIVATE OWNERSHIP

LIMITED COMMON OWNERSHIP

40 0 40 80 FEET

LEGEND

S.F. REPRESENTS SQUARE FEET
FP REPRESENTS FIREPLACE

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 21°16'00" W	23.00'
L2	S 68°44'00" W	6.00'
L3	N 21°16'00" W	20.00'
L4	N 21°16'00" W	24.00'
L5	N 15°05'34" W	13.64'
L6	N 14°54'03" W	24.00'
L7	N 11°47'00" E	15.56'
L8	N 14°54'03" W	23.00'
L9	S 75°05'57" W	6.00'
L10	N 14°54'03" W	20.00'
L11	N 14°54'03" W	24.00'
L12	S 00°41'15" E	18.18'
L13	S 20°55'40" E	24.00'
L14	S 05°17'14" E	24.00'
L15	S 05°17'14" E	20.00'
L16	N 84°42'46" E	6.00'
L17	S 05°17'14" E	23.00'
L18	S 24°19'33" E	14.81'
L19	S 05°17'14" E	24.00'
L20	S 65°55'55" E	20.43'
L21	[illegible] E	24.00'
L22	[illegible] E	20.00'
L23	S 67°27'34" W	6.00'
L24	S [illegible] E	23.00'
L25	S 22°13'25" E	22.50'
L26	S 14°54'03" E	24.00'
L27	S 28°51'29" E	24.00'
L28	S 28°21'29" E	20.00'
L29	S 61°38'31" W	6.00'
L30	S 28°21'29" E	23.00'
L31	S 20°55'40" E	24.00'
L32	S 21°16'00" E	24.00'
L33	N 68°45'25" E	20.00'

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
E1	N 69°04'20" E	2.67'
E2	S 20°55'40" E	1.50'
E3	N 69°04'20" E	6.00'
E4	N 20°55'40" W	1.50'
E5	N 69°04'20" E	5.32'
E6	N 20°55'40" W	5.32'

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT that PARK VIEW, L.C. a Utah limited liability company, as the undersigned owner of the hereon described tract of land, to be known hereafter as THE PARKVIEW CONDOMINIUMS, a Utah Condominium Project, hereby certifies that it has caused this survey to be made and this Record of Survey map to be prepared. PARK VIEW, L.C. hereby consents to the recordation of this Record of Survey map. Also, the undersigned owner, or its representatives, hereby irrevocably offers for dedication to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, State of Utah all streets, land for local government uses, easements, parks, and required utilities and easements shown on the plat and construction drawings in accordance with this irrevocable offer of dedication. The owners further certify that all buildings will be built as shown.

IN WITNESS WHEREOF, the undersigned set his hand this 21st day of JANUARY, 1997.

PARK VIEW, L.C., a Utah limited liability company

By [signature]
Its SEC/TRES

(Notary seal)

ACKNOWLEDGMENT

State of Utah)
) ss
County of Wasatch)

On this 21 day of January, 1997, personally appeared before me the undersigned Notary Public in and for said state and county, Henry Sigg, being duly sworn, acknowledged to me that he is the SEC/TRES of the above PARK VIEW, L.C. and that the said PARK VIEW, L.C. is the owner of the herein described tract of land and that Henry Sigg signed the above Owners Dedication and Consent to Record on behalf of, and at the authorization of, PARK VIEW L.C.

Debbie Ward
Notary Public
Commission expires May 30, 1999

NOTES:

1. Plans and dimensions shown on this plat were compiled from architectural drawings prepared by John C. Shirley Architect and Associates.
2. Interior dimensions shown are to finished surfaces.
3. All structural elements are designated as Common Areas.
4. Refer to declaration of condominium for complete description of ownership.
5. Benchmark: See Sheet 1 of 3 for location and elevation.
6. This project is served by common sewer laterals and the ownership and maintenance responsibility of the common laterals is the responsibility of Parkview Condominiums Homeowner's Association.
7. All areas indicated as Common ownership are non-exclusive utility and access easements.
8. The address of a PARKVIEW CONDOMINIUMS unit is 2260 Jupiter View Drive, unit number ____.
9. All units will include modified N.F.P.A. (13-R) fire sprinklers.
10. All conditions of approval for the PARKVIEW CONDOMINIUMS M.P.D. and the PARKVIEW SUBDIVISION plat shall apply.
11. The wetlands and open space area shown, are permanent no build areas, with the exception of specified and approved utility and trail installations.
12. All work in the wetland areas requires a permit issued by the U.S. Army Corps of Engineers. All such work shall be approved by the Park City Community Development Department.
13. Installation of the on-site and off-site trails shall be completed according to a signed agreement between PARK VIEW, L.C. and the City of Park City. This agreement shall be signed and recorded prior to building permit issuance.
14. The easement platted along the East boundary line on Lot 2 of the PARKVIEW SUBDIVISION (Entry No. 228344) is being expanded as shown on this plat.
15. The easement granted to Snyderville Basin Sewer Improvement District by Grant of Easement recorded Entry #488536, Book 1011, Page 717 is being expanded as shown on this plat.

RECORD OF SURVEY MAP

PARKVIEW CONDOMINIUMS

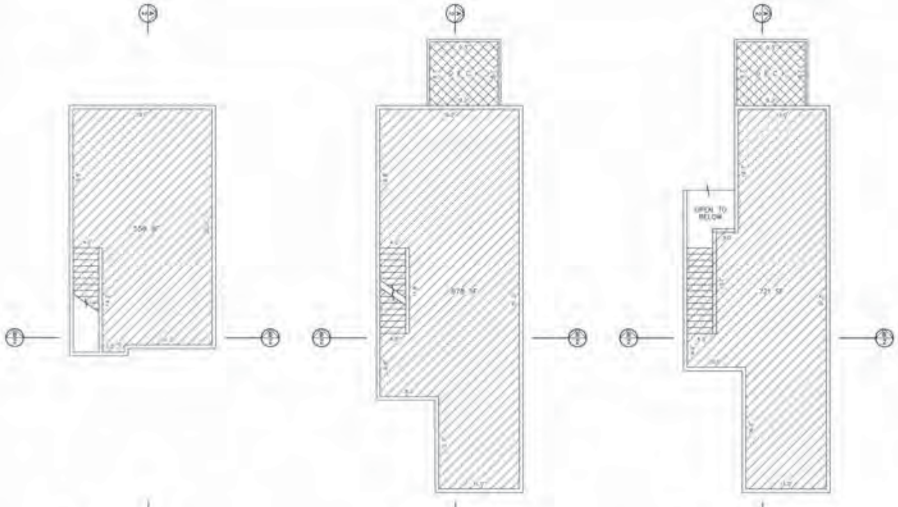
A CONDOMINIUM PROJECT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,
PARK CITY, SUMMIT COUNTY, UTAH

JOB NO. 8-4-96 FILE: PVS\P\DG-PLTP1

PAGE 1 OF 3

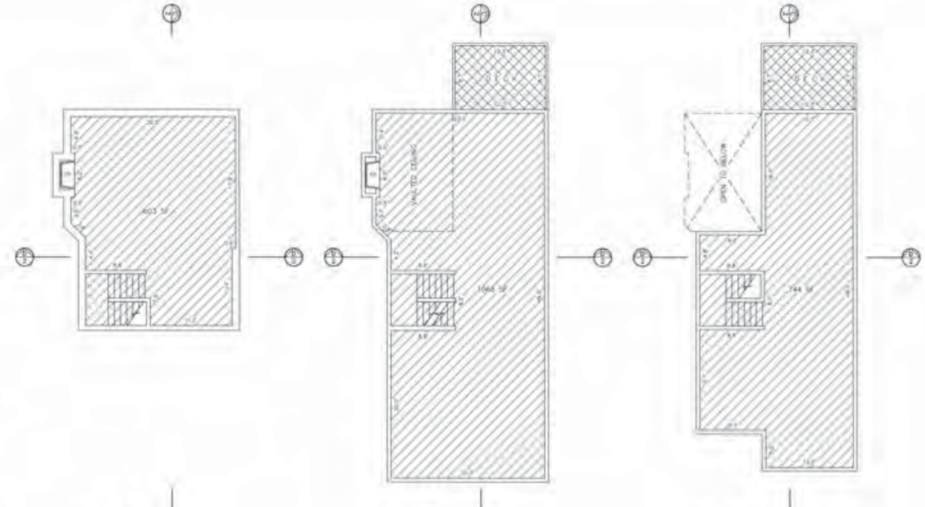
ALLIANCE ENGINEERING INC.	SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT	PLANNING COMMISSION	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	# 473038 RECORDED
P.O. BOX 2664 323 MAIN STREET PARK CITY, UTAH 84060 (801) 649-9467	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS 21st DAY OF January, 1997 A.D. BY Paul Zimmer S.B.S.I.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 30th DAY OF January, 1997 A.D. BY [signature] VICE-CHAIRMAN	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 30TH DAY OF JANUARY, 1997 A.D. BY Eric W. DeHaan PE PARK CITY ENGINEER	APPROVED AS TO FORM THIS 7TH DAY OF FEBRUARY, 1997 A.D. BY [signature] PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 9 DAY OF JANUARY 1997 A.D. BY Janet M. Scott PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 7 DAY OF FEBRUARY, 1997 A.D. BY [signature] MAYOR	STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF PARK CITY TITLE DATE 02-11-97 TIME 16:10 PM BOOK ____ PAGE ____ $126.00 FEE [signature]-deputy RECORDER



LEVEL 1 LEVEL 2 LEVEL 3

UNITS 2, 5, 11, 17, 29, 35

MIRROR IMAGE FOR UNITS 8, 14, 20, 23, 26, 32



LEVEL 1 LEVEL 2 LEVEL 3

UNITS 1, 7, 10, 13, 16, 19, 22, 25, 28, 34

MIRROR IMAGE FOR UNITS 6, 9, 12, 15, 21, 24, 27, 30, 33, 36

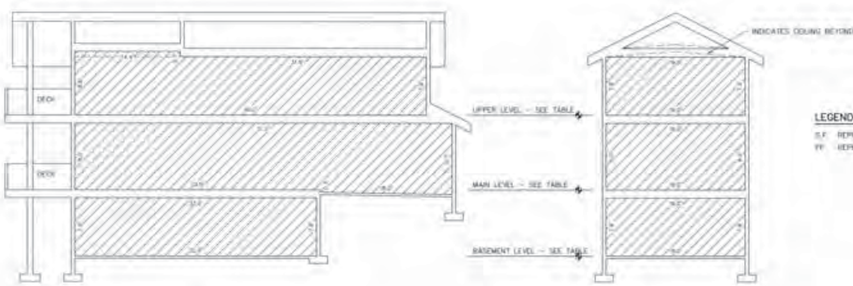
FLOOR ELEVATION TABLE 2,157 TOTAL SQUARE FEET

UNIT NUMBER	2	5	8	11	14	17	20	23	26	29	32	35
UPPER LEVEL	6782.0	6782.0	6783.0	6783.5	6784.7	6784.5	6784.2	6784.9	6785.7	6786.1	6785.0	6783.9
MAIN LEVEL	6772.0	6772.0	6773.0	6773.5	6774.7	6774.5	6774.2	6774.9	6775.7	6776.1	6775.0	6773.9
BASEMENT LEVEL	6763.0	6763.0	6764.0	6764.5	6765.7	6765.5	6765.2	6765.9	6766.7	6767.1	6766.0	6764.9

FLOOR ELEVATION TABLE 2,415 TOTAL SQUARE FEET

UNIT NUMBER	1	6	7	9	10	12	13	15	16	19
UPPER LEVEL	6782.0	6782.0	6783.0	6783.0	6783.5	6783.5	6784.7	6784.7	6784.5	6784.2
MAIN LEVEL	6772.0	6772.0	6773.0	6773.0	6773.5	6773.5	6774.7	6774.7	6774.5	6774.2
BASEMENT LEVEL	6763.0	6763.0	6764.0	6764.0	6764.5	6764.5	6765.7	6765.7	6765.5	6765.2

UNIT NUMBER	21	22	24	25	27	28	30	33	34	36
UPPER LEVEL	6784.2	6784.9	6784.9	6785.7	6785.7	6786.1	6786.1	6785.0	6783.9	6783.9
MAIN LEVEL	6774.2	6774.9	6774.9	6775.7	6775.7	6776.1	6776.1	6775.0	6773.9	6773.9
BASEMENT LEVEL	6765.2	6765.9	6765.9	6766.7	6766.7	6767.1	6767.1	6766.0	6764.9	6764.9

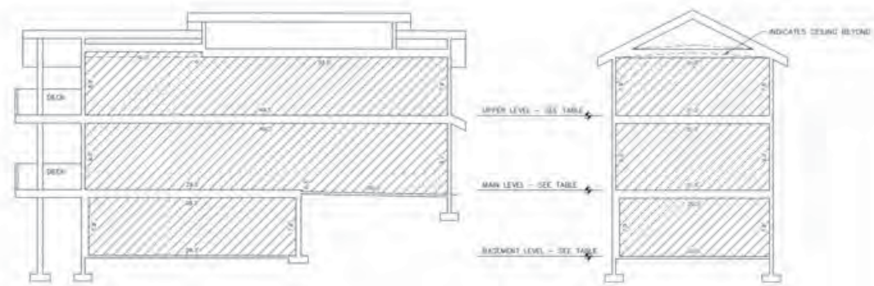


SECTION A-2 SECTION B-2

LEGEND

S.F. REPRESENTS SQUARE FEET

FP REPRESENTS FIREPLACE



SECTION C-2 SECTION D-2

NOTES:

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY JOHN C. SHIRLEY ARCHITECT AND ASSOCIATES.
2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
3. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
4. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
5. BENCHMARK: SEE SHEET 1 OF 3 FOR LOCATION AND ELEVATION.

8 0 8 16 FEET

COMMON AREA

UNIT (PRIVATE OWNERSHIP)

LIMITED COMMON AREA

RECORD OF SURVEY MAP

PARKVIEW CONDOMINIUMS

A CONDOMINIUM PROJECT

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

PAGE 2 OF 3

473038 RECORDED

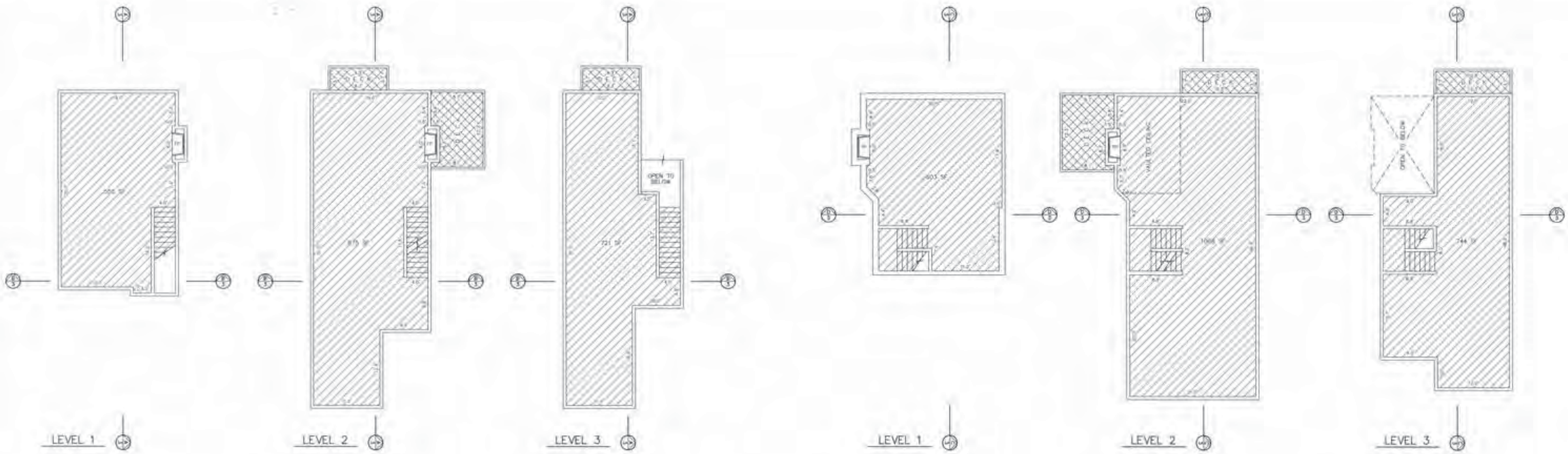
STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF Park City Title

DATE 02-11-97 TIME 16:30 PM BOOK ______ PAGE ______

$126.00 FEE

Donna M. Dunn - deputy RECORDER

JOB NO. 8-4-96 FILE: PVS\P\DG-PLTP2



UNITS 3

FLOOR ELEVATION TABLE

UNIT NUMBER	3
UPPER LEVEL	6782.0
MAIN LEVEL	6772.0
BASEMENT LEVEL	6763.0

2,151 TOTAL SQUARE FEET

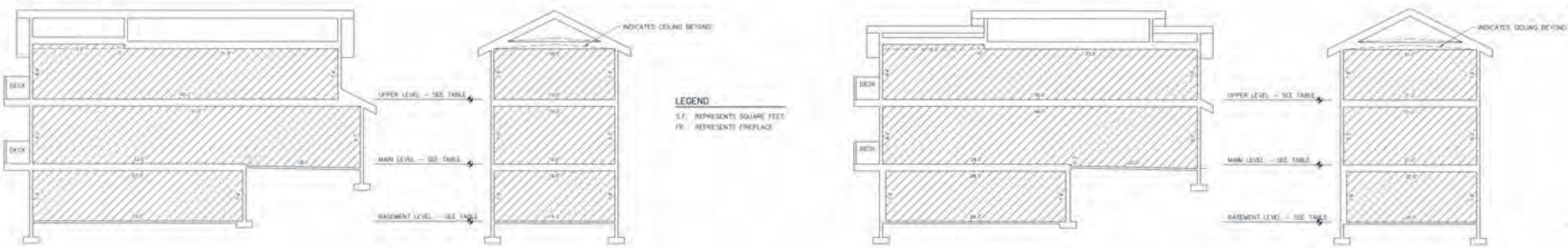
UNITS 4, 31

MIRROR IMAGE FOR UNITS 18

FLOOR ELEVATION TABLE

UNIT NUMBER	4	18	31
UPPER LEVEL	6782.0	6784.5	6785.0
MAIN LEVEL	6772.0	6774.5	6775.0
BASEMENT LEVEL	6763.0	6765.5	6766.0

2,415 TOTAL SQUARE FEET



LEGEND

S.F. REPRESENTS SQUARE FEET
FP. REPRESENTS FIREPLACE

SECTION A-3 SECTION B-3 SECTION C-3 SECTION D-3

NOTES:

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY JOHN C. SHIRLEY ARCHITECT AND ASSOCIATES.
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5. BENCHMARK: SEE SHEET 1 OF 3 FOR LOCATION AND ELEVATION.

8 0 8 16 FEET

COMMON AREA

UNIT (PRIVATE OWNERSHIP)

LIMITED COMMON AREA

RECORD OF SURVEY MAP

PARKVIEW CONDOMINIUMS

A CONDOMINIUM PROJECT

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

PAGE 3 OF 3

473038 RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF PARK CITY TITLE
DATE 02-11-97 TIME 16:40PM BOOK ____ PAGE ____
126^{00} FEE Dawn McDunn - Deputy RECORDER

JOB NO. 8-4-96 FILE: PVS\P\DG-PLTPS

Exhibit B - IHI Wetland Report and Army Corps of Engineers Acceptance

IHI

ENVIRONMENTAL

WETLAND DELINEATION

Parkview Condominiums
2294 Jupiter View Drive
Park City, Utah

November 18, 2009

Prepared for:

Parkview Homeowners Association
P.O. Box 680876
Park City, Utah 84068

Prepared by:

Tom Hopkins

Tom Hopkins, CEM
Manager, Natural Resource Services

Reviewed by:

Amy B. Findley

Amy Findley
Project Manager

Project #09N-8024

640 EAST WILMINGTON AVENUE SALT LAKE CITY, UT 84106 TELEPHONE: 801-466-2223 FAX: 801-466-9616 E-MAIL: IHI@IHI-ENV.COM

SALT LAKE CITY EMERYVILLE PHOENIX DENVER SEATTLE

EXECUTIVE SUMMARY

A wetland delineation was conducted on an area of concern on a parcel of property about 6 acres in size located at approximately 2294 Jupiter View Drive, Park City, Summit County, Utah (Section 8, T. 2S., R. 4E SLB&M). The purpose of this assessment was to identify and delineate wetland boundaries on the subject parcel.

The delineation was conducted according to the guidelines and procedures outlined in the US Army Corps of Engineers' Wetlands Delineation Manual (Technical Report Y-87-1) and the Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region, September, 2008.

The results of the delineation indicate that approximately 0.5 acres of property along McLeod Creek and the unnamed tributary is considered riparian wetland and is subject to regulation by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act. In addition, there are approximately 0.01 acres of emergent wetlands adjacent to the riparian wetland area that would be subject to regulatory jurisdiction.

TABLE OF CONTENTS

TABLES

FIGURES

APPENDICES

1.0 INTRODUCTION

A wetland delineation was conducted on an area of concern on a parcel of property about 6 acres in size located at approximately 2294 Jupiter View Drive, Park City, Summit County, Utah (Section 8, T. 2S., R. 4E, SLB&M). This parcel of property is currently developed as the Parkview Condominiums. The subject parcel is bounded on the north by Holiday Ranch Loop Road, on the South by Saddleview Way, and on the west by Jupiter View Drive. The east boundary is McLeod Creek. Along the north boundary is a reach of an unnamed creek that, based on aerial photo review, is water from the nearby golf course that has been directed along Holiday Ranch Loop Road. This unnamed creek intersects with McLeod Creek. The suspect wetlands associated with the subject parcel are divided into two types. Type one is riparian and borders the banks of both creeks and consists of mature trees and woody shrubs. The understory is mainly grasses. Type two is an emergent wetland and consists mainly of grass type plants with little shrubs and woody plants.

The purpose of this investigation was to determine the boundary, as defined by Section 404 of the Clean Water Act, between the wetland/riparian area and the upland on the subject property. In addition, the investigation was to identify and delineate additional wetland features present on the subject property. The justification for the wetland /upland boundary is based on field sampling data that include an evaluation of the plants, soils, and hydrology for the subject parcel.

The U.S. Army Corps of Engineers (ACOE) and EPA define wetlands as areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Generally, saturated soil conditions are further described as saturated to the surface for at least two weeks during the normal growing season.

The property owner is the Parkview Condominium Homeowner's Association. Mr. Derek Howard, President, Parkview Homeowner's Association, is the contact person for this location. Mr. Howard's mailing address is: PO Box 680876, Park City, UT 84068. Mr. Howard's telephone number is 435-658-5117.

2.0 SITE DESCRIPTION

The subject property is a platted residential condominium project located immediately east of Jupiter View Drive, between Holiday Ranch Loop Road and Saddleview Way. Jupiter View Drive forms the west property boundary. McLeod Creek forms the east property boundary. The property was platted as a recorded subdivision in January 1997. The subject property encompasses approximately 6 acres and includes 36 multi-story residential units. To access the site from the Corps of Engineers office, take I-15 South to the I-80 interchange; travel east on I-80 to the Kimball Junction exit (Exit 145); go South on State Highway 224 to Holiday Ranch Loop Road (approximately 4.6 miles) and turn left on Holiday Ranch Loop Road to the first intersection, Jupiter View Drive. The subject property is immediately east of Jupiter View Drive. Site Direction is presented as **Figure 1**. An aerial photograph, including a topographical map, is presented as **Figure 2**.

Land in the surrounding area is generally residential. McLeod Creek transcends the length of the subject property in a south to north direction and basically forms the east boundary to the property. In addition, there is an unnamed stream along the north property boundary that confluences with the first stream just before exiting the subject property and going under Holiday Ranch Loop Road.

General visual observations of the area of concern concluded that the site is a mixture of riparian and emergent wetland systems. The riparian area consists mainly of sandbar willow and Fremont cottonwoods. Many of the tree and shrub/sapling vegetation have been routinely pruned along the streams to enhance open space. The emergent wetland vegetation is mainly Nebraska sedge and annual bluegrass, with small communities of reed canary grass present. This vegetation is routinely mowed by the residents, making identification difficult. Areas of both streams suggest that some dredging has occurred in the past. This is evidenced by several soil mounds placed in proximity to the stream banks.

The bank on the reach of the stream that forms the north property boundary is fairly incised. There are approximately 48 inches between the top of the bank and the Ordinary High Water Mark (OHWM). Along this reach of the stream, there is evidence of historical dredging, as there are soil mounds present in several areas.

Site photographs are presented in **Appendix 4**.

3.0 METHODS

This delineation was conducted according to the guidelines and procedures outlined in the US Army Corps of Engineers' Wetlands Delineation Manual (Technical Report Y-87-1) and in compliance with the Interim Regional Supplement to the Corps of Engineers' Wetland Delineation Manual: Arid West Region, September, 2008.

Using this method, the upland areas are differentiated from wetland areas based on three parameters: vegetation, soils, and hydrologic features. At each data point, all of these parameters must exhibit wetland characteristics for that point to be within the wetland boundary. Dominant vegetation species at each data point were identified by visual estimation of coverage. Generally, any species with 20% cover or greater was considered a dominant species. However, the Wetland Delineation Manual specifies that for areas where only one layer of vegetation is present, five dominant species should be identified for each data point. Therefore, if five dominant species were not present at 20% cover, species with less cover were also noted, but not generally counted as dominants.

Soils were removed at each data point to representative depths. None of the data points exceeded 20-inches in depth. Soil moisture, texture, and color were observed, and any observations of organic content, mottles or gleyed soils were noted. Soils were moistened and compared to the Munsell Color Charts (Macbeth, 1990) for determination of value, chroma, and hue.

Hydrologic features were noted for each data point based primarily on depth to groundwater, surface water, soil moisture, and field observations for indications of hydrologic characteristics, such as water marks and drift lines. Irrigation, seasonal influences, recent precipitation events, annual and long-term precipitation data, and historical information were also considered where available. As specified in the Wetlands Delineation Manual, information collected from each data point was recorded on data forms presented in **Appendix 2**.

4.0 FIELD SURVEY RESULTS

Complete documentation of vegetation, soils and hydrology is provided for three data points.

4.1 Vegetation

The dominant plant species in the project area was *Poa annua* (annual bluegrass). *Salix exigua* (sandbar willow) and *Populus fremontii* (Fremont poplar) are the dominant wetland vegetation in the tree and shrub/sapling communities. Ground cover vegetation that was present in both the wetland and upland areas could not be identified due to the time of year. Based on location, it was assumed that at a minimum this plant would be a facultative plant and, as such, would be considered in the dominance test for hydrophytic vegetation at the data points.

Upland vegetation consisted mainly of *Onopordum acanthium* (Scotch thistle) intermixed with *Cynoglossum officinale* (hounds tongue). Neither of these two plant species is listed as a Region 8 wetland plant on the National List of Plant Species That Occur in Wetlands Region (National Technical Information Service, 1988).

Tables 1 and 2 summarize the dominant vegetation.

Table 1
Dominant Wetland Species

Scientific Name	Common Name	Indicator Status
Salix exigua	Sandbar willow	OBL
Populus fremontii	Fremont cottonwood	FACW
Poa annua	Annual bluegrass	FAC

Table 2
Non-wetland or Upland Vegetation

Scientific Name	Common Name	Indicator Status
Onopordum acanthium	Scotch thistle	NI
Cynoglossum officinale	Hounds tongue	NI

4.2 Soils

The soil series identified is the Wanship loam Series (**Appendix 3**). The Wanship series consists of very deep, somewhat poorly drained soils that formed in alluvium derived from sandstone and conglomerate. Wanship soils are on flood plains and stream terraces. Slopes range from 0 to 3 percent. Mean annual precipitation is about 18 inches and the mean annual temperature is about 43 degrees F. (National Cooperative Soil Survey, downloaded from http://ortho.ftw.nrcs.usda.gov/osd/dat/w/wanship.html , Nov. 2, 2009). The soil survey map is presented as **Figure 3**.

4.3 Hydrology

Hydrologic conditions were assessed based on observations of depth to groundwater at the time of the delineation. Saturated soils were encountered in one data point (PVC-5) at 8 inches below ground surface (bgs) with the static water table determined to be 14-inches bgs.

Observations at data point PVC-3 suggest that hydrologic conditions exist even though at the time of the investigation there was no visual evidence of high water table or saturated soils. This location is in a small isolated concave area that may have been connected to the main channel prior to channel dredging. This area is somewhat isolated, but likely has a subsurface hydrologic connection to the adjacent stream.

The project area is not identified on the National Wetlands Inventory Map (**Figure 4**).

5.0 CONCLUSIONS

The results of this investigation suggest that two wetland areas exist on the 6-acre parcel. One wetland area is associated with the riparian corridor adjacent to the stream where there is a dominance of wetland plants along with hydric soils. The boundary between the wetland area and upland area was based on hydrology. Hydrologic characteristics were present near the stream bank but disappeared at a distance of approximately 15 feet from the edge of the stream.

Dredge spoils along the stream reach have influenced the wetland/upland boundary.

There is a small "isolated" wetland area on the subject property that appeared historically to have been connected to the main channel. This area has become isolated due to dredging activity, but the investigation suggests there is a hydrologic connection between this area and the stream.

The delineated boundary between the upland and wetland area along the reach of stream along the north property boundary is basically determined by the Ordinary High Water Mark (OHWM) of the stream. Along this reach, the stream is quite incised, with the top of the bank being approximately 48 inches above the OHWM on the bank. For this reason, the delineated boundary is considered the top of the bank.

REFERENCES

Environmental Laboratory, 1987. *Corps of Engineers' Wetlands Delineation Manual, Technical Report Y-87-1.* US Army Engineer Waterways Experiment Station, Vicksburg, MS.

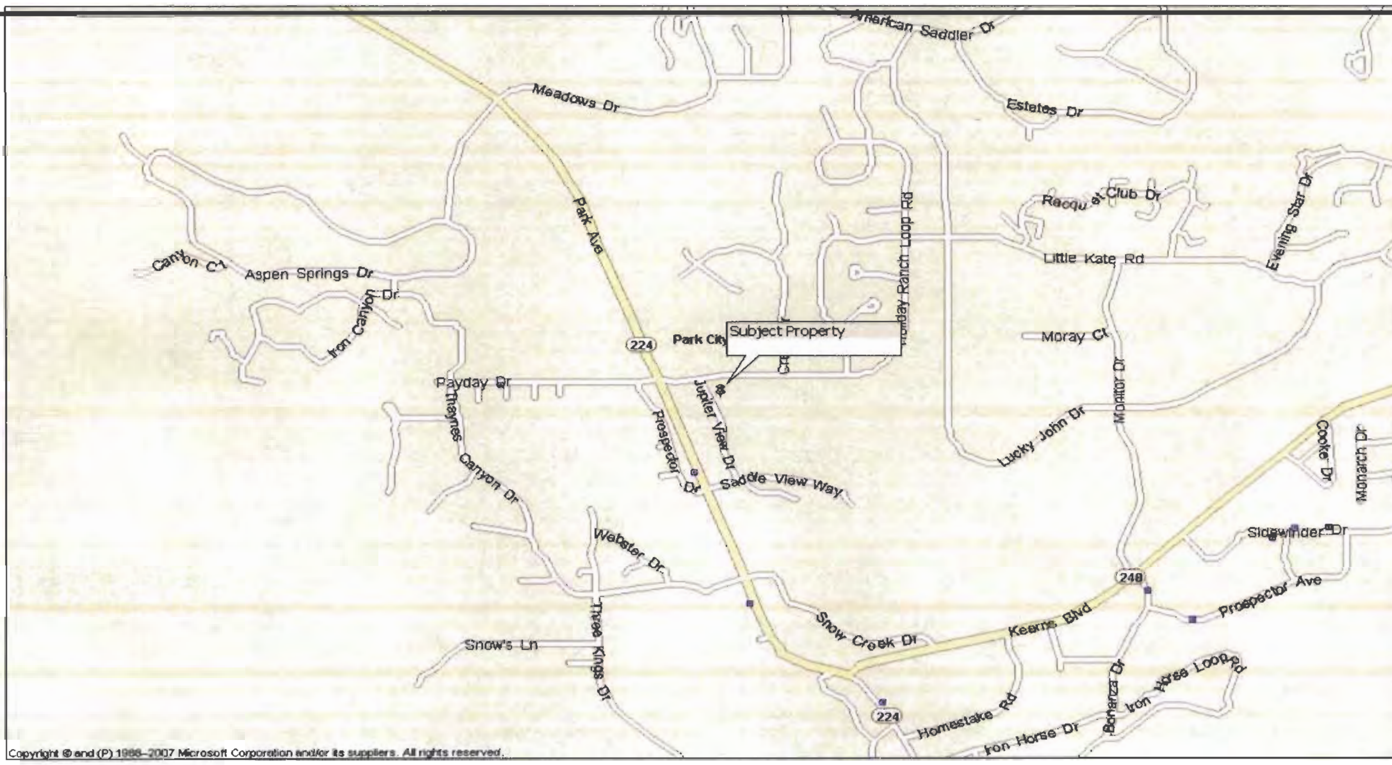
Macbeth, 1990. *Munsell Soil Color Charts.* Division of Kollmorgen Instruments Corp., PO Box 230, Newburg, NY 12551-0230.

National Technical Information Service, 1988. *National List of Plant Species That Occur in Wetlands: Intermountain (Region 8) Biological Report 88 (26.8).*

United States Department of Agriculture, Soil Conservation Service, et.al., 2009. *Custom Soil Resource Report for Summit Area, Utah, Parts of Summit, Salt Lake and Wasatch Counties.*

APPENDIX 1

Figures



N

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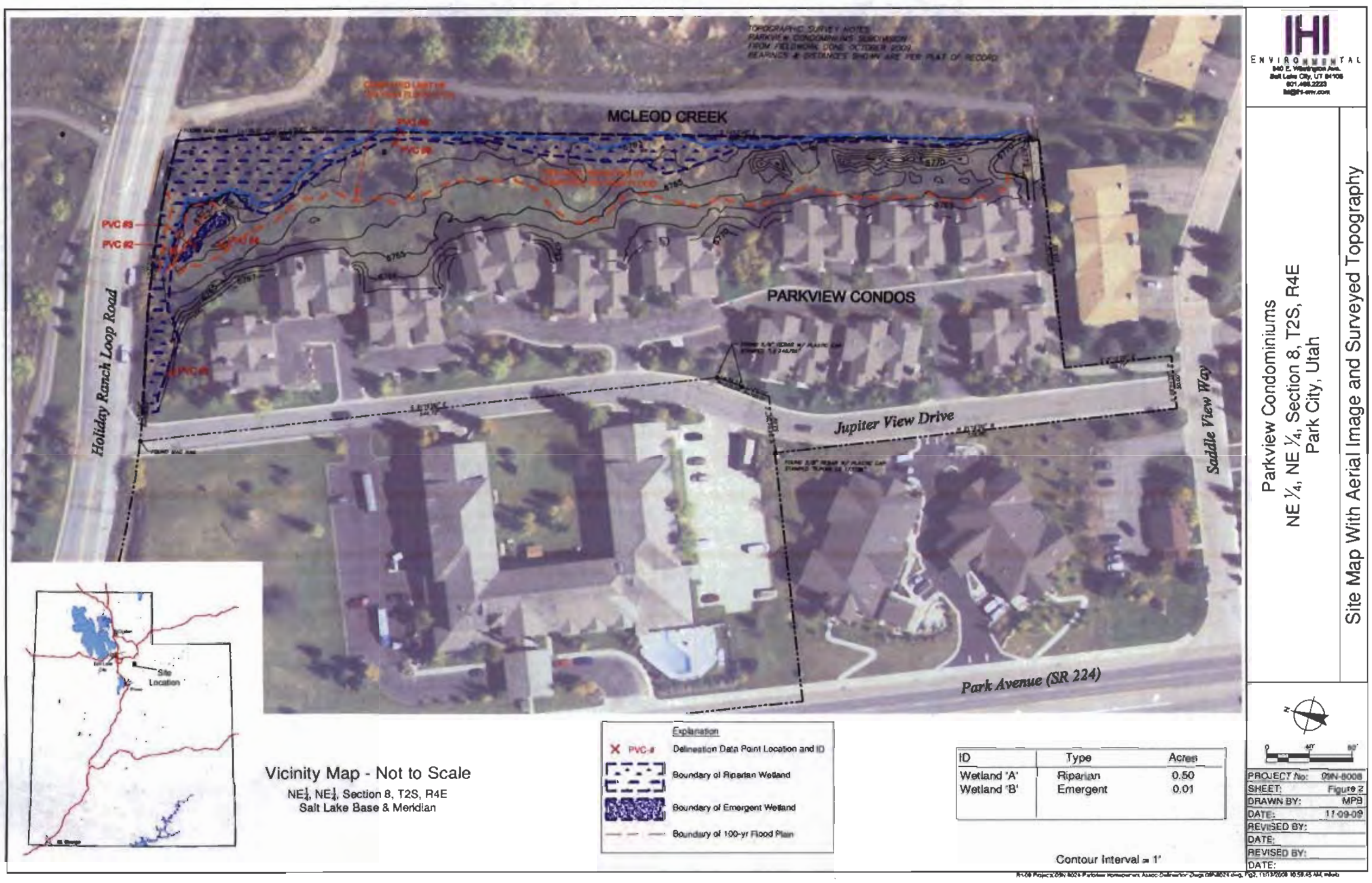
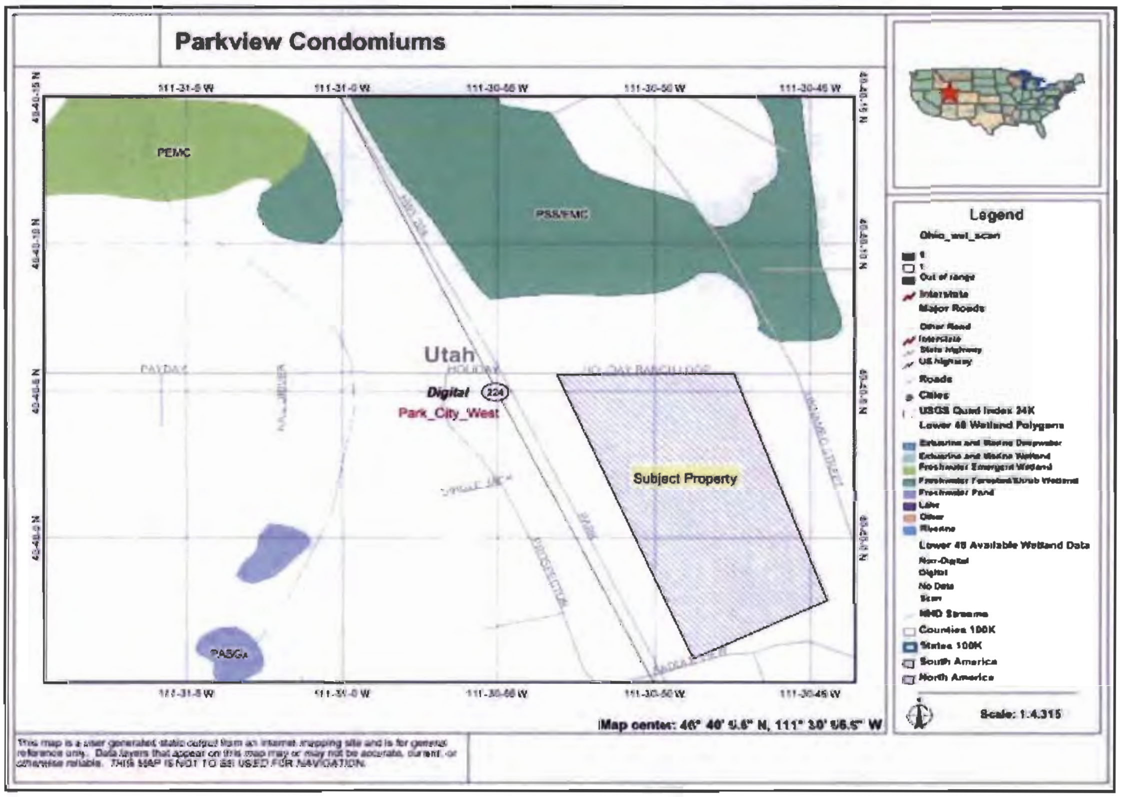
PROJECT No:	09N-8024
DRAWN BY:	Alisha
DATE:	11/13/09
FILE NAME:	Pro #-1.docx

Figure 1 – Site Direction Map



ID	Type	Acres
Wetland 'A'	Riparian	0.50
Wetland 'B'	Emergent	0.01



IHI ENVIRONMENTAL 640 East Wilmington Avenue Salt Lake City, UT 84106 801.466.2223 ihi@ihi.env.com	**Parkview Condominiums** **Jupiter View Drive** **Park City, Utah**	PROJECT No:	09N-8024
		DRAWN BY:	Alisha
		DATE:	11/13/09
	Figure 3 – NWI Map	FILE NAME:	Pro #3.docx

APPENDIX 2

Field Data Forms

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Parkview Condominiums City/County: Park City/Summit Sampling Date: 10/21/09

Applicant/Owner: Parkview Condominium Homeowners Association State: UT Sampling Point: PVC-1

Investigator(s): T. Hopkins Section, Township, Range: S8, T2S, R4 E, SLB&M

Landform (hillslope, terrace, etc.): ______ Local relief (concave, convex, none): none Slope (%): ______

Subregion (LRR): LRR D Lat: 40 40' 05.2" N Long: 111 30' 46.9" W Datum: NAD 27

Soil Map Unit Name: Wanship Loam NWI classification: ______

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ___ (If no, explain in Remarks.)

Are Vegetation X, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes ___ No X

Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X No ___	Is the Sampled Area within a Wetland? Yes ___ No X
Hydric Soil Present?	Yes X No ___	
Wetland Hydrology Present?	Yes ___ No X	

Remarks:

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
Total Cover:			
Sapling/Shrub Stratum			
1. Salix exigua	20	Y	OBL
2.			
3.			
4.			
5.			
Total Cover:	20		
Herb Stratum			
1. Phalaris arudinacea	60	Y	OBL
2. Unidentifiable groundcover-No flower	15	Y	FAC
3.			
4.			
5.			
6.			
7.			
8.			
Total Cover:	75		
Woody Vine Stratum			
1.			
2.			
Total Cover:			

% Bare Ground in Herb Stratum 5 % Cover of Biotic Crust ______

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species		x 1 =
FACW species		x 2 =
FAC species		x 3 =
FACU species		x 4 =
UPL species		x 5 =
Column Totals:	(A)	(B)

Prevalence Index = B/A = ______

Hydrophytic Vegetation Indicators:

- X Dominance Test is >50%
- ___ Prevalence Index is ≤3.0[1]
- ___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes X No ___

Remarks:
Vegetation is routinely mowed as part of the landscaping activities at the condominiums. Ground cover was not in a flowering state at this time of the year. Due to not being able to identify the plant it is assumed the plant would be facultative at a minimum.

SOIL

Sampling Point: PVC-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-20"	10YR 2/1	100				M	loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

X Histosol (A1)
__ Histic Epipedon (A2)
__ Black Histic (A3)
__ Hydrogen Sulfide (A4)
__ Stratified Layers (A5) (**LRR C**)
__ 1 cm Muck (A9) (**LRR D**)
__ Depleted Below Dark Surface (A11)
__ Thick Dark Surface (A12)
__ Sandy Mucky Mineral (S1)
__ Sandy Gleyed Matrix (S4)
__ Sandy Redox (S5)
__ Stripped Matrix (S6)
__ Loamy Mucky Mineral (F1)
__ Loamy Gleyed Matrix (F2)
__ Depleted Matrix (F3)
__ Redox Dark Surface (F6)
__ Depleted Dark Surface (F7)
__ Redox Depressions (F8)
__ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

__ 1 cm Muck (A9) (**LRR C**)
__ 2 cm Muck (A10) (**LRR B**)
__ Reduced Vertic (F18)
__ Red Parent Material (TF2)
__ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type: ______

Depth (inches): ______

Hydric Soil Present? Yes X No ____

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

__ Surface Water (A1)
__ High Water Table (A2)
__ Saturation (A3)
__ Water Marks (B1) (**Nonriverine**)
__ Sediment Deposits (B2) (**Nonriverine**)
__ Drift Deposits (B3) (**Nonriverine**)
__ Surface Soil Cracks (B6)
__ Inundation Visible on Aerial Imagery (B7)
__ Water-Stained Leaves (B9)
__ Salt Crust (B11)
__ Biotic Crust (B12)
__ Aquatic Invertebrates (B13)
__ Hydrogen Sulfide Odor (C1)
__ Oxidized Rhizospheres along Living Roots (C3)
__ Presence of Reduced Iron (C4)
__ Recent Iron Reduction in Plowed Soils (C6)
__ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

__ Water Marks (B1) (**Riverine**)
__ Sediment Deposits (B2) (**Riverine**)
__ Drift Deposits (B3) (**Riverine**)
__ Drainage Patterns (B10)
__ Dry-Season Water Table (C2)
__ Thin Muck Surface (C7)
__ Crayfish Burrows (C8)
__ Saturation Visible on Aerial Imagery (C9)
__ Shallow Aquitard (D3)
__ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ____ No X Depth (inches): ____

Water Table Present? Yes ____ No X Depth (inches): ____

Saturation Present? (includes capillary fringe) Yes ____ No X Depth (inches): ____

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Data point is on top of bank approximately 48" above stream. The bank is vertical.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Parkview Condominiums City/County: Park City/Summit Sampling Date: 10/21/09

Applicant/Owner: Parkview Condominium Homeowners Association State: UT Sampling Point: PVC-2

Investigator(s): T. Hopkins Section, Township, Range: S8, T2S, R4 E, SLB&M

Landform (hillslope, terrace, etc.): ______ Local relief (concave, convex, none): none Slope (%): ______

Subregion (LRR): LRR D Lat: 40 40' 05.0" N Long: 111 30' 45.4" W Datum: NAD 27

Soil Map Unit Name: Wanship Loam NWI classification: ______

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____ No X	Is the Sampled Area within a Wetland? Yes ____ No X
Hydric Soil Present?	Yes X No ____	
Wetland Hydrology Present?	Yes ____ No X	

Remarks:

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
Total Cover:			
Sapling/Shrub Stratum			
1. Salix exigua	5	Y	OBL
2.			
3.			
4.			
5.			
Total Cover:	20		
Herb Stratum			
1. Poa pratensis	50	Y	NI
2. Onopordum acanthium	40	Y	NI
3. Cynoglossum officinale	5	N	NI
4.			
5.			
6.			
7.			
8.			
Total Cover:	95		
Woody Vine Stratum			
1.			
2.			
Total Cover:			

% Bare Ground in Herb Stratum 5 % Cover of Biotic Crust ______

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species ____	x 5 = ____
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = ______

Hydrophytic Vegetation Indicators:

X Dominance Test is >50%

__ Prevalence Index is ≤3.0[1]

__ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes X No ____

Remarks:
Vegetation is routinely mowed as part of the landscaping activities at the condominiums. Ground cover was not in a flowering state at this time of the year. Due to not being able to identify the plant it is assumed the plant would be facultative at a minimum.

SOIL

Sampling Point: PVC-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-20"	10YR 2/1	100				M	loam	gravel intermixed

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- X Histosol (A1)
- __ Histic Epipedon (A2)
- __ Black Histic (A3)
- __ Hydrogen Sulfide (A4)
- __ Stratified Layers (A5) (**LRR C**)
- __ 1 cm Muck (A9) (**LRR D**)
- __ Depleted Below Dark Surface (A11)
- __ Thick Dark Surface (A12)
- __ Sandy Mucky Mineral (S1)
- __ Sandy Gleyed Matrix (S4)
- __ Sandy Redox (S5)
- __ Stripped Matrix (S6)
- __ Loamy Mucky Mineral (F1)
- __ Loamy Gleyed Matrix (F2)
- __ Depleted Matrix (F3)
- __ Redox Dark Surface (F6)
- __ Depleted Dark Surface (F7)
- __ Redox Depressions (F8)
- __ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- __ 1 cm Muck (A9) (**LRR C**)
- __ 2 cm Muck (A10) (**LRR B**)
- __ Reduced Vertic (F18)
- __ Red Parent Material (TF2)
- __ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type: ____

Depth (inches): ____

Hydric Soil Present? Yes X No ____

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- __ Surface Water (A1)
- __ High Water Table (A2)
- __ Saturation (A3)
- __ Water Marks (B1) (**Nonriverine**)
- __ Sediment Deposits (B2) (**Nonriverine**)
- __ Drift Deposits (B3) (**Nonriverine**)
- __ Surface Soil Cracks (B6)
- __ Inundation Visible on Aerial Imagery (B7)
- __ Water-Stained Leaves (B9)
- __ Salt Crust (B11)
- __ Biotic Crust (B12)
- __ Aquatic Invertebrates (B13)
- __ Hydrogen Sulfide Odor (C1)
- __ Oxidized Rhizospheres along Living Roots (C3)
- __ Presence of Reduced Iron (C4)
- __ Recent Iron Reduction in Plowed Soils (C6)
- __ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- __ Water Marks (B1) (**Riverine**)
- __ Sediment Deposits (B2) (**Riverine**)
- __ Drift Deposits (B3) (**Riverine**)
- __ Drainage Patterns (B10)
- __ Dry-Season Water Table (C2)
- __ Thin Muck Surface (C7)
- __ Crayfish Burrows (C8)
- __ Saturation Visible on Aerial Imagery (C9)
- __ Shallow Aquitard (D3)
- __ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ____ No X Depth (inches): ____

Water Table Present? Yes ____ No X Depth (inches): ____

Saturation Present? (includes capillary fringe) Yes ____ No X Depth (inches): ____

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Data point is on top of a bank approximately 48" above OHWM.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Parkview Condominiums City/County: Park City/Summit Sampling Date: 10/21/09

Applicant/Owner: Parkview Condominium Homeowners Association State: UT Sampling Point: PVC-3

Investigator(s): T. Hopkins Section, Township, Range: ______

Landform (hillslope, terrace, etc.): Stream terrace Local relief (concave, convex, none): none Slope (%): ______

Subregion (LRR): LRR D Lat: 40 40' 05.2" N Long: 111 30' 45.4" W Datum: NAD 27

Soil Map Unit Name: Wanship Loam NWI classification: ______

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____
Hydric Soil Present?	Yes X	No ____
Wetland Hydrology Present?	Yes X	No ____

Is the Sampled Area within a Wetland? Yes X No ____

Remarks:

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
Total Cover:			
Sapling/Shrub Stratum			
1.			
2.			
3.			
4.			
5.			
Total Cover:			
Herb Stratum			
1. Carex nebrascensis	100	Y	OBL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
Total Cover:	100		
Woody Vine Stratum			
1.			
2.			
Total Cover:			

% Bare Ground in Herb Stratum ______ % Cover of Biotic Crust ______

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species		x 1 =
FACW species		x 2 =
FAC species		x 3 =
FACU species		x 4 =
UPL species		x 5 =
Column Totals:	(A)	(B)

Prevalence Index = B/A = ______

Hydrophytic Vegetation Indicators:

X Dominance Test is >50%

__ Prevalence Index is ≤3.0[1]

__ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes X No ____

Remarks:

SOIL

Sampling Point: PVC-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-20"	10YR 2/1	100				M	Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

X Histosol (A1)
__ Histic Epipedon (A2)
__ Black Histic (A3)
__ Hydrogen Sulfide (A4)
__ Stratified Layers (A5) (**LRR C**)
__ 1 cm Muck (A9) (**LRR D**)
__ Depleted Below Dark Surface (A11)
__ Thick Dark Surface (A12)
__ Sandy Mucky Mineral (S1)
__ Sandy Gleyed Matrix (S4)
__ Sandy Redox (S5)
__ Stripped Matrix (S6)
__ Loamy Mucky Mineral (F1)
__ Loamy Gleyed Matrix (F2)
__ Depleted Matrix (F3)
__ Redox Dark Surface (F6)
__ Depleted Dark Surface (F7)
__ Redox Depressions (F8)
__ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

__ 1 cm Muck (A9) (**LRR C**)
__ 2 cm Muck (A10) (**LRR B**)
__ Reduced Vertic (F18)
__ Red Parent Material (TF2)
__ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type: ______

Depth (inches): ______

Hydric Soil Present? **Yes** X **No** ____

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

__ Surface Water (A1)
X High Water Table (A2)
__ Saturation (A3)
__ Water Marks (B1) (**Nonriverine**)
__ Sediment Deposits (B2) (**Nonriverine**)
__ Drift Deposits (B3) (**Nonriverine**)
__ Surface Soil Cracks (B6)
__ Inundation Visible on Aerial Imagery (B7)
__ Water-Stained Leaves (B9)
__ Salt Crust (B11)
__ Biotic Crust (B12)
__ Aquatic Invertebrates (B13)
__ Hydrogen Sulfide Odor (C1)
__ Oxidized Rhizospheres along Living Roots (C3)
__ Presence of Reduced Iron (C4)
__ Recent Iron Reduction in Plowed Soils (C6)
__ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

__ Water Marks (B1) (**Riverine**)
__ Sediment Deposits (B2) (**Riverine**)
__ Drift Deposits (B3) (**Riverine**)
__ Drainage Patterns (B10)
__ Dry-Season Water Table (C2)
__ Thin Muck Surface (C7)
__ Crayfish Burrows (C8)
__ Saturation Visible on Aerial Imagery (C9)
__ Shallow Aquitard (D3)
__ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes X No ____ Depth (inches): ______
Water Table Present? Yes X No ____ Depth (inches): ______
Saturation Present? (includes capillary fringe) Yes X No ____ Depth (inches): ______

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
This a small concave isolated area that appears to be the result of storing snow and receiving runoff water. the elevation of area is about the same as the adjacent creek.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Parkview Condominiums City/County: Park City/Summit Sampling Date: 10/21/09

Applicant/Owner: Parkview Condominium Homeowners Association State: UT Sampling Point: PVC-4

Investigator(s): T. Hopkins Section, Township, Range: S8, T2S, R4 E, SLB&M

Landform (hillslope, terrace, etc.): ______ Local relief (concave, convex, none): none Slope (%): ______

Subregion (LRR): LRR D Lat: 40 40' 05.0" N Long: 111 30' 45.3" W Datum: NAD 27

Soil Map Unit Name: Wanship Loam NWI classification: ______

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____
Hydric Soil Present?	Yes X	No ____
Wetland Hydrology Present?	Yes ____	No X

Is the Sampled Area within a Wetland? Yes ____ No X

Remarks:
Edge of isolated wetland area.

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
Total Cover:			
Sapling/Shrub Stratum			
1. Rosa woodsii	70	Y	FAC
2.			
3.			
4.			
5.			
Total Cover:	70		
Herb Stratum			
1. Onopordum acanthium	19	Y	NL
2. Unidentiable Ground Cover-PVC-1	10	Y	FAC
3. Carex nebrascensis	1	N	OBL
4.			
5.			
6.			
7.			
8.			
Total Cover:	30		
Woody Vine Stratum			
1.			
2.			
Total Cover:			

% Bare Ground in Herb Stratum ______ % Cover of Biotic Crust ______

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species	____	x 1 = ____
FACW species	____	x 2 = ____
FAC species	____	x 3 = ____
FACU species	____	x 4 = ____
UPL species	____	x 5 = ____
Column Totals:	____ (A)	____ (B)

Prevalence Index = B/A = ______

Hydrophytic Vegetation Indicators:

X Dominance Test is >50%

__ Prevalence Index is ≤3.0[1]

__ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes X No ____

Remarks:

SOIL

Sampling Point: PVC-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

__ Histosol (A1)
__ Histic Epipedon (A2)
__ Black Histic (A3)
__ Hydrogen Sulfide (A4)
__ Stratified Layers (A5) (**LRR C**)
__ 1 cm Muck (A9) (**LRR D**)
__ Depleted Below Dark Surface (A11)
__ Thick Dark Surface (A12)
__ Sandy Mucky Mineral (S1)
__ Sandy Gleyed Matrix (S4)
__ Sandy Redox (S5)
__ Stripped Matrix (S6)
__ Loamy Mucky Mineral (F1)
__ Loamy Gleyed Matrix (F2)
__ Depleted Matrix (F3)
__ Redox Dark Surface (F6)
__ Depleted Dark Surface (F7)
__ Redox Depressions (F8)
__ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

__ 1 cm Muck (A9) (**LRR C**)
__ 2 cm Muck (A10) (**LRR B**)
__ Reduced Vertic (F18)
__ Red Parent Material (TF2)
__ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type: ________

Depth (inches): ________

Hydric Soil Present? Yes ____ No ____

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

__ Surface Water (A1)
__ High Water Table (A2)
__ Saturation (A3)
__ Water Marks (B1) (**Nonriverine**)
__ Sediment Deposits (B2) (**Nonriverine**)
__ Drift Deposits (B3) (**Nonriverine**)
__ Surface Soil Cracks (B6)
__ Inundation Visible on Aerial Imagery (B7)
__ Water-Stained Leaves (B9)
__ Salt Crust (B11)
__ Biotic Crust (B12)
__ Aquatic Invertebrates (B13)
__ Hydrogen Sulfide Odor (C1)
__ Oxidized Rhizospheres along Living Roots (C3)
__ Presence of Reduced Iron (C4)
__ Recent Iron Reduction in Plowed Soils (C6)
__ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

__ Water Marks (B1) (**Riverine**)
__ Sediment Deposits (B2) (**Riverine**)
__ Drift Deposits (B3) (**Riverine**)
__ Drainage Patterns (B10)
__ Dry-Season Water Table (C2)
__ Thin Muck Surface (C7)
__ Crayfish Burrows (C8)
__ Saturation Visible on Aerial Imagery (C9)
__ Shallow Aquitard (D3)
__ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ____ No ____ Depth (inches): ______
Water Table Present? Yes ____ No ____ Depth (inches): ______
Saturation Present? (includes capillary fringe) Yes ____ No ____ Depth (inches): ______

Wetland Hydrology Present? Yes ____ No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Parkview Condominiums City/County: Park City/Summit Sampling Date: 10/21/09

Applicant/Owner: Parkview Condominium Homeowners Association State: UT Sampling Point: PVC-5

Investigator(s): T. Hopkins Section, Township, Range: S8, T2S, R4E SLB&M

Landform (hillslope, terrace, etc.): Stream terrace Local relief (concave, convex, none): none Slope (%): ______

Subregion (LRR): LRR-D Lat: 40 40' 03.7" N Long: 111 30' 43.5" W Datum: NAD 27

Soil Map Unit Name: Wanship Loam NWI classification: ______

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ______ No ______ (If no, explain in Remarks.)

Are Vegetation X, Soil ______, or Hydrology ______ significantly disturbed? Are "Normal Circumstances" present? Yes ______ No X

Are Vegetation ______, Soil ______, or Hydrology ______ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X No ______	Is the Sampled Area within a Wetland? Yes X No ______
Hydric Soil Present?	Yes X No ______	
Wetland Hydrology Present?	Yes X No ______	

Remarks:

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status
1. Populus fremontii	1	Y	FACW
2.			
3.			
4.			
Total Cover:	1		
Sapling/Shrub Stratum			
1. Salix exigua	4	Y	OBL
2.			
3.			
4.			
5.			
Total Cover:	4		
Herb Stratum			
1. Poa annua	95	Y	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
Total Cover:	95		
Woody Vine Stratum			
1.			
2.			
Total Cover:			

% Bare Ground in Herb Stratum ______ % Cover of Biotic Crust ______

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species	______	x 1 = ______
FACW species	______	x 2 = ______
FAC species	______	x 3 = ______
FACU species	______	x 4 = ______
UPL species	______	x 5 = ______
Column Totals:	______ (A)	______ (B)

Prevalence Index = B/A = ______

Hydrophytic Vegetation Indicators:

X Dominance Test is >50%

__ Prevalence Index is ≤3.0[1]

__ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes X No ______

Remarks:
Vegetation is routinely mowed.

SOIL

Sampling Point: PVC-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-6"	10YR 2/2	100				M	Loam	
6-14"	2.5/N	100				M	Sandy/Loam	Dark Black-Gley

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

X Histosol (A1)
__ Histic Epipedon (A2)
__ Black Histic (A3)
__ Hydrogen Sulfide (A4)
__ Stratified Layers (A5) (**LRR C**)
__ 1 cm Muck (A9) (**LRR D**)
__ Depleted Below Dark Surface (A11)
__ Thick Dark Surface (A12)
__ Sandy Mucky Mineral (S1)
X Sandy Gleyed Matrix (S4)
__ Sandy Redox (S5)
__ Stripped Matrix (S6)
__ Loamy Mucky Mineral (F1)
__ Loamy Gleyed Matrix (F2)
__ Depleted Matrix (F3)
__ Redox Dark Surface (F6)
__ Depleted Dark Surface (F7)
__ Redox Depressions (F8)
__ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

__ 1 cm Muck (A9) (**LRR C**)
__ 2 cm Muck (A10) (**LRR B**)
__ Reduced Vertic (F18)
__ Red Parent Material (TF2)
__ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):
Type: ________
Depth (inches): ________

Hydric Soil Present? Yes X No ____

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

__ Surface Water (A1)
__ High Water Table (A2)
X Saturation (A3)
__ Water Marks (B1) (**Nonriverine**)
__ Sediment Deposits (B2) (**Nonriverine**)
__ Drift Deposits (B3) (**Nonriverine**)
__ Surface Soil Cracks (B6)
__ Inundation Visible on Aerial Imagery (B7)
__ Water-Stained Leaves (B9)
__ Salt Crust (B11)
__ Biotic Crust (B12)
__ Aquatic Invertebrates (B13)
__ Hydrogen Sulfide Odor (C1)
__ Oxidized Rhizospheres along Living Roots (C3)
__ Presence of Reduced Iron (C4)
__ Recent Iron Reduction in Plowed Soils (C6)
__ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

__ Water Marks (B1) (**Riverine**)
__ Sediment Deposits (B2) (**Riverine**)
__ Drift Deposits (B3) (**Riverine**)
__ Drainage Patterns (B10)
__ Dry-Season Water Table (C2)
__ Thin Muck Surface (C7)
__ Crayfish Burrows (C8)
__ Saturation Visible on Aerial Imagery (C9)
__ Shallow Aquitard (D3)
__ FAC-Neutral Test (D5)

Field Observations:
Surface Water Present? Yes ____ No X Depth (inches): ________
Water Table Present? Yes X No ____ Depth (inches): 14"
Saturation Present? (includes capillary fringe) Yes X No ____ Depth (inches): 8"

Wetland Hydrology Present? Yes X No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Parkview Condominiums City/County: Park City/Summit Sampling Date: 10/21/09

Applicant/Owner: Parkview Condominium Homeowners Association State: UT Sampling Point: PVC-6

Investigator(s): T. Hopkins Section, Township, Range: S8, T2S, R4E SLB&M

Landform (hillslope, terrace, etc.): Stream terrace Local relief (concave, convex, none): none Slope (%): ____

Subregion (LRR): LRR-D Lat: 40 40' 03.7" N Long: 111 30' 43.5" W Datum: NAD 27

Soil Map Unit Name: Wanship Loam NWI classification: ____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ____ (If no, explain in Remarks.)

Are Vegetation X, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X No ____	Is the Sampled Area within a Wetland? Yes ____ No X
Hydric Soil Present?	Yes X No ____	
Wetland Hydrology Present?	Yes ____ No X	

Remarks:

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status
1. Populus fremontii	1	Y	FACW
2.			
3.			
4.			
Total Cover:	1		
Sapling/Shrub Stratum			
1. Salix exigua	5	Y	OBL
2.			
3.			
4.			
5.			
Total Cover:	5		
Herb Stratum			
1. Poa annua	90	Y	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
Total Cover:	95		
Woody Vine Stratum			
1.			
2.			
Total Cover:			

% Bare Ground in Herb Stratum 4 % Cover of Biotic Crust ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species		x 1 =
FACW species		x 2 =
FAC species		x 3 =
FACU species		x 4 =
UPL species		x 5 =
Column Totals:	(A)	(B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

X Dominance Test is >50%

__ Prevalence Index is ≤3.0[1]

__ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes X No ____

Remarks:
Vegetation is routinely mowed. Difficult to identify species.

SOIL

Sampling Point: PVC-6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-16"	10YR 3/2	100				M	Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- X Histosol (A1)
- __ Histic Epipedon (A2)
- __ Black Histic (A3)
- __ Hydrogen Sulfide (A4)
- __ Stratified Layers (A5) (**LRR C**)
- __ 1 cm Muck (A9) (**LRR D**)
- __ Depleted Below Dark Surface (A11)
- __ Thick Dark Surface (A12)
- __ Sandy Mucky Mineral (S1)
- __ Sandy Gleyed Matrix (S4)
- __ Sandy Redox (S5)
- __ Stripped Matrix (S6)
- __ Loamy Mucky Mineral (F1)
- __ Loamy Gleyed Matrix (F2)
- __ Depleted Matrix (F3)
- __ Redox Dark Surface (F6)
- __ Depleted Dark Surface (F7)
- __ Redox Depressions (F8)
- __ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- __ 1 cm Muck (A9) (**LRR C**)
- __ 2 cm Muck (A10) (**LRR B**)
- __ Reduced Vertic (F18)
- __ Red Parent Material (TF2)
- __ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type: ____________

Depth (inches): ____________

Hydric Soil Present? **Yes** X **No** ____

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- __ Surface Water (A1)
- __ High Water Table (A2)
- __ Saturation (A3)
- __ Water Marks (B1) (**Nonriverine**)
- __ Sediment Deposits (B2) (**Nonriverine**)
- __ Drift Deposits (B3) (**Nonriverine**)
- __ Surface Soil Cracks (B6)
- __ Inundation Visible on Aerial Imagery (B7)
- __ Water-Stained Leaves (B9)
- __ Salt Crust (B11)
- __ Biotic Crust (B12)
- __ Aquatic Invertebrates (B13)
- __ Hydrogen Sulfide Odor (C1)
- __ Oxidized Rhizospheres along Living Roots (C3)
- __ Presence of Reduced Iron (C4)
- __ Recent Iron Reduction in Plowed Soils (C6)
- __ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- __ Water Marks (B1) (**Riverine**)
- __ Sediment Deposits (B2) (**Riverine**)
- __ Drift Deposits (B3) (**Riverine**)
- __ Drainage Patterns (B10)
- __ Dry-Season Water Table (C2)
- __ Thin Muck Surface (C7)
- __ Crayfish Burrows (C8)
- __ Saturation Visible on Aerial Imagery (C9)
- __ Shallow Aquitard (D3)
- __ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ____ No X Depth (inches): ____

Water Table Present? Yes ____ No X Depth (inches): ____

Saturation Present? (includes capillary fringe) Yes ____ No X Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

APPENDIX 3

Soil Survey

United States Department of Agriculture

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Summit Area, Utah, Parts of Summit, Salt Lake and Wasatch Counties

Parkview Condominiums

October 29, 2009

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://soils.usda.gov/sqi/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (http://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://soils.usda.gov/contact/state_offices/).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Soil Data Mart Web site or the NRCS Web Soil Survey. The Soil Data Mart is the data storage site for the official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

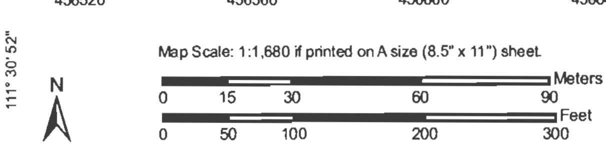
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Soil Map

Map Scale: 1:1,680 if printed on A size (8.5" x 11") sheet.



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Units

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features
- Gully
- Short Steep Slope
- Other

Political Features
- Cities

Water Features
- Oceans
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:1,680 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 12N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Summit Area, Utah, Parts of Summit, Salt Lake and Wasatch Counties
Survey Area Data: Version 5, Sep 4, 2009

Date(s) aerial images were photographed: 9/12/1997

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Summit Area, Utah, Parts of Summit, Salt Lake and Wasatch Counties (UT613)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
178	Wanship loam, 0 to 3 percent slopes	6.4	100.0%
Totals for Area of Interest		**6.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Summit Area, Utah, Parts of Summit, Salt Lake and Wasatch Counties

178—Wanship loam, 0 to 3 percent slopes

Map Unit Setting

Elevation: 6,300 to 7,200 feet
Mean annual precipitation: 16 to 22 inches
Mean annual air temperature: 40 to 45 degrees F
Frost-free period: 60 to 90 days

Map Unit Composition

Wanship and similar soils: 90 percent
Minor components: 10 percent

Description of Wanship

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sandstone and conglomerate

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: About 20 to 30 inches
Frequency of flooding: Rare
Frequency of ponding: None
Available water capacity: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): 4w
Land capability (nonirrigated): 4w
Ecological site: Interzonal Semiwet Fresh Meadow (Meadow sedge/Tufted hairgrass) (R047XA004UT)

Typical profile

0 to 8 inches: Loam
8 to 14 inches: Loam
14 to 24 inches: Loam
24 to 26 inches: Extremely cobbly loamy sand
26 to 60 inches: Extremely cobbly loamy sand

Minor Components

Kovich

Percent of map unit: 5 percent
Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: Intezonal Wet Fresh Meadow (Sedge) (R047XA008UT)

Snyderville

Percent of map unit: 5 percent
Landform: Outwash terraces, stream terraces
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: Mountain Gravelly Loam (Mountain Big Sagebrush) (R047XA406UT)

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APPENDIX 4

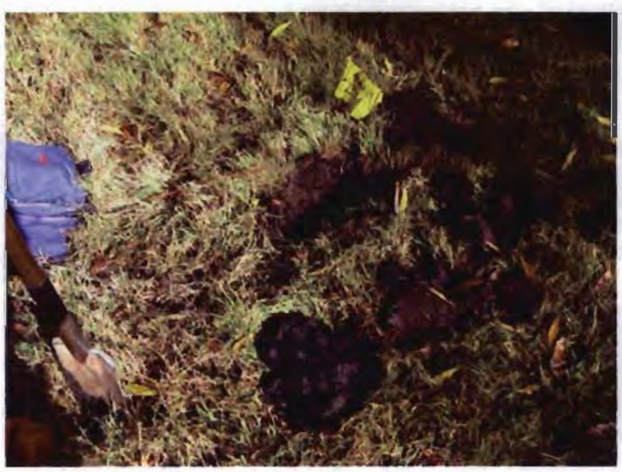
Site Photographs

Photograph 1
Data Point PVC-1

Photograph 2
Data Point PVC-2

Photograph 3
Data Point PVC-3.

Photograph 4
Data Point PVC-4



Photograph 5
Data Point PVC-5

Photograph 6
Data Point PVC-6

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO CA 95814-2922

REPLY TO
ATTENTION OF

April 25, 2011

Regulatory Division SPK-2010-01232-UO

Derek Howard
Parkview Homeowners Association
Post Office Box 680876
Park City, Utah 84068

Dear Mr. Howard:

We are responding to your request for an approved jurisdictional determination for the Parkview Condominiums project. The approximately 6-acre site is located in Park City at approximately 2294 Jupiter View Drive, Section 5, Township 2 South, Range 4 East, Salt Lake Meridian, Latitude 40.66°, Longitude -111.51°, Summit County, Utah.

Based on available information, we concur with the estimate of potential waters of the United States as depicted on the enclosed Figure 2, Parkview Condominium wetland delineation site map, dated November 9, 2009, prepared by IHI Environmental. Approximately 0.51 acres of wetlands and 900 linear feet of waters of the U.S. are present within the survey area. These waters are regulated under Section 404 of the Clean Water Act, since they are directly abutting and are a relative permanent waterway, McLeod Creek.

This verification is valid for five years from the date of this letter, unless new information warrants revision of the determination before the expiration date. This letter contains an approved jurisdictional determination for your subject site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331.

A Notification of Appeal Process (NAP) and Request for Appeal (RFA) form is enclosed. If you request to appeal this determination you must submit a completed RFA form to the South Pacific Division Office at the following address: Administrative Appeal Review Officer, Army Corps of Engineers, South Pacific Division, CESPD-PDS-O, 1455 Market Street, San Francisco, California 94103-1399, Telephone: 415-503-6574, FAX: 415-503-6646.

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the Division Office within 60 days of the NAP. Should you decide to submit an RFA form, it must be received at the above address by 60 days from the date of this letter. It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this letter.

You should provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

This determination has been conducted to identify the limits of Corps of Engineers' Clean Water Act jurisdiction for the particular site identified in this request. This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

We appreciate your feedback. At your earliest convenience, please tell us how we are doing by completing the customer survey on our website under *Customer Service Survey*.

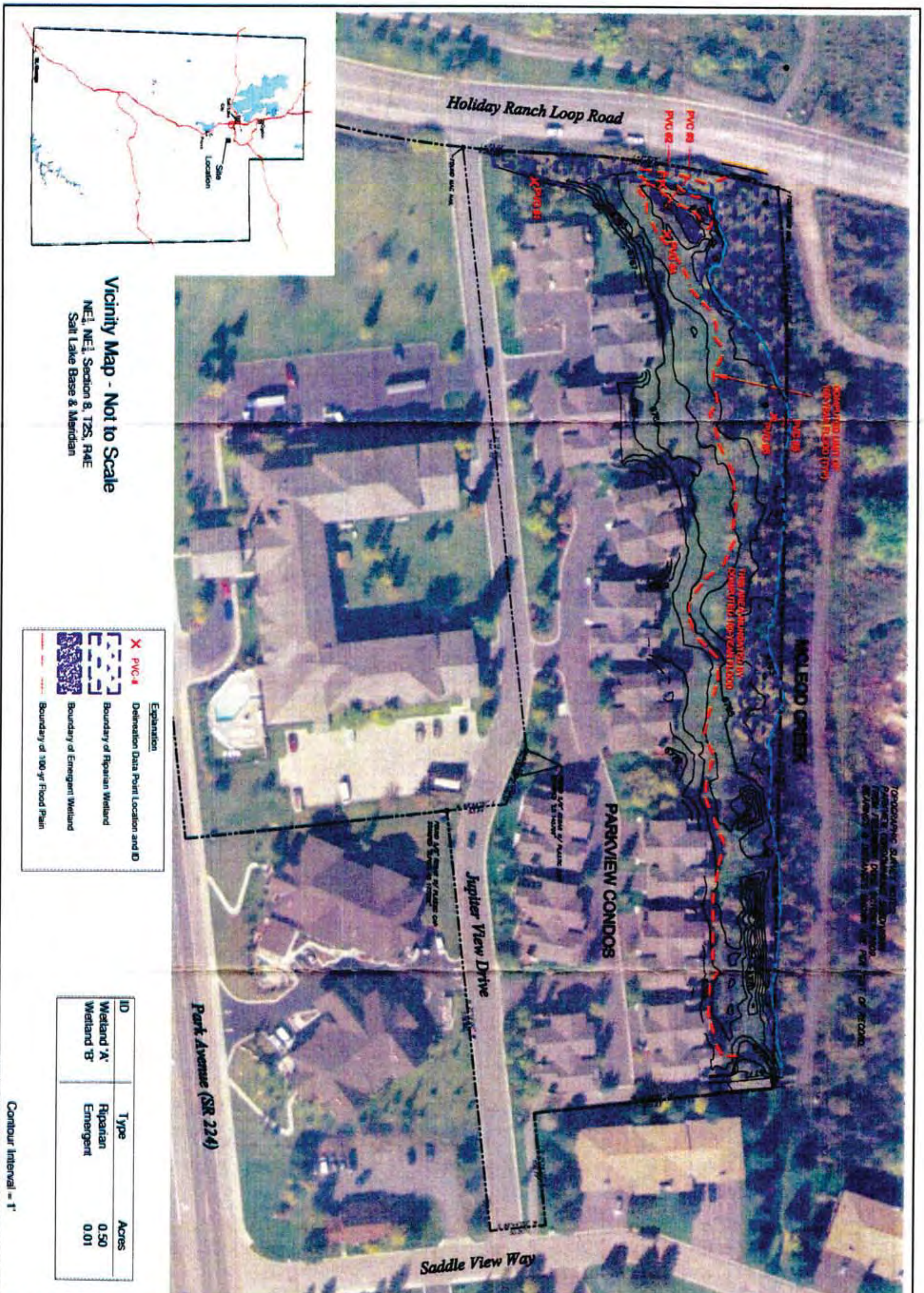
Please refer to identification number SPK-2010-01232-UO in any correspondence concerning this project. If you have any questions, please contact Hollis Jencks at the Utah Regulatory Office, 533 West 2600 South, Suite 150, Bountiful, Utah 84010, email *Hollis.G.Jencks@usace.army.mil*, or telephone 801-295-8380, extension 18.

Sincerely,

John Urbanic
Senior Project Manager
Utah Regulatory Office

Enclosures

Copy furnished:
IHI Environmental, Tom Hopkins, 640 East Wilmington Avenue, Salt Lake City, Utah 84106



PROJECT No: 09N-8008
SHEET: Figure 2
DRAWN BY: MPB
DATE: 11-09-09
REVISED BY:
DATE:
REVISED BY:
DATE:

Parkview Condominiums
NE ¼, NE ¼, Section 8, T2S, R4E
Park City, Utah

Site Map With Aerial Image and Surveyed Topography

IHI ENVIRONMENTAL

Page 1 of 3	Date: April 19, 2007	Case No.: 07-08-0505A	LOMA

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF PARK CITY, SUMMIT COUNTY, UTAH	Units 1 through 36, Parkview Condominiums, as shown on the Record of Survey recorded as Document No. 473038, in the Office of the Recorder, Summit County, Utah
	COMMUNITY NO.: 490139	
AFFECTED MAP PANEL	NUMBER: 49043C0917C	
	DATE: 3/16/2006	
FLOODING SOURCE: MCLEOD CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.667, -111.513 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (ASSUMED)	LOWEST ADJACENT GRADE ELEVATION (ASSUMED)	LOWEST LOT ELEVATION (ASSUMED)
--	--	Parkview Condominiums	--	Structure (Units 1-3)	X (unshaded)	100.9 feet	110.0 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED)
PORTIONS REMAIN IN THE SFHA
ZONE A

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

William R Blanton Jr

William R. Blanton Jr., CFM, Chief
Engineering Management Section
Mitigation Division

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (ASSUMED)	LOWEST ADJACENT GRADE ELEVATION (ASSUMED)	LOWEST LOT ELEVATION (ASSUMED)
--	--	Parkview Condominiums	--	Structure (Units 4-6)	X (unshaded)	101.3 feet	103.4 feet	--
--	--	Parkview Condominiums	--	Structure (Units 7-9)	X (unshaded)	102.0 feet	104.9 feet	--
--	--	Parkview Condominiums	--	Structure (Units 10-12)	X (unshaded)	102.8 feet	105.3 feet	--
--	--	Parkview Condominiums	--	Structure (Units 13-15)	X (unshaded)	103.6 feet	105.7 feet	--
--	--	Parkview Condominiums	--	Structure (Units 16-18)	X (unshaded)	104.5 feet	105.8 feet	--
--	--	Parkview Condominiums	--	Structure (Units 19-21)	X (unshaded)	105.8 feet	106.5 feet	--
--	--	Parkview Condominiums	--	Structure (Units 22-24)	X (unshaded)	106.6 feet	107.6 feet	--
--	--	Parkview Condominiums	--	Structure (Units 25-27)	X (unshaded)	107.4 feet	107.9 feet	--
--	--	Parkview Condominiums	--	Structure (Units 28-30)	X (unshaded)	107.4 feet	114.5 feet	--
--	--	Parkview Condominiums	--	Structure (Units 31-33)	X (unshaded)	106.6 feet	113.1 feet	--

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

William R Blanton Jr

William R. Blanton Jr., CFM, Chief
Engineering Management Section
Mitigation Division

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (ASSUMED)	LOWEST ADJACENT GRADE ELEVATION (ASSUMED)	LOWEST LOT ELEVATION (ASSUMED)
--	--	Parkview Condominiums	--	Structure (Units 34-36)	X (unshaded)	105.8 feet	111.6 feet	--

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 12 Properties.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ZONE A (This Additional Consideration applies to the preceding 12 Properties.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

William R Blanton Jr

William R. Blanton Jr., CFM, Chief
Engineering Management Section
Mitigation Division

Exhibit C – Original 1997 MPD Staff Report – Parkview Condominiums

PARK CITY 1884

PLANNING COMMISSION REPORT

TO: PLANNING COMMISSION
FROM: PLANNING STAFF
DATE: OCTOBER 3, 1996 (FOR OCTOBER 9, 1996)
RE: 2260 JUPITER VIEW DRIVE- PARKVIEW MPD

I. PROJECT STATISTICS

Project Name:	**Jupiter View Drive- Parkview MPD**
Applicant:	**Henry Sigg for Parkview L.L.C.**
Location:	**Southeast corner of Jupiter View Drive and Holiday Ranch Loop**
Proposal:	**Master Planned Development for 36 townhouses on 5.24 acres**
Zoning:	**RDM- Medium Density Residential**
Adjacent Land Uses:	**Radisson Hotel, Saddleview Office Park, City Open Space, Condominiums, Reservations office, and vacant**
Date of Application:	**June 6, 1996**
Project Planner:	**Kirsten Whetstone**

Staff Recommendation: **Approval with conditions**

II. BACKGROUND INFORMATION

The 5.24 acre site is located at the southeast corner of Jupiter View Drive and Holiday Ranch Loop Road (Exhibit A). The property is legally described as Lot 2 of the Parkview Subdivision plat which was recorded in December of 1984. The Radisson Hotel is situated on Lot 1, at the southeast corner of Highway 224 and Holiday Ranch Loop Road. Jupiter View Drive is a private drive shared by Lots 1 and 2 to provide access to these properties from Saddleview Drive and Holiday Ranch Loop. The vacant property directly south of the Radisson, known as the Cathcart parcel, also has access to Jupiter View Drive. The old treatment plant property, owned by Park City, lies directly to the east of this property.

McLeod Creek and associated wetlands run along the eastern property boundary. A wetlands determination and survey was prepared for this site by Basin Hydrology in April of 1996. This survey has been reviewed by the Army Corp of Engineers, Salt Lake City office. The wetland areas along McLeod Creek have been flagged and identified. Staff determined that the property meets the criteria of a "Sensitive Area" and therefore the property is subject to the Sensitive Land Overlay Ordinance.

The site is currently vacant and undeveloped. There is some evidence of prior disturbance on the site, with mounds of dirt and other debris now covered with vegetation. There are large willow clumps along McLeod Creek which will be protected. There is also a significant clumping of willows in the middle of the site which will be retained between two of the buildings.

On August 14, 1996 the Planning Commission heard the applicant's presentation of this proposal and held a discussion of staff's concerns. The main concerns were guest parking, circulation, location of a pedestrian trail, snow shedding and snow storage, and construction management. The Planning Commission expressed additional concerns of location of flood plain, protection of existing vegetation (including the natural grasses, sage, rabbit brush, and willows), traffic circulation patterns in the area, and building articulation.

On September 25, 1996 the Planning Commission held a public hearing to receive input from affected property owners. Several residents of the McLeod Creek Subdivision expressed concerns about this proposal. Their primary concerns included the following: 1) additional plantings, particularly large evergreen trees, to buffer the units along Holiday Ranch Loop Road, 2) traffic and safety issues, 3) traffic control for intersections and trail crossings, 4) ownership and security provisions of the CC& R's, and 5) lighting impacts on the residential subdivisions to the east.

In response to the neighborhood's concerns the applicant has agreed to plant five white fir between Holiday Ranch Loop and the buildings. Staff recommends that these trees be 10-15' in height with planting to follow the City's guidelines. In addition the applicant will install a stop sign at the intersection of Jupiter View and Holiday Ranch Loop.

II. PROJECT DESCRIPTION

Location

The proposed project is located at 2260 Jupiter View Drive. The project is located in a mixed use area between the Park Meadows residential area and Highway 224. This is an area of condominiums, offices, and a large hotel. The City owns property to the east, the old treatment center site. There are public trails to the north and south of the site, as well as a trail on the north side of Holiday Ranch Loop Road. Some of these trails are currently under construction. These trails provide linkages to Saddleview Office Park, Snow Creek Crossing shopping center, Park Meadows residential area, and other destinations.

Land use

The applicant proposes 36 townhouse units in a configuration of twelve tri-plex buildings on the 5.24 acre (228,101 sf) site (Exhibit B). The proposed density is approximately 6.87 units per acre, or 6.3 unit equivalents per acre. The site is located in the RDM, Medium Density Residential, Zoning District. Structures with greater than 2 dwelling units require a Conditional Use Permit in this zoning district. Additionally, the RDM district allows developments with a density of greater than 5 dwelling units per acre only in conjunction with a Master Planned Development subject to provisions of Chapter 10 of the Land Management Code. The absolute maximum allowable density in the RDM district is 8 unit equivalents per acre, according to Section 10.3 of the LMC.

The proposal provides approximately 75% open space (roughly 53,435 sf of built area). A minimum of 60% open space is required for all MPD proposals.

Setbacks for multi-family projects in the RDM zone are a minimum of 10' on the sides, 20' in the front, and 10' in the rear. Setbacks may be varied by the Planning Commission, except that setbacks for the perimeter boundaries may not be varied, as per LMC Section. 10.9(e). Maximum building height is 28' (with an additional 5' for a pitched roof) measured from natural grade at the building site.

The Sensitive Lands Ordinance requires a minimum setback of 50' from all wetlands and streams identified by a qualified professional and based upon the federal 1989 Wetlands Manual. No disturbance is allowed in the wetland or stream corridor. The applicant has expressed an interest in doing some minor grading and landscaping within the 50' buffer area to enhance the appearance. The details of this work would need to be clearly identified on a landscape and grading plan and presented to and approved by the Community Development Department staff prior to issuance of a grading or building permit. This work would be limited to removing debris and dead wood, grading out to a more natural contour some to the large pits and mounds, and planting additional native vegetation. Significant vegetation to be preserved will be protected with steel fencing and a permit from the City shall be required prior to any grubbing, grading, or planting in this area.

As designed, all structures respect the 50' buffer area, both from the mapped wetland areas and from the minor stream course along the south side of Holiday Ranch Loop Road. To minimize long term disturbance of the buffer and sensitive areas, the applicant has designed the rear decks to be inaccessible to and from the outside. The lower levels are sunk into the ground with windows at grade, rather than providing access with walkout basement doors.

Off-street parking in each Master Planned Development shall meet the requirements stated in Chapter 13 of the LMC, unless the Planning Commission chooses to vary these requirements in consideration of factors identified in Section 10.9(d). The applicant proposes 2 car garages for 24 of the units and one car garages with additional on- site parking for the remaining 12 units for a total of 72 parking spaces. Rather than impose additional parking on the landscaped buffer areas, staff has agreed that guest parking can be accommodated on-street along Jupiter Drive, which is a private drive (see Exhibit F).

Staff has reviewed the proposal and believes the plans conform to the density, setbacks, heights, and open space criteria as stated in the LMC. Staff also believes that the requirements of the Sensitive Lands Ordinance have been satisfied. The applicant provided the necessary setbacks from the wetlands area, intends to preserve significant vegetation, and has designed the rear of the structure to respect the sensitive nature of the open space by removing walkout patios and balconies. Staff has reviewed a preliminary landscape and grading plan.

Architectural character

Architectural details are in the final stages of design (Exhibit C). The current elevations show low profile, well articulated buildings. Board and batt siding, cedar trim, asphalt architectural grade shingles, log railing on balconies, and raised panel garage doors are proposed. The applicant proposes natural and earth tone colors with garage doors minimized by being partially recessed under a lower roof element. Painting garage doors the same as the siding or providing wooden doors will help minimize the "garage barage" that typically occurs in projects with individual garages spaced close together. Staff provided comments on several iterations to date and believes the proposed architecture is compatible with the surrounding area and generally meets the criteria for acceptable design as stated in Chapter 9 of the LMC.

The applicant has reduced the driveway width to 20' to accommodate additional shifting of buildings and units within buildings to provide additional articulation, shifting, and interest.

Vehicular Circulation

Staff reviewed the proposal for vehicular circulation and parking. The applicant has reduced the number of units by two from the original submittal to address some of the concerns. The original submittal had parallel parking at the south access drive of the project to provide additional parking, but staff had concerns about parking in this area. There is such a limited buffer between the parking and the adjacent condominiums in this area, that the applicant choose to remove this parking. The most recent plan shifts the southern most entrance to the north of building 10. The City Engineer and Chief Building Official are satisfied with this redesign (see Exhibits E and F). This new design keeps the vehicular traffic further from the existing Windrift condominiums and enhances the circulation and snow removal situation.

Pedestrian Circulation and Trails

Planning staff has worked with the City trails staff and the applicant to come up with an agreeable pedestrian trail through this property (see Exhibit G). The Trails Master Plan shows a Greenway Trail, with 8' of asphalt and 4' of crusher fines in this general location. The trail will be located on City property, east of McLeod Creek, where there is an old rail road grade. This trail provides a major connection to the McLeod Creek trail to the north and the Snowcreek/Saddleview trail to the south and east. The applicant has agreed to contribute $16,000 to the construction of this trail. This figure is the City's current estimate for 6" of road base, filter fabric, 3" of asphalt (8' wide), and 2.5" of crusher fines (4' wide), based on bids received for the trails work currently being done. The City will construct the trail on City property. The City agrees to provide the land, rough grading, revegetation and landscaping, all signs and crossing bollards, and administration of the contract.

The applicant has also agreed to build an 8' asphalt connection to the Greenway Trail along his south property line and along Jupiter View Drive to Saddleview Drive. The applicant also agrees to construct the culvert crossing of McLeod Creek, which is on City property. The City will construct the trail over this crossing to connect up to the 8' asphalt connection.

All specifics of design, construction, timing, and financing of the proposed trail and the culvert or bridge crossing, will be described in an agreement between the applicant and the City, to be approved by the City Community Development and City Attorney prior to issuance of a building permit.

Public Input

Property owners within 300' of the project were notified on September 10, 1996. The property has been properly posted and legally noticed. As of the date of this report staff has received two phone calls from residents in McLeod Creek subdivision. One resident wanted additional information on the location of the project, believing it was on the north side of Holiday Ranch Loop road. The other resident was concerned about the heights and mass of the buildings as visible from her house looking towards the ski mountain. This resident also had concerns about the possibility of nightly rentals and the increase in transient housing in the area.

The Planning Commission held a public hearing on September 25, 1996. Several residents of the McLeod Creek Subdivision expressed concerns about this proposal. Their primary concerns included the following: 1) additional plantings, particularly large evergreen trees, to buffer the units along Holiday Ranch Loop Road, 2) traffic and safety issues, 3) traffic control for intersections and trail crossings, 4) ownership and security provisions of the CC& R's, and 5) lighting impacts on the residential subdivisions to the east. The applicant has agreed to additional landscaping and will install a stop sign at the intersection on Jupiter View and Holiday Ranch Loop.

IV. STAFF RECOMMENDATION

Staff has reviewed this application and believes that it complies with the requirements of the Land Management Code and Comprehensive Plan. Staff has considered the public input and Planning Commission discussion in recommending approval of the Parkview MPD, based upon the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. This proposal requires a master planned development and a sensitive lands review due to the existence of wetlands on the property.

2. The proposed density of 36 units on the 5.24 acre site is appropriate given the surrounding land uses and development patterns.

3. The surrounding streets, Jupiter View Drive, Saddleview Drive, Holiday Ranch Loop Road, are of a size and capacity to accomodate the traffic considerations of this development.

4. Utilities are available to sustain the anticipated property uses. The detailed construction plans for the project shall be submitted to the Community Development for review and approval.

5. The project is designed to allow adequate emergency vehicle access, by virtue of having several access points and smaller structures.

6. The off street parking and internal circulation system are adequate for the project and meet the parking required by the Land Managment Code, Section 13.

7. The size and orientation of the structures proposed are compatible with the surrounding buildings and uses.

8. Open space, totaling 75% of the site meet the requirements of the LMC, Section 10.

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

10. A construction management and phasing plan is required to protect the existing units from construction disturbance and to minimize the impact of construction activity in the surrounding area.

11. A final agreement between the City and the applicant is necessary to formalize the applicant's agreement to contribute $16,000 for construction of the Greenway trail on the City property directly to the east of this property. The applicant also agrees to construct the culvert crossing of McLeod Creek and the 8' asphalt paved connector trail from Saddleview to the Greenway Trail.

12. The applicant has agreed to provide evergreen trees between the units and Holiday Ranch Loop Road, as shown on the preliminary landscape plan.

13. The applicant has agreed to install a stop sign at the intersection of Jupiter View Drive and Holiday Ranch Drive.

Conclusions of Law

1. The proposed project complies with all requirements outlined in the Land Management Code, specifically Sections 7.6 and 10.

2. The proposed project complies with all requirements of the Sensitive Lands Ordinance.

3. The use as conditioned is compatible with surrounding structures in use, scale, mass, and circulation.

4. The use as conditioned is consistent with the Park City Comprehensive Plan.

5. Any effects in difference in use or scale have been mitigated through careful planning and/or conditions.

Conditions of Approval:

1. All standard project conditions shall apply.

2. A financial guarantee, for the value of all public improvements, landscaping, and trails to be completed, shall be provided to the City prior to plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

3. A final plat or record of survey shall be submitted to the City for review and approval and shall be recorded at the County prior to issuance of certificate of occupancy for any unit. Conditions, Covenants, and Restrictions for this project shall be submitted to the City Attorney for review and shall be recorded at the time of plat recordation.

4. The Planning Department's review and approval of an overall landscape plan, showing existing and proposed vegetation, and including a detailed limits of

disturbance plan, is a condition precedent to issuance of a building permit for any of the units. The landscape plan shall also contain all information regarding project lighting.

5. All significant vegetation and wetlands, as indicated on the landscape plan, shall be protected from construction disturbance with temporary 6' high steel fencing, or other fencing acceptable to the City. Prior to "clean-up" and minor re-grading of the 50' buffer area, the applicant and City shall meet on the site to flag the areas to be regraded and those areas to be left undisturbed. The purpose being to retain the maximum number of significant vegetation, mostly willows and other native plants and shrubs. Revegetation of this area shall be done with native species acceptable to the Community Development Department staff.

6. The Developer shall provide a detailed Construction Management Plan (CMP), prior to issuance of any building permits, that addresses at a minimum the following:

   a.) A construction staging, storage, circulation and parking plan.

   b.) The developer shall instruct respective contractors that there is to be no wash out of concrete trucks in on-site landscape areas. Further, the developer shall identify any off-site dirt storage sites , obtain written permission by the owner and post a financial surety, to the satisfaction of the City, that will provide for the rehabilitation of the said storage site.

   c.) A landscape plan shall be submitted and approved prior to any construction activity on site.

   d.) Any temporary parking signs, subject to Public Works Director and City Engineer approval, shall be addressed in the CMP.

   e.) The applicant shall comply with Utah Air Quality standards, regarding dust mitigation, and with any applicable Utah Water Quality standards and shall provide any necessary permits or evidence of compliance prior to issuance of building construction. Park City does not guarantee or monitor compliance with these standards.

   f.) An existing conditions survey that identifies and determines existing grade shall be conducted by the applicant and submitted prior to issuance of a footing and foundation permit. This survey shall assist the Community Development Department in determining the grade for measurement of height of this project as defined in the Land Management Code.

7. An agreement, reviewed and approved by the Community Development Department and the City Attorney, regarding the construction of a Greenway Trail and an 8' paved asphalt connector trail shall be signed by the City and applicant as a condition

precedent to issuance of a full building permit for any of the units. The applicant agrees to contribute $16,000 towards the Greenway Trail to be constructed by the City on the old railroad grade directly east of this property. The applicant agrees to construct the culvert crossing and the 8' asphalt trail connection from Saddleview Drive to the Greenway Trail.

8. The applicant shall obtain all necessary permits required by the Army Corps of Engineers for all work in the wetland area for the sewer connection and trail crossing.

9. Final architectural design and colors will be reviewed and approved by the Community Development staff.

10. All proposed signs require a sign permit, reviewed and approved by the Community Development Department.

11. The City Engineer shall review and approve appropriate grading, utility, public improvements and drainage plans for compliance with City standards as a condition precedent to permit issuance.

12. The Snyderville Basin Sewer Improvement District shall review and approve the sewer plans.

V. EXHIBITS

A. LOCATION MAP
B. SITE PLAN
C. ELEVATIONS
D. PRELIMINARY LANDSCAPE PLAN (See Large 24x36 Plans)

appreciation for the time Commissioner Larson has spent with the HDC.

Commissioner Hays reported on a phone call from Francine Beline expressing concern and opposition to the density proposed for Flagstaff.

Commissioner O'Hara reported he had received a visit from Steve Christensen who opposed the Flagstaff development primarily due to density and traffic issues. He reported that he had also received a letter from Tom and Mary MacIntosh strongly opposing the Flagstaff annexation and development.

IV. CONSENT AGENDA

1. 561 Park Avenue - CUP for accessory apartment

2. Jupiter View Drive, Parkview Subdivision - MPD

MOTION: Commissioner Larson moved to APPROVE the Consent Agenda. Commissioner Zimney seconded the motion.

VOTE: The motion passed unanimously.

Conditions of Approval - 561 Park Avenue

1. The applicant shall submit building plans to the Community Development Department for Historic District design review and approval. All construction shall meet requirements set forth in the Land Management Code and the Uniform Building Code.

2. The Conditional Use Permit for the accessory apartment shall not be issued until remodel of the main structure has been completed and the size requirements have been satisfied.

3. The Conditional Use permit will be reviewed one year after the Certificate of Occupancy is issued.

4. The applicant shall execute and record a restrictive covenant, in a form acceptable to the City Attorney, prohibiting the use of the accessory apartment as a nightly rental. The restrictive covenant shall also state that the permit for the accessory apartment does not run with the land and is automatically invalidated by the sale or transfer of this property.

5. One unit shall be occupied by the owner of the structure and the accessory apartment shall not be sold separately.

6.All setbacks and encroachment issues shall be resolved prior to issuance of a building permit for construction of the accessory apartment.

Conditions of Approval - 2260 Jupiter View Drive

1.All standard project conditions shall apply.

2.A financial guarantee, for the value of all public improvements, landscaping, and trails to be completed, shall be provided to the City prior to plat recordation. All public improvements shall be completed according to City Standards and accepted by the City Engineer prior to release of this guarantee.

3.A final plat or record of survey shall be submitted to the City for review and approval and shall be recorded at the County prior to issuance of certificate of occupancy for any unit. Conditions, Covenants, and Restrictions for this project shall be submitted to the City Attorney for review and shall be recorded at the time of plat recordation.

4.The Planning Department's review and approval of an overall landscape plan showing existing and proposed vegetation and including a detailed limits of disturbance plan, is a condition precedent to issuance of a building permit for any of the units. The landscape plan shall also contain all information regarding project lighting.

5.All significant vegetation and wetlands, as indicated on the landscape plan, shall be protected from construction disturbance with temporary 6' high steel fencing or other fencing acceptable to the City. Prior to "clean up" and minor re-grading of the 50' buffer area, the applicant and the City shall meet on the site to flag the areas to be regraded and those areas to be left undisturbed, the purpose being to retain the maximum number of significant vegetation, mostly willows and other native plants and shrubs. Revegetation of this area shall be done with native species acceptable to the Community Development Department staff.

6.The Developer shall provide a detailed Construction Management Plan (CMP) prior to issuance of any building permits, that addresses, at a minimum, the following:

a)A construction staging, storage, circulation and parking plan.
b)The developer shall instruct respective contractors that there is to be no wash out of concrete trucks on on-site landscape areas. Further, the developer shall identify any off-site dirt storage sites, obtain written permission by the owner, and post a financial surety to

the satisfaction of the City that will provide for the rehabilitation of said storage site.

c)A landscape plan shall be submitted and approved prior to any construction activity on site.

d)Any temporary parking signs, subject to Public Works Director and City Engineer approval, shall be addressed in the CMP.

e)The applicant shall comply with Utah Air Quality standards regarding dust mitigation and with any applicable Utah Water Quality standards and shall provide any necessary permits or evidence of compliance prior to issuance of a footing and foundation permit. This survey shall assist the Community Development Department in determining the grade for measurement of height of this project as defined in the Land Management Code.

7.An agreement, reviewed and approved by the Community Development Department and the City Attorney, regarding the construction of a Greenway Trail and an 8' paved asphalt connector trail shall be signed by the City and applicant as a condition precedent to issuance of a full building permit for any of the units. The applicant agrees to contribute $16,000 towards the Greenway Trail to be constructed by the City on the old railroad grade directly east of this property. The applicant agrees to construct the culvert crossing and the 8' asphalt trail connection from Saddleview Drive to the Greenway Trail.

8.The applicant shall obtain all necessary permits required by the Army Corps of Engineers for all work in the wetland areas for the sewer connection and trail crossing.

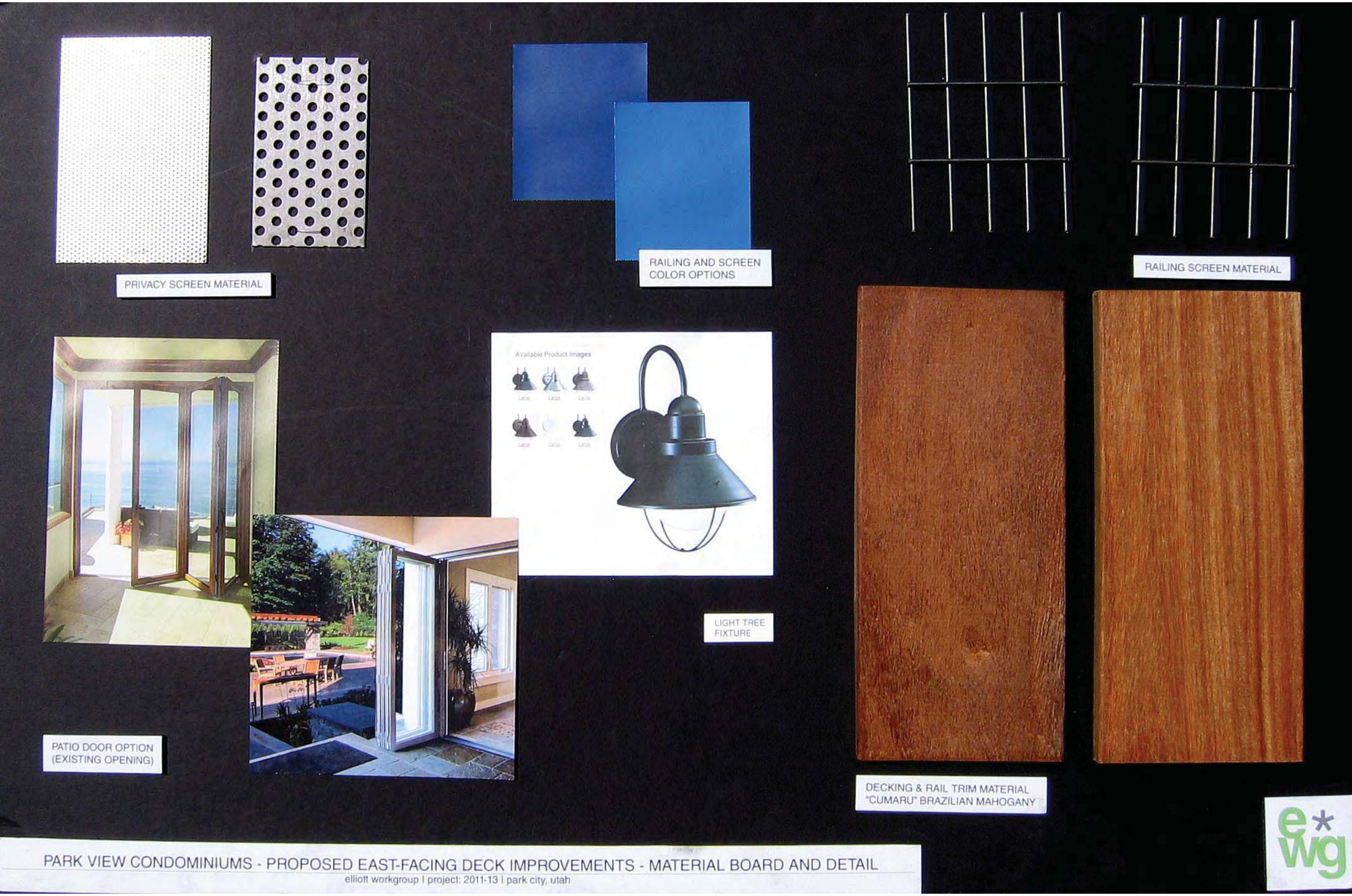
9.Final architectural design and colors will be reviewed and approved by the Community Development Staff.

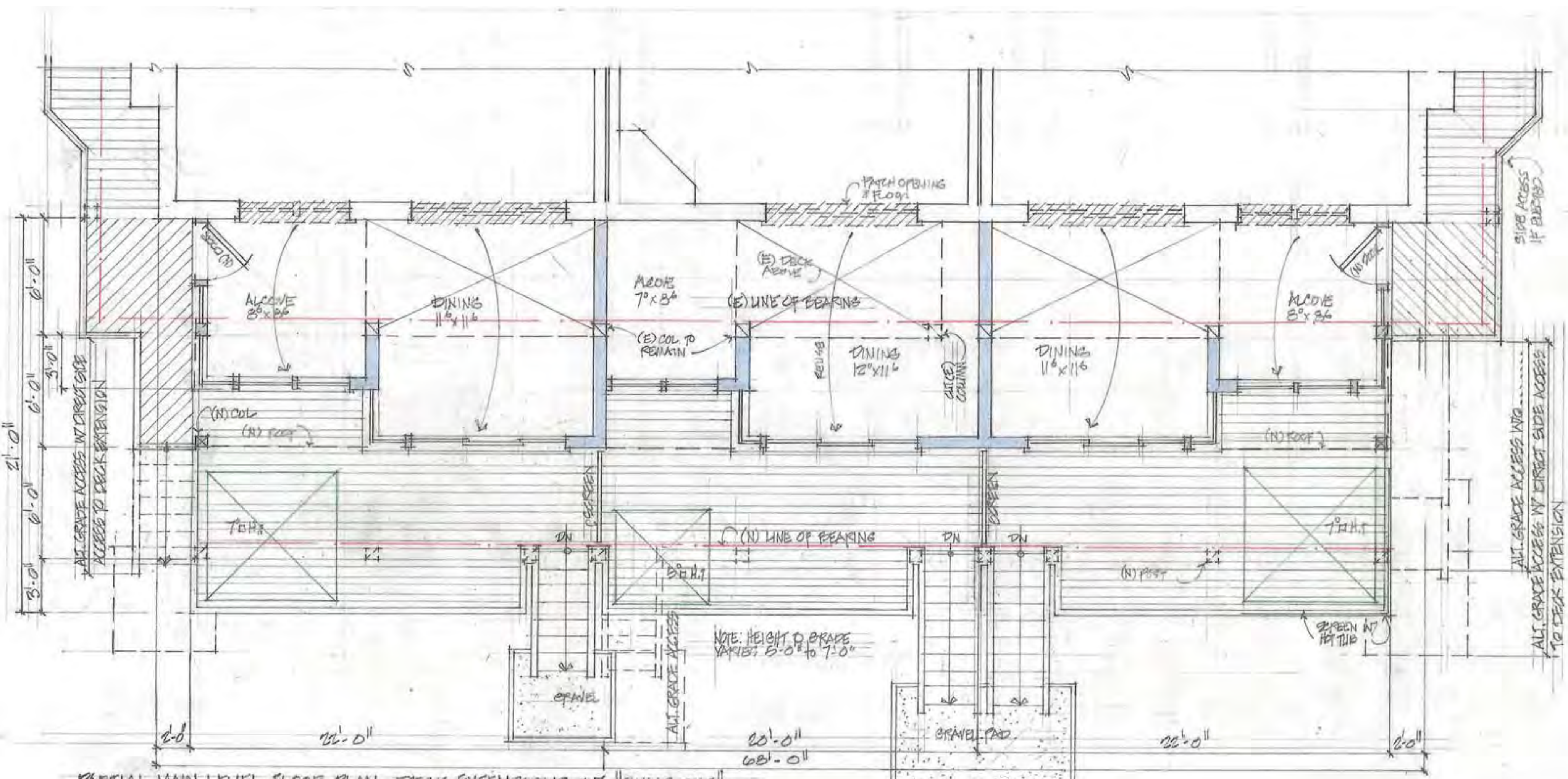
10.All proposed signs require a sign permit, reviewed and approved by the Community Development Department.

11.The City Engineer shall review and approve appropriate grading, utility, public improvements and drainage plans for compliance with City standards as a condition precedent to permit issuance.

12.The Snyderville Basin Sewer Improvement District shall review and approve the sewer plans.

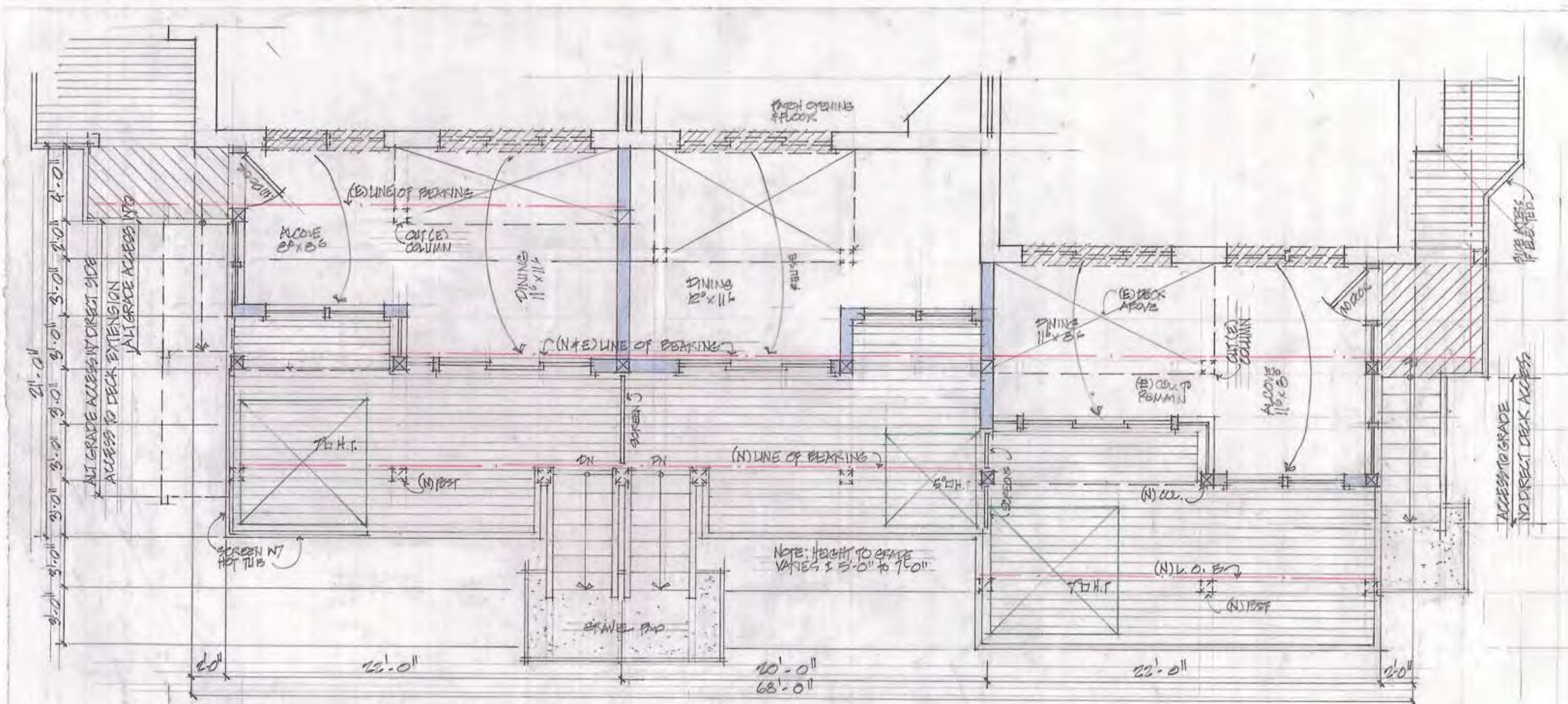
Exhibit D – Proposed materials board (photo)


PRIVACY SCREEN MATERIAL
RAILING AND SCREEN COLOR OPTIONS
RAILING SCREEN MATERIAL
Available Product Images
PATIO DOOR OPTION (EXISTING OPENING)
LIGHT TREE FIXTURE
DECKING & RAIL TRIM MATERIAL "CUMARU" BRAZILIAN MAHOGANY
PARK VIEW CONDOMINIUMS - PROPOSED EAST-FACING DECK IMPROVEMENTS - MATERIAL BOARD AND DETAIL
elliott workgroup | project: 2011-13 | park city, utah
e*wg



PARTIAL MAIN LEVEL FLOOR PLAN, DECK EXTENSIONS W/ "BUMP OUT"
UNITS 2244, 46, 48, 56, 58, & 2260 NORTH 1/4" = 1'-0"

05/11/2019



PARTIAL MAIN LEVEL FLOOR PLAN. DECK EXTENSIONS W/ "BUMP OUT"
UNITS 2238, 40, 42, 50, 52, & 2254 — NORTH — 1/4" = 1'-0"

05/08/2012

CONCEPTUAL REAR ELEVATIONS

Exhibit E – Discrepancy Spread Sheet

Unit No	Unit	Basement shown in error on existing Plat	Basement Exist	Main Level Exist	Main Level Deck shown in error on existing plat	Main Deck Exist	Main Level New	Main Deck New	Second Level Exist	Upper Deck Exist
1	2272	603	No Basement	1068	108	No Deck	1068	No Deck	744	108
2	2270	558	No Basement	878	80	No Deck	878	No Deck	721	81
3	2268	555	No Basement	878	36	No Deck	878	No Deck	744	46
4	2266		603	1068		46	1068	139	744	46
5	2264		558	878		81	1107	168	721	81
6	2262		603	1068		107	1334	203	744	107
7	2260		603	1068		107	1334	203	744	107
8	2258		558	878		81	1107	168	721	81
9	2256		603	1068		107	1334	203	744	107
10	2254		603	1068		107	1334	203	744	107
11	2252		558	878		81	1107	168	721	81
12	2250		603	1068		107	1334	203	744	107
13	2248		603	1068		107	1334	203	744	107
14	2246		558	878		81	1107	168	721	81
15	2244		603	1068		107	1334	203	744	107
16	2242		603	1068		107	1334	203	744	107
17	2240		558	878		81	1107	168	721	81
18	2238		603	1068		46	1334	203	744	46
19	2236		603	1068		107	1198	203	744	107
20	2234		558	878		81	993	168	721	81
21	2232		603	1068		107	1334	203	721	107
22	2224		603	1068		107	1334	203	744	107
23	2222		558	878		81	993	168	721	81
24	2220		603	1068		107	1198	203	744	107
25	2212		603	1068		107	1198	203	744	107
26	2210		558	878		81	993	268	721	81
27	2208		603	1068		107	1198	203	744	107
28	2202	603	No Basement	1068	108	No Deck	1068	No Deck	744	107
29	2204	558	No Basement	878	80	No Deck	878	No Deck	721	81
30	2206	603	No Basement	1068	108	No Deck	1068	No Deck	744	107
31	2214	603	No Basement	1068	108	No Deck	1068	No Deck	744	46
32	2216	558	No Basement	878	80	No Deck	878	No Deck	721	81
33	2218	603	No Basement	1068	108	No Deck	1068	No Deck	744	107
34	2226	603	No Basement	1068	108	No Deck	1068	No Deck	744	107
35	2228	558	No Basement	878	80	No Deck	878	No Deck	721	81
36	2230	603	No Basement	1068	108	No Deck	1068	No Deck	744	107
	Totals	**7008**	**14112**	**35978**	**1112**	**2238**	**40914**	**4628**	**26485**	**3297**

Unit No	Unit	Basement shown in error on existing Plat	Basement Exist	Main Level Exist	Main Level Deck shown in error on existing plat	Main Deck Exist	Main Level New	Main Deck New	Second Level Exist	Upper Deck Exist
Comments:										
	Sq Ft on Recorded Plat with Basement and Deck Error							**90,230**		
	Sq Ft on Recorded Plat with Basement and Deck Error removed							**82,110**		
	Proposed new Sq Ft with all errors corrected							**89,436**		

Chair Worel opened the public hearing. There were no comments. Chair Worel closed the public hearing.

MOTION: Commissioner Thomas moved to CONTINUE the Amendment to Chapter 15-5-4(I) regarding seasonal lighting to a date uncertain. Commissioner Wintzer seconded the motion.

VOTE: The motion passed unanimously. Commissioner Gross was not present.

916 Empire Avenue – Steep Slope Conditional Use Permit
(Application PL-12-01533)

Chair Worel opened the public hearing. There were no comments. Chair Worel closed the public hearing.

MOTION: Commissioner Thomas moved to CONTINUE 916 Empire Avenue, Steep Slope CUP to May 22, 2013. Commissioner Wintzer seconded the motion.

VOTE: The motion passed unanimously. Commissioner Gross was not present.

1450/1460 Park Avenue Conditional Use Permit (Application PL-13-01831)
1450/1460 Park Avenue – Plat Amendment (Application PL-13-01830)

Chair Worel opened the public hearing. There were no comments. Chair Worel closed the public hearing.

MOTION: Commissioner Savage moved to CONTINUE the CUP and the Plat Amendment for 1450/1460 Park Avenue to a date uncertain. Commissioner Gross seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA - DISCUSSION/PUBLIC HEARINGS/ POSSIBLE ACTION

1. 2260 Jupiter View Drive, Parkview Condominiums – Amendment to Record of Survey Plat (Application PL-12-01568)

Planner Mathew Evans reviewed the application to amend the existing Parkview Condominiums Record of Survey Plat. The purpose of the application is two-fold. One is to correct several errors that exist on the current recorded plat. The second is to re-delineate a high water setback line that was recorded in the original plat.

Planner Evans noted that the Staff report contained significant information regarding Army Corps of Engineering permitting and the issues associated with the creek in the meander corridor. Planner Evans reported that when the original MPD was approved there was a trail dedication and the creek was straightened out, which moved the setback line somewhere between 10' to 20'. Since that time the owners of the Parkview Condominiums have contemplated extensions of decks and rear extensions of the buildings. As indicated in the Staff report, the original concept was to limit access to the wetland area to keep it undisturbed and not to encroach on the 50-foot setback line. Planner Evans stated that the setback line has changed and there is substantial area between the creek and the buildings; and the owners would like to take advantage of the change and extend the decks.

Planner Evans stated that the applicants originally contemplated at-grade patios. However, that idea was abandoned based on the Staff's recommendation to keep the area as natural as possible. The applicants were proposed the deck expansions, as well as expansions to the rear of some of the units that could be expanded and still meet setbacks.
Planner Evans noted that page 131 of the Staff report outlined the proposed deck extensions for the individual units.

The Staff was being asked to approve only the Plat Amendment. This proposal is not an increase in density and the MPD did not contemplate floor area ratio requirements. Because they were clearing up some of the discrepancies of the original plat, the actual square footage increases contemplated by the applicant equals out with the current proposal and what would be corrected in the plat amendment.

Planner Evans reported on a small reduction in the overall open space. The original open space was 75%. The requirement was 60%. Taking into consideration all the issues that have taken place from the time of the original approval until now, including the deck expansions, Planner Evans had calculated a 4% reduction in open space, reducing the overall open space to 71%. Most of the reduction was due to an increase in the parking, which the owners felt was necessary. The original approvals and requirements contemplated parking in front of the garages and parking in the garages. Since that time the homeowners have provided additional parking areas for visitors and guests.

Planner Evans referred to illustrations in the Staff report showing the main changes between how it was recorded originally and what is being proposed now.

The Staff recommended that the applicant be allowed to move forward with their proposal due to the fact that the high water mark changed, and that the change was a result of doing improvements to the creek as required by the MPD. Planner Evans stated that materials, elevations, etc. were Staff level approvals and were not being considered this evening. However, some of that information was provided to the Planning Commission so they could see what the applicant was actually proposing. Planner Evans presented an aerial overview of the area. He indicated the location of the creek and the affected units.

Planner Evans pointed out that there was a correction to the Staff report regarding the total number of units that would benefit from the deck extensions. He believed the applicant would speak to the discrepancy between the Staff report and the actual benefitted units.

Chair Worel opened the public hearing.

There were no comments.

Chair Worel closed the public hearing.

Commissioner Hontz referred to page 132, third paragraph, which cited concerns expressed by Staff regarding the landscape area between the existing units and the creek. She also had the same concerns and carefully reviewed the conditions of approval to make sure they accomplished the goals set forth in the third paragraph on page 132, as well as additional concerns she had. Commissioner Hontz was comfortable with the plan with revisions to some of the conditions as follows:

> <u>Condition #5</u> – Open Space areas are to remain free of structures **or development,** with **an** exception **only for the required gravel** stairway landings which shall not exceed the square footage minimum for each, as required by building code (approximately 36: x 36" or 6 feet by 6 feet for side-by-side stairways).
>
> <u>Condition #6</u> – There will be no hot tubs, gazebos, barbeques, **playgrounds, or any structures** or active recreation areas allowed within the open space area between the buildings and the creek**.** The originally contemplated **improvements within this area of the Parkview MPD are not allowed.**
>
> <u>Conditions #7</u> – Deck areas shown as on the plats are not to be converted to private living space **or enclosed**, nor are additional structures, etc. allowed within these or other opens space areas.

Commissioner Hontz asked if the Staff and the Commissioners were comfortable that the language in Condition #8 would address pesticides, herbicides, etc. that would be used within that area; or whether it needed to be addressed in a separate condition of approval.

Derek Howard, representing the Parkview Condominiums HOA, explained that there is no irrigation at all on the back area. There is no sod and all the vegetation is completely natural and native. The willow trees are dying off and since the creek was straightened the ground is basically dead. There are sumps inside the condos which go down 3-feet. The basements go down 4-feet. Going down as far as 7-feet the ground is dry. In order to grow anything they would have to run water irrigation. Mr. Howard stated that an attempt was made to put in natural bushes and they all died. They have also planted a number of trees and many did not survive because the ground is so dry. Regarding the landscape plan, Mr. Howard noted that all the soils have been removed and the entire area has been xeriscaped. The water consumption has been reduced over the last five years from 2.3 million gallons to 1.5 million gallons. Mr. Howard stated that if the City requires them to grow plants, they would be to put in a water system. He noted that the trees cannot exist without water and they drip feed each tree.

Director Eddington remarked that the Parkview HOA has done a nice job with landscaping. However, he thought adding Condition #9 would address Commissioner Hontz's concerns moving into the future.

Condition #9 – No pesticides, herbicides, or other non-organic fertilizers shall be applied to this landscape area.

Commissioner Thomas referred to page 131 of the Staff report, second paragraph, third line, and corrected the (22) in parentheses to (72) to match the written language of “seventy-two parking spaces”.

MOTION: Commissioner Wintzer moved to forward a POSITIVE recommendation to the City Council for the Record of Survey Plat Amendment for the Parkview Condominiums at 2260 Jupiter View Drive, in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval as amended. Commissioner Savage seconded the motion.

VOTE: The motion passed unanimously. Commissioner Gross was not present for the vote.

Findings of Fact – Parkview Condominiums

1. The property is located at 2260 Jupiter View Drive within the Residential Development (RD) Master Planned Development Overlay (MPD) District.

2. The proposed plat records and memorializes the change to the wetland high water setback line from McLeod Creek by approximately 10-22 feet (eastward toward the creek) representing approximately 0.51 acres.

3. The Army Corps of Engineers has issued a LOMA Determination to the Parkview HOA which re-designated the property to show that all portions of the Parkview open space outside of the new McLeod Creek meander corridor to be “Zone X” which is a non-flood hazard designation.

4. None of the proposed rear expansions or deck extensions to the affected units are within the new flood designation or the McLeod Creek meander corridor designation.

5. The plat amendment fixes twelve (12) discrepancies of deck and basement areas noted on those units that were not constructed but were shown on the original plat, including showing basement square footages and decks for units that have neither a basement nor a deck.

6. The proposed changes to the plat will allow twenty-four (24) of the thirty-six (36) units within the Parkview Condominiums to extend their decks outward into the eastern portion of the site, and will allow fourteen (14) of those units to expand the square footage of their existing units by adding rear additions of approximately 500 square feet each, and decks from 187 to 310 square feet.

7. The proposed plat will not increase in the density above the original 36 recorded units.

8. The original Master Planned Development for Parkview did not contemplate a maximum FAR and does not prohibit an increase in unit or deck sizes. The only limiting factors to further development were the number of units, the established setback from the wetland high water mark, established height requirements and other setback requirements.

9. There are 102 parking spaces provided where seventy-two (72) spaces are required.

10. The original amount of open space provided was 75% of the total site, the overall amount of open space provided after the deck and square footage additions to the habitual living space (and the 30 additional parking spaces) is approximately 71%. The open space requirement was 60% when the original approval for the Condominiums was granted, thus the required open space is still exceeded.

11. The proposed plat amendment will not cause any nonconformities or noncompliance with the Residential Development-Medium (RDM) District designation or the Parkview MPD as there is no increase in the total number of units, front and rear setbacks, or building height. All units exceed the minimum rear yard setback requirements (25 feet), with the closest unit to the rear property line being approximately sixty feet (60’) feet away.

12. Although the proposed amendment will increase the habitable living spaces for 14 of the 36 units, the amended plat will not require additional parking as the Parkview HOA previously installed additional parking, and only two (2) spaces are required per unit.

13. The proposed amended plat will record a new sewer easement through the property as required by the Snyderville Basin Water Reclamation District.

14. The proposed additional square footage and deck extensions will occur within the Army Corps of Engineers FEMA flood zone “X” as delineated on the approved revised LOMA map.

15. The proposed condominium plat amendment does not require a revised MPD due to the fact that the proposed changes to the original approval of the Parkview MPD are in substantial compliance with the original approvals, and no new units are proposed, the amount of contemplated private space stays roughly the same, and the original open space proposed still exceeds the required amount of 60%.

<u>Conclusions of Law – Parkview Condominiums</u>

1. The proposed plat amendment to the record of survey is necessary to memorialize as-built conditions and correct existing discrepancies with the constructed units as compared to the original recorded plat.

2. The proposed plat amendment to the record of survey will reflect the Army Corps of

Engineers acceptance of the changes to the high water mark.

3. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.

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

5. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

6. There is Good Cause to approve the proposed plat amendment not cause undo harm on any adjacent property owners because the proposal meets the requirements of the Land Management Code and all future development will be reviewed for compliance with requisite Building and Land Management Code requirements.

Conditions of Approval – Parkview Condominiums

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.

2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. All applicable original Conditions of Approval for the Parkview Condominiums shall apply.

4. All original notes on the Parkview Condominium Plat shall be noted on the amended plat.

5. Open space areas are to remain free of structures or development with an exception only for the required gravel stairway landings which will be gravel and shall not exceed the square footage minimum for each as required by building code (approximately 36"x36" or 6 feet by 6 feet for side-by-side stairways).

6. There will be no hot tubs, gazebos, barbeques, playgrounds, or any permanent structures or active recreation areas allowed within the open space area between the buildings and the creek. The originally contemplated improvements within this area of the Parkview MPD are not allowed.

7. Deck areas shown as on the plats are not to be converted to private living space or enclosed, nor are additional structures, etc. allowed within these or other opens space areas.

8. A revised landscape plan for the open space area between the existing units and the creek is required at the time of building permit submittal for the deck extensions. Said landscape plan shall incorporate the reintroduction of native landscape materials within this area, and reduce the amount of sod-grass, especially near the creek.

9. No pesticides, herbicides, or other non-organic fertilizers shall be applied to this landscape area.

2. <u>Land Management Code – Amendments to Chapter 2.1, Chapter 2.2, Chapter 2.3, and Chapter 2.16 regarding Building Height</u> (Application PL-13-01889)

Planner Francisco Astorga noted that this item addressed LMC amendments to change some of the parameters of the building height in the HRL, HR1, HR2 and RC Districts. The Planning Commission has had significant work session discussions as reflected in the Minutes from those meetings and included in the Staff report. The Staff was before the Planning Commission this evening with recommended proposed changes for review and a possible recommendation to the City Council.

Planner Astorga reviewed the current height provisions: 1) The height must be within 27 feet of existing grade. This provision was unchanged. 2) Final grade must be within four (4) vertical feet of existing grade around the peripheral of the structure except for approved window wells and access to the structure. Planner Astorga reviewed highlighted changes to this provision. The current language addressing a maximum of three stories would be replaced with an internal height parameter. The 10-foot minimum horizontal step on the downhill façade would remain. The mandated roof pitch would also remain based on direction from the Planning Commission during the February work session. The height exception would also remain.

Planner Astorga noted that the3-story language would be replaced with language regarding internal height that would vary on a specific roof pitch on the roof form, as indicated in the table on page 230 of the Staff report. The language was revised to read, "The internal height of a structure measured from the lowest point of the finished floor level to the highest exterior ridge point shall not exceed the number based on the following table". Planner Astorga explained that they would still achieve the mass and scale of three stories, without saying that the maximum is 3-stories. The Staff thought it was better to use a scale because otherwise people would try to capitalize on their wall height for their stories and then give the lowest roof pitch each time. Therefore, the Staff created an incentive of 1' foot of step per higher roof.

Planner Astorga explained that the logic for the internal height was wall height plus the roof height. The wall height was derived from 3-stories. A ten-foot story including a floor joist may not be doable, and that number was increased to 11 feet for a wall height of 33 feet. The Staff calculated what each roof height might be depending on the pitch of the roof to determine the varying height.

City Council
Staff Report

Subject: 206 Grant Avenue Plat Amendment
Author: Mathew Evans, Senior Planner
Date: May 30, 2013
Type of Item: Administrative – Plat Amendment
Project Number: PL-13-01819

PARK CITY 1884 PLANNING DEPARTMENT

Summary Recommendations

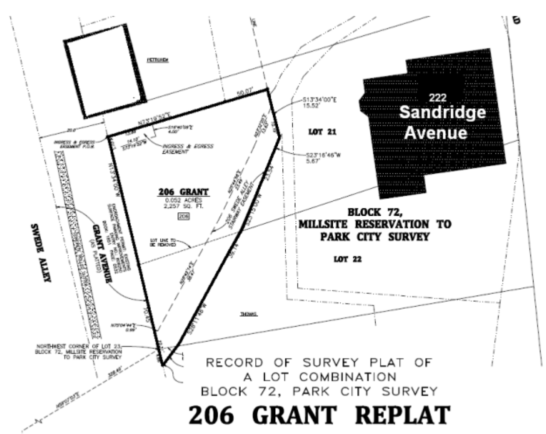
Staff recommends the City Council hold a public hearing and consider approving the 206 Grant Avenue Plat Amendment based on the findings of fact, conclusions of law, and conditions of approval as found in the draft ordinance.

Description

Applicant:	Myke Hughes
Location:	206 Grant Avenue (Swede Alley)
Zoning:	Historic Residential (HR-2 – Subzone "B")
Adjacent Land Uses:	Residential and Commercial
Reason for Review:	Plat amendments require Planning Commission review and City Council approval

Proposal:

The applicant is requesting a Plat Amendment for the purpose of combining the west portion of Lots 21 and 22, Block 72 of the Millsite Reservation to Park City, into one new lot of record. The applicant is exploring one of two possibilities for the property; a garage to provide covered parking for their existing historic home located on an adjacent lot on 222 Sandridge Avenue, or a small home. Both proposals will require the combination of the two partial lots. Future development processes will include a Historic District Design Review (HDDR) and possibly a Steep Slope Conditional Use Permit.



Purpose
The purpose of the Historic Residential (HR-2) District is to:

(A) Allow for adaptive reuse of Historic Structures by allowing commercial and office Uses in Historic Structures in the following Areas:

  (1) Upper Main Street;
  (2) Upper Swede Alley; and
  (3) Grant Avenue,

(B) Encourage and provide incentives for the preservation and renovation of Historic Structures,
(C) Establish a transition in Use and scale between the HCB, HR-1, and HR-2 Districts, by allowing Master Planned Developments in the HR-2, Subzone A,
(D) Encourage the preservation of Historic Structures and construction of historically Compatible additions and new construction that contributes to the unique character of the Historic District,
(E) Define Development parameters that are consistent with the General Plan policies for the Historic core that result in Development that is Compatible with Historic Structures and the Historic character of surrounding residential neighborhoods and consistent with the Design Guidelines for Park City's Historic Districts and Historic Sites and the HR-1 regulations for Lot size, coverage, and Building Height, and
(F) Provide opportunities for small scale, pedestrian oriented, incubator retail space in Historic Structures on Upper Main Street, Swede Alley, and Grant Avenue,
(G) Ensure improved livability of residential areas around the historic commercial core,
(H) Encourage and promote Development that supports and completes upper Park Avenue as a pedestrian friendly residential street in Use, scale, character and design that is Compatible with the historic character of the surrounding residential neighborhood,
(I) Encourage residential development that provides a range of housing opportunities consistent with the community's housing, transportation, and historic preservation objectives,
(J) Minimize visual impacts of the automobile and parking by encouraging alternative parking solutions,
(K) Minimize impacts of Commercial Uses on surrounding residential neighborhood.

Background
On April 10th and 24, 2013, the Planning Commission held a public hearing for the 206 Grant Avenue Plat Amendment. The Planning Commission continued the item from the April 10th meeting and directed Staff to make minor edits, and then held another public hearing, and voted unanimously to forward a positive recommendation for the proposed plat to the City Council with the Findings of Fact, Conclusions of Law, and Conditions of approval as reflected within the draft ordinance attached hereto (see Exhibit "C" – Draft Planning Commission meeting minutes from April 24, 2013).

In May, 2012, the applicant submitted a Historic District Design Review (HDDR) pre-application to explore the possibility of constructing either a new two-car parking garage or a new single-family home on the subject property. Staff noted that any proposed development on the property will require that any existing lot lines be removed through the plat amendment process. The property is vacant with exception of the “206 Swede Alley” Staircase, which was previously constructed on the property in about 1994 and exists as an easement granted to the City (by the City, who was the previous property owner) in 2006.

The City purchased the property out of receivership (foreclosure) prior to 2006. The City actually purchased four properties in total, including 222, 210, and 206 Grant Avenue, as well as the Imperial Hotel property at 221 Main Street. Since that time all of the properties have been sold, and then re-sold to individuals. It was likely during this time (2006) that the City owned the property that they recorded the stairway easement. There has been some confusion regarding the previous use of the property for parking at the Imperial Hotel. When 206 Grant was under the same ownership, the flat part of the property was used for parking for the Imperial Hotel. However, once the property was sold, there was no parking easement retained or implied. It does not appear that the parking was constructed to meet any sort of City standards, as there is just asphalt along the frontage of the property adjacent to Swede Alley, and appears to vary between 6-10 feet from the curb. Most of the asphalt is within the Grant Avenue right-of-way based on the survey provided by the applicant.

On April 24, 2013, the Planning Commission held a Public Hearing and voted unanimously to forward a positive recommendation to the City Council for the approval of the 206 Grant Avenue Plat Amendment.

Analysis

The existing parcel appears to be a remnant of the western portion of Lots 21 and 22 Block 72 of the Millsite Reservation to Park City. These lots have frontage onto both Grant and Sandridge Avenue. The 206 Grant Avenue property is vacant and therefore is not listed as historically “significant” or as a “landmark” site of the City’s Historic Sites Inventory. The adjacent 222 Sandridge property that is on the other portions of Lots 21 and 22 that have frontage onto Sandridge Avenue are listed on the HSI as both Significant and Landmark.

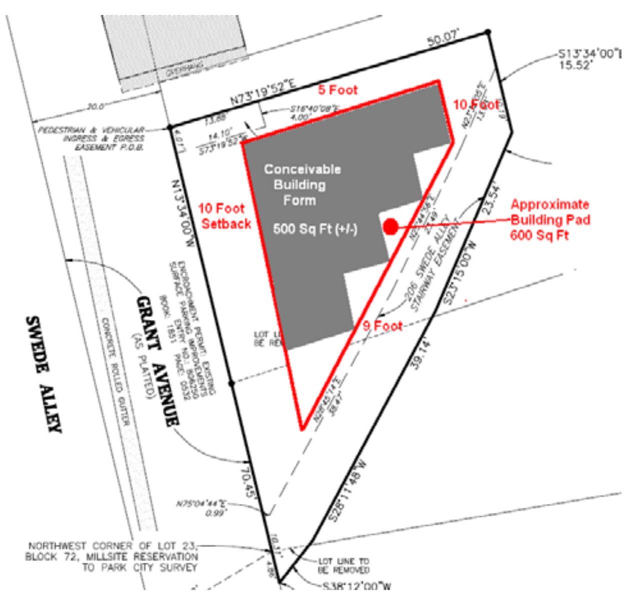
Staff has reviewed the proposed plat amendment request and found compliance and potential compliance with the following Land Management Code (LMC) requirements for lot size, allowed footprint, setbacks, width, and other factors:

206 Grant Ave HR-2(B) Zone Designation Lot Requirements

- Lot Size: 2,257 square feet
- Required Minimum Lot Size: 1,875 square feet
- Maximum Allowed Footprint 994 square feet
- Lot Width: 70.45 feet
- Required Setbacks – Front/Rear: 20 feet, 10 feet minimum
- Required Setbacks – Side: 14 feet total, 5 feet minimum
- Maximum Height: 27 feet

The lot itself is the limiting factor for potential development for the site. The lot configuration is wide (70+ feet) in the front, and narrows to approximately fifteen feet (15') in the rear. The wide-width of the lot dictates a greater side yard setback that would be typical of a lot this size. Staff has calculated that, based on the lot configuration and setback requirements, the achievable building pad would be approximately 600 square feet, with a potential building envelope (three stories) of 1,800 square feet or less (considering the required third story ten foot setback).

Another limiting factor for the development of the property is its shape. Although it is likely that the owner could achieve a building pad of 600 square feet, the lot is angular and triangle shaped, which will likely reduce the building pad further. Based on typical building standards and forms, it is conceivable based on the shape and setback requirements that a structure built on the property would likely have a building pad area of about 500 square feet (thus a potential building envelope of fifteen hundred square feet minus the reduction for the third story step). Below is an illustration which shows the potential building pad and the conceivable building form for illustration purposes only for the purpose of demonstrating how a building could be constructed on the lot:



The proposed uses contemplated by the applicant are allowed in the HR-2(B) District. Per LMC § 15-2.3-2(A) Allowed Uses (HR-2 District) a "single-family dwelling" (15-2.3-2[A][1]) and a "residential parking area or structure with four (4) or fewer spaces (15-2.3-2[A][11]) are permitted.

Good Cause

Planning Staff believes there is good cause for the application. Neither parcel is developable independently. Combining the Lots will allow the property to be developed to match the existing pattern along the east side of Swede Alley, which are smaller homes and garages close to the street opposite to the back side of commercial buildings that front on Main Street. The plat amendment is necessary in order for the applicants utilize the property for any sort of future development. If left un-platted, the property remains as two substandard lots. Although the shape of the proposed Lot is not ideal, the lots left un-platted are even less rectangular and more un-usable.

Staff finds that the plat will not cause undo harm on any adjacent property owner because the proposal meets the requirements of the Land Management Code and all future development will be reviewed for compliance with requisite Building and Land Management Code requirements. The proposed uses are contemplated in this zone.

The property is the location of the 206 Swede Avenue Staircase which runs diagonal from Swede Alley along the side of the hill up to Sandridge Avenue. An easement for the staircase was recorded in on the property in 2006, although the stairs were likely constructed before the easement was put in place (Sustainability Staff estimates 1994). The staircase provides connectivity from the Sandridge parking lot and residential area of Marsac, Ontario, McHenry, etc. to Main Street. As shown on the proposed plat, the easement will remain in place and be memorialized on the plat when recorded.

Any development on the new Lot will require at least a Historic District Design Review (HDDR). Because the backside of the lot exceeds 30% slope, any structure over 1,000 square feet (total, not just footprint) will require a Steep Slope CUP if located in this area. Future variances for the property are unlikely due to the fact that the size and shape of the lot is being created here and the lot is buildable albeit challenged. As is standard for all plat amendments, a ten foot (10') wide snow storage easement will be required along the frontage of the lot.

Process

Approval of this application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18.

Department Review

This project has gone through an interdepartmental review. There were no issues related to service delivery to the project, both water and sewer are readily available to the property.

Notice
The property was posted and notice was mailed to property owners within 300 feet in accordance with the requirements in the LMC. Legal notice was also put in the Park Record in accordance with the requirements of the LMC.

Public Input
No public input was received at the April 24, 2013 Planning Commission meeting, and no public input has been presented to Staff at the time of writing this report. Public input may be taken at the regularly scheduled City Council public hearing and at the Council meeting May 30, 2013.

Alternatives
- The City Council may approve the 206 Grant Avenue Plat Amendment as conditioned or amended; or
- The City Council may deny the 206 Grant Avenue Plat Amendment and direct Staff to make Findings for this decision; or
- The City Council may continue the discussion on 206 Avenue Plat Amendment to a date certain.

Significant Impacts
There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation
The proposed plat amendment would not be recorded and two existing parcels would not be adjoined, leaving both lots as "substandard" and undevelopable.

Recommendation
Staff recommends that the City Council hold a public hearing for the 206 Grant Avenue Plat Amendment, consider the recommendation from the Planning Commission, and approve the proposed Plat Amendment based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Exhibits
Ordinance
Exhibit A – Vicinity Map
Exhibit B – Plat and Record of Survey
Exhibit C – Draft Planning Commission meeting minutes from April 24, 2013

Ordinance No. 13-

AN ORDINANCE APPROVING THE 206 GRANT AVENUE PLAT AMENDMENT LOCATED AT 206 GRANT AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of property located at 206 Grant Avenue have petitioned the City Council for approval of the 206 Grant Avenue Plat Amendment; and

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

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

WHEREAS, the Planning Commission held a public hearing on April 10, 2013 and April 23, 2013, to receive input on the 206 Grant Avenue Plat Amendment;

WHEREAS, the Planning Commission, on the April 24, 2013, forwarded a recommendation to the City Council;

WHEREAS; the City Council, held a public hearing on May 30, 2013; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the 206 GRANT Avenue Plat Amendment.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The 206 Grant Avenue Plat Amendment as shown in Exhibit B is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 206 Grant Avenue within the Historic Residential (HR-2 Subzone “B”) District.
2. The property is vacant and is not shown on the Historic Sites inventory as a significant site and there are no structures located on the property other than the 206 Swede Alley Stairs.
3. The applicants are requesting to combine two partial Old Town lots into one buildable Lot for the purpose of future development on the property. The applicant has previously contemplated either a garage to serve their existing home on Sandridge Avenue or a small home on the property, both of which are allowed uses within the HR-2 District.

4. The amended plat will create one new 2,257 square foot lot.

5. Currently the property is comprised of a portion of Lots 21 and 22, Block 72 of the Millsite Addition to Park City Plat. Neither portion meets the minimum lot size requirements alone.
6. The property is triangular in shape, and due to required setbacks, has a limited building pad available.
7. Any development on the site will require a Historic District Design Review (HDDR) prior to the issuance of a building permit.
8. Any development on the property in excess of 1,000 square feet will require a separate Steep Slope Conditional Use Permit (CUP) if proposed on areas of 30% or greater slope.
9. The lots by themselves are substandard and not developable unless combined with other properties.
10. The proposed lot meets/exceeds the minimum lot size established in the HR-2 District.
11. Potential development on the property is limited by required setbacks and the shape of the lot, which will limit the achievable building pad to approximately 600 square feet, and a conceivable building area of approximately 500 square feet (+/- based on typical building form constraints).
12. The wide-width and unusual configuration of the lot requires by Code a greater side yard setback than what is typical with a lot of this size. The staircase easement is within the side yard easement (ten feet required, whereas easement is seven feet). The shape of the lot will likely dictate that the developed area be on the opposite side of the lot from the staircase.
13. There are no known issues related to the ability to provide required utilities to the property. Water and sewer are readily available to the property.
14. There is a recorded easement for parking and access to the benefit of 210 Grant Avenue on the north property line that is entirely within the north side-yard setback (encroachment is approximately four feet, setback is five feet) that is shown on the plat. There are no other known encroachments to be resolved.
15. The property is located within the "Park City Landscaping and Maintenance of Soil Cover Ordinance" boundaries.
16. On April 24, 2013, the Planning Commission held a Public Hearing and voted unanimously to forward a positive recommendation to the City Council for the approval of the 206 Grant Avenue Plat Amendment.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.
5. There is Good Cause to approve the proposed plat amendment as the plat does not cause undo harm on any adjacent property owners because the proposal meets the requirements of the Land Management Code and all future development will be

reviewed for compliance with requisite Building and Land Management Code requirements. The proposed plat, when recorded, will provide the City with snow storage easements, as well as memorialize the staircase easement for public pedestrian connectivity between the Sandridge Avenue and Swede Alley residential areas and Main Street.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. Approval of an HDDR application is a condition precedent to the issuance of a building permit for construction on the lot.
4. Approval of Steep Slope CUP application is a condition precedent to the issuance of a building permit for any structure in excess of 1,000 square feet.
5. Modified 13-D sprinklers may be required for new construction as required by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final mylar prior to recordation.
6. A 10 foot wide public snow storage easement will be provided along the frontage of the property.
7. Any soil removed from the property during excavation is required to be properly disposed of at an approved site to accept contaminated soils

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 30th day of May, 2013.

PARK CITY MUNICIPAL CORPORATION

____

Dana Williams, MAYOR

ATTEST:

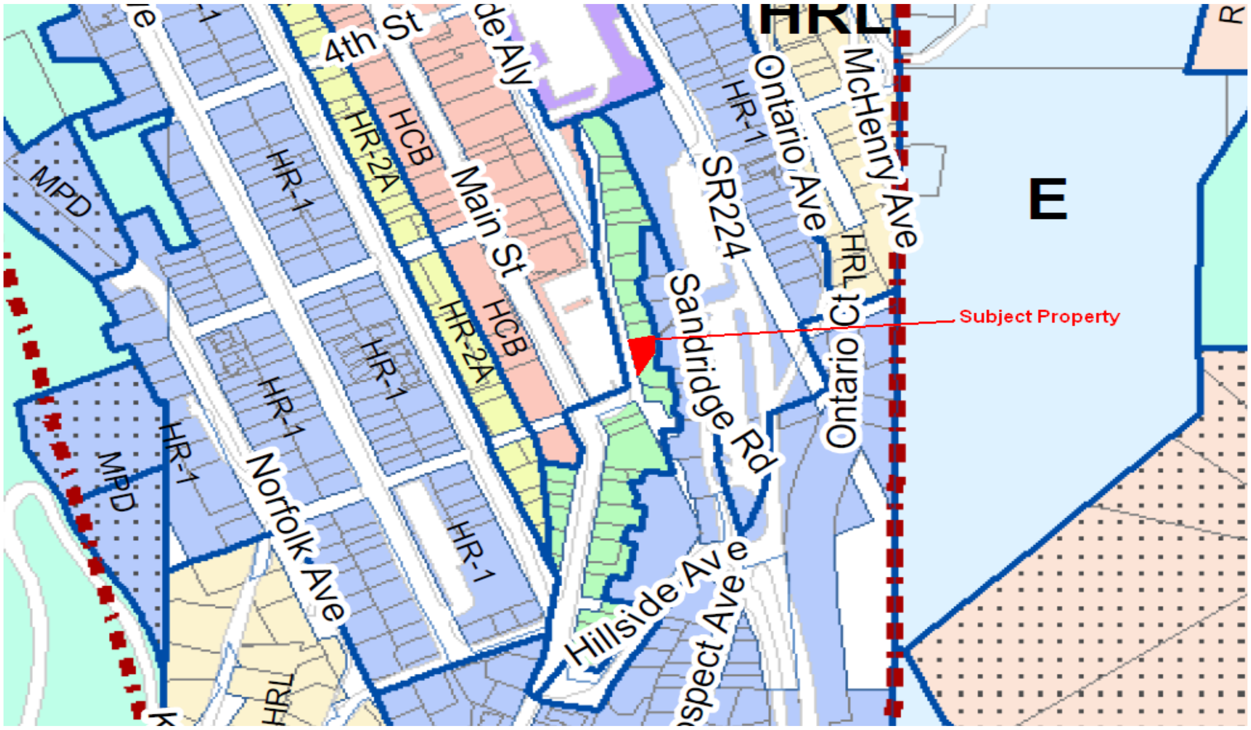
____

Jan Scott, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Exhibit A


HRL
4th St
HCB
HR-2A
Main St
HR-1
MPD
Norfolk Ave
SR224
Ontario Ave
McHenry Ave
E
Sandridge Rd
Ontario Ct
Subject Property
Hillside Ave
HRL

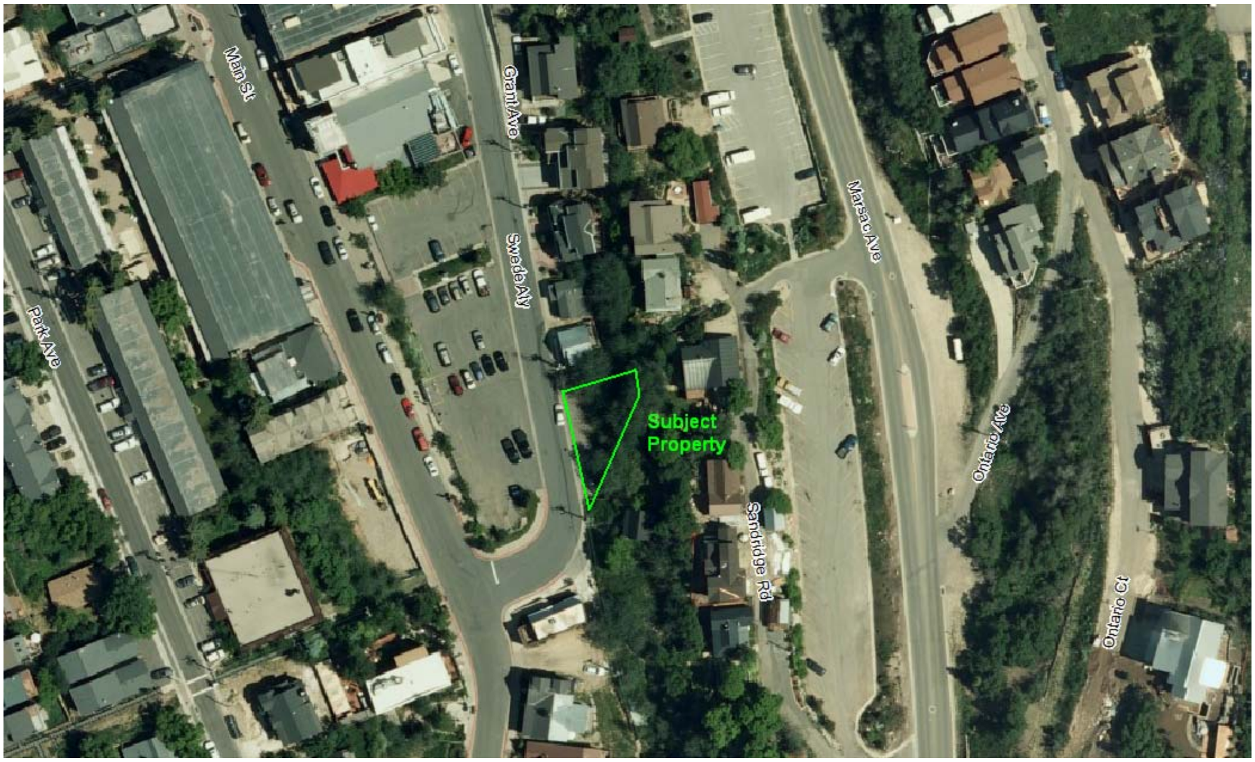

Main St
Grant Ave
Swede Aly
Park Ave
Marsac Ave
Subject Property
Sandridge Rd
Ontario Ave
Ontario Ct

Exhibit "B"

SURVEYOR'S CERTIFICATE

I, JOHN W. FRANCOM, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 156213, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT BY AUTHORITY OF THE OWNER, I HAVE PREPARED THIS RECORD OF SURVEY PLAT OF THE 206 GRANT REPLAT AND THAT THE SAME HAS BEEN OR WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THE INFORMATION ON THIS PLAT IS ACCURATE.

MARCH 14, 2013
DATE

JOHN W. FRANCOM, P.L.S. 156213

PROFESSIONAL LAND SURVEYOR
JOHN W. FRANCOM
No. 156213
STATE OF UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, TO BE KNOWN HEREAFTER AS 206 GRANT REPLAT, DO HEREBY CERTIFY THAT I HAVE CAUSED THIS SUBDIVISION PLAT TO BE PREPARED, AND I, MICHAEL R. HUGHES, AS TRUSTEE OF THE MICHAEL R. HUGHES TRUST, DATED MARCH 22, 2006, DO HEREBY CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY PLAT.

ALSO, THE OWNER OR HIS REPRESENTATIVE, HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF PARK CITY ALL STREETS, LAND FOR LOCAL GOVERNMENT USE, EASEMENTS, PARKS, AND REQUIRED UTILITIES AND EASEMENTS SHOWN ON THE PLAT IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION.

IN WITNESS WHEREOF, THE UNDERSIGNED SET THEIR HANDS THIS ______________

DAY OF ______________________, 2013.

MICHAEL R. HUGHES TRUST

____
MICHAEL R. HUGHES, TRUSTEE

ACKNOWLEDGMENT

STATE OF ______________ }
COUNTY OF ____________ } SS

ON THIS _________ DAY OF __________________, 2013, MICHAEL R. HUGHES PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY. MICHAEL R. HUGHES HAVING BEEN DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE TRUSTEE OF THE MICHAEL R. HUGHES TRUST, DATED MARCH 22, 2006, AND THAT HE HAS SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD FREELY AND VOLUNTARILY.

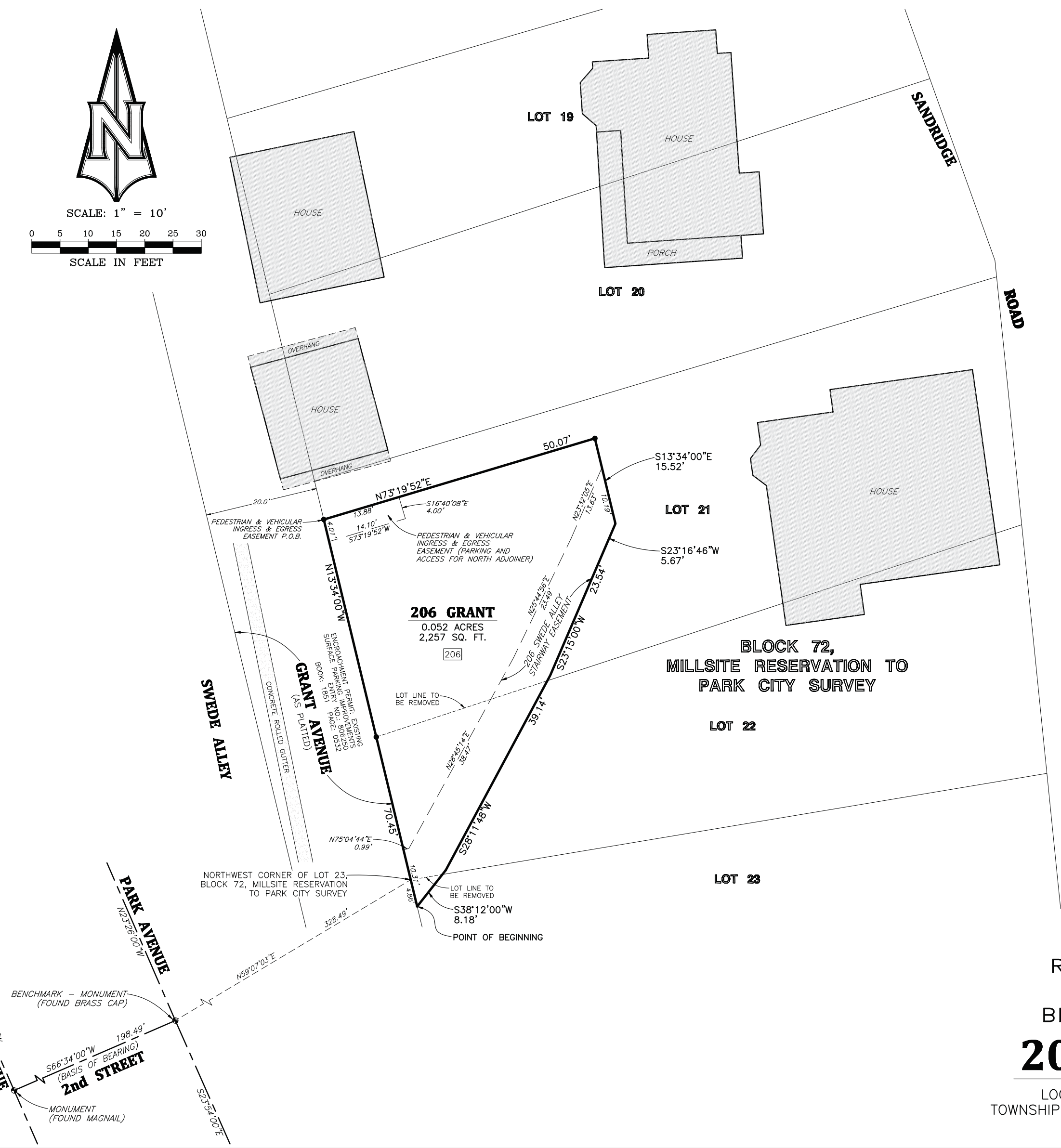
____

A NOTARY PUBLIC COMMISSIONED IN ____________

____
PRINTED NAME

RESIDING IN: ______________________

MY COMMISSION EXPIRES: ______________



LEGEND

- FOUND SURVEY MONUMENT
- FOUND REBAR & CAP
- 206 STREET ADDRESS ON GRANT AVENUE

DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 13°34'00" EAST 4.86 FEET FROM THE NORTHWEST CORNER OF LOT 23, BLOCK 72, MILLSITE RESERVATION TO PARK CITY SURVEY; AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF SAID BLOCK 72, NORTH 13°34'00" WEST 70.45 FEET; THENCE NORTH 73°19'52" EAST 50.07 FEET; THENCE SOUTH 13°34'00" EAST 15.52 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF A PARCEL DESCRIBED IN THAT WARRANTY DEED, ENTRY NO. 705795 IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID WARRANTY DEED THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 23°16'46" WEST 5.67 FEET; THENCE 2) SOUTH 23°15'00" WEST 23.54 FEET; THENCE 3) SOUTH 28°11'48" WEST 39.14 FEET; THENCE 4) SOUTH 38°12'00" WEST 8.18 FEET TO THE POINT OF BEGINNING. PC–581

SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND CONTINUED MAINTENANCE OF EXISTING STAIRWAY OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, AS IT CURRENTLY EXISTS.

LEGAL DESCRIPTION 206 SWEDE ALLEY STAIRWAY EASEMENT SEPTEMBER 8, 2006:
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 13°34'00" EAST 4.86 FEET FROM THE NORTHWEST CORNER OF LOT 23, BLOCK 72, MILLSITE RESERVATION TO PARK CITY SURVEY; AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF SAID BLOCK 72, NORTH 13°34'00" WEST 10.31 FEET; THENCE NORTH 75°04'44" EAST 0.99 FEET; THENCE NORTH 28°45'14" EAST 38.47 FEET; THENCE NORTH 25°44'56" EAST 23.49 FEET; THENCE NORTH 23°32'05" EAST 13.63 FEET; THENCE SOUTH 13°34'00" EAST 10.19 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF A PARCEL DESCRIBED IN THAT WARRANTY DEED, ENTRY NO. 705795 IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID WARRANTY DEED THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 23°16'46" WEST 5.67 FEET; THENCE 2) SOUTH 23°15'00" WEST 23.54 FEET; THENCE 3) SOUTH 28°11'48" WEST 39.14 FEET; THENCE 4) SOUTH 38°12'00" WEST 8.18 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EXCLUSIVE INGRESS AND EGRESS EASEMENT, SAID EASEMENT BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 13°34'00" WEST 65.59 FEET FROM THE NORTHWEST CORNER OF LOT 23, BLOCK 72, MILLSITE RESERVATION TO PARK CITY SURVEY, SAID POINT BEING ON THE WESTERLY LINE OF SAID BLOCK 72; THENCE NORTH 73°19'52" EAST 13.88 FEET; THENCE SOUTH 16°40'08" EAST 4.00 FEET; THENCE SOUTH 73°19'52" WEST 14.10 FEET; THENCE NORTH 13°34'00" WEST 4.01 FEET TO THE POINT OF BEGINNING.

RECORD OF SURVEY PLAT OF
A LOT COMBINATION
BLOCK 72, PARK CITY SURVEY

206 GRANT REPLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

JOHN W. FRANCOM & ASSOCIATES, INC.
LAND SURVEYORS
BOUNDARY, TOPOGRAPHIC & CONSTRUCTION SURVEYS
505 SOUTH MAIN STREET, BOUNTIFUL, UTAH 84010
BUS:(801)295-7500 FAX:(801)295-7524
EMAIL: FRANCOMSURVEY@QWESTOFFICE.NET

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ________ DAY OF ____________________, __________ A.D.

BY: ______________________________
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____________ DAY OF ____________________, ________ A.D.

BY: ______________________________
CHAIRMAN

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ________ DAY OF ____________________, ________ A.D.

BY: ______________________________
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____________ DAY OF ____________________, ________ A.D.

BY: ______________________________
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ________ DAY OF ____________________, ________ A.D.

BY: ______________________________
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ______ DAY OF ____________________, ________ A.D.

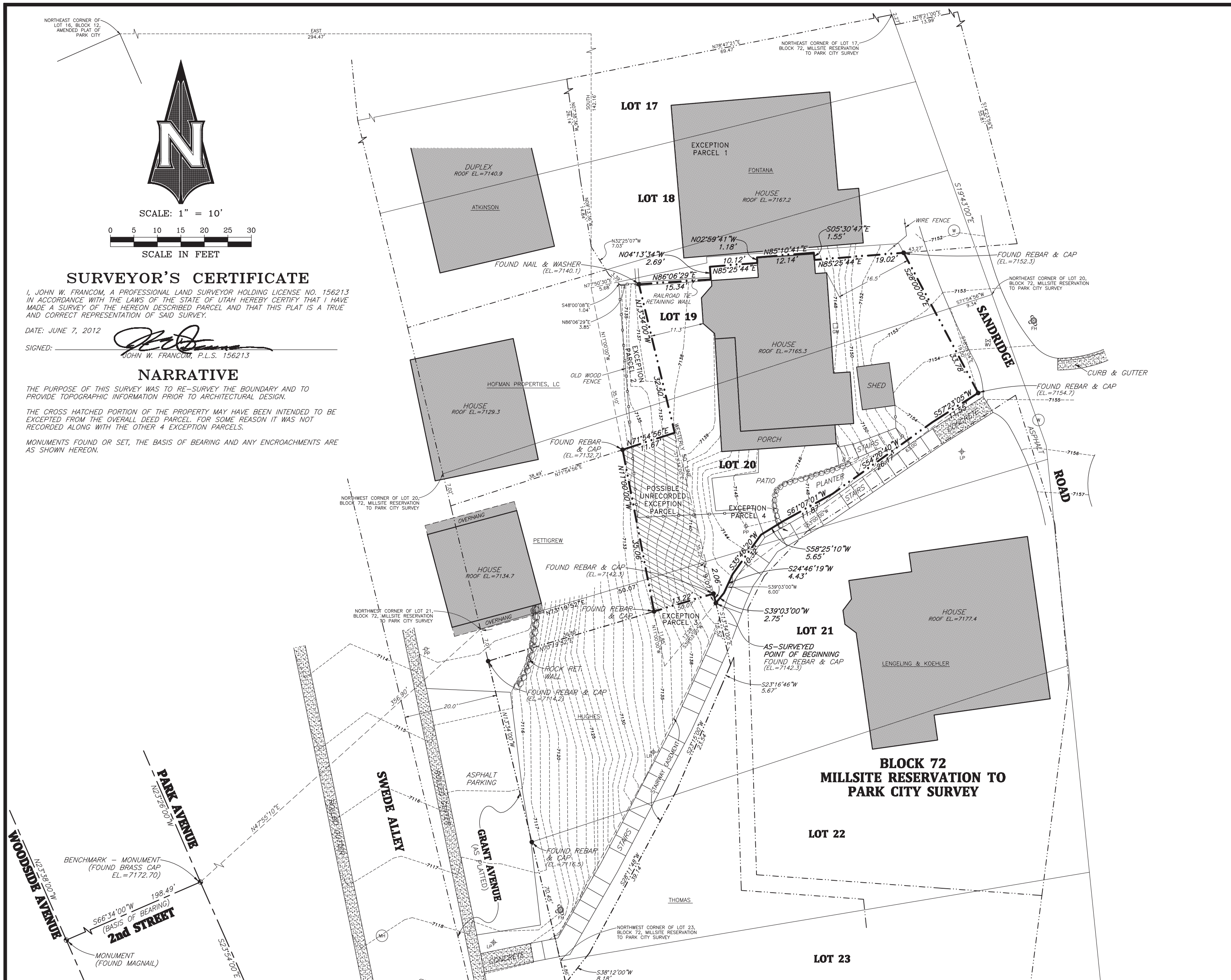
BY: ______________________________
MAYOR

RECORDER

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF ______________________________

DATE __________ TIME ________ BOOK ________ PAGE ________

__________ FEE
______________________________ RECORDER



SURVEYOR'S CERTIFICATE

I, JOHN W. FRANCOM, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 156213 IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DATE: JUNE 7, 2012

SIGNED: ______________________
JOHN W. FRANCOM, P.L.S. 156213

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RE-SURVEY THE BOUNDARY AND TO PROVIDE TOPOGRAPHIC INFORMATION PRIOR TO ARCHITECTURAL DESIGN.

THE CROSS HATCHED PORTION OF THE PROPERTY MAY HAVE BEEN INTENDED TO BE EXCEPTED FROM THE OVERALL DEED PARCEL. FOR SOME REASON IT WAS NOT RECORDED ALONG WITH THE OTHER 4 EXCEPTION PARCELS.

MONUMENTS FOUND OR SET, THE BASIS OF BEARING AND ANY ENCROACHMENTS ARE AS SHOWN HEREON.

DEED DESCRIPTION

BEGINNING AT AN EXISTING FENCE CORNER THAT IS DUE EAST 294.47 FEET AND DUE SOUTH 142.16 FEET FROM THE NORTHEAST CORNER OF LOT 16, BLOCK 12, AMENDED PLAT OF PARK CITY; THENCE NORTH 77°50'30" EAST ALONG A FENCE 25.22 FEET; THENCE NORTH 4° WEST 1.25 FEET; THENCE NORTH 86° EAST BETWEEN TWO HOUSES 41.0 FEET TO THE WESTERLY SIDE OF AN EXISTING ROAD; THENCE SOUTH 28° EAST ALONG SAID ROAD 36 FEET TO THE EXTENSION OF THE NORTHWESTERLY SIDE OF A 3 FOOT WOODEN STAIRWAY; THENCE SOUTH 53° WEST ALONG SAID STAIRWAY 63 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID STAIRWAY SOUTH 39°03' WEST 26.03 FEET TO A POINT ON A FENCE LINE EXTENDED; THENCE NORTH 11° WEST ALONG THE EXTENSION OF AND THE FENCE LINE 82.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(1) DESCRIPTION FOUND IN INSTRUMENT RECORDED IN BOOK 646 AT PAGE 407, SUMMIT COUNTY RECORDS.

(2) BEGINNING AT A POINT THAT IS SOUTH 13°34'00" EAST 7.02 FEET AND NORTH 71°54'56" EAST 38.49 FEET FROM THE NORTHWEST CORNER OF LOT 20, BLOCK 72, MILLSITE RESERVATION TO PARK CITY SURVEY; AND RUNNING THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARIES OF A PARCEL DESCRIBED IN THAT CERTAIN QUIT-CLAIM DEED RECORDED ON APRIL 28, 1987, IN BOOK 429 AT PAGE 254 AS ENTRY #270452 THE FOLLOWING TWO (2) COURSES: 1) NORTH 11°00'00" WEST 35.10 FEET; THENCE 2) NORTH 77°50'30" EAST 5.68 FEET TO THE SOUTHERLY BOUNDARY OF A PARCEL DESCRIBED IN THAT CERTAIN QUIT-CLAIM DEED RECORDED MAY 1, 1998, IN BOOK 1141 AT PAGE 466 AS ENTRY #505809; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES: 1) SOUTH 48°00'08" EAST 1.04 FEET; THENCE 2) NORTH 86°06'29" EAST 3.85 FEET TO THE LINE OF THE WESTERLY 50 FEET OF LOT 19, BLOCK 72, MILLSITE RESERVATION TO PARK CITY; THENCE ALONG SAID WESTERLY 50-FOOT LINE SOUTH 13°34'00" EAST 32.50 FEET; THENCE SOUTH 71°54'56" WEST 11.67 FEET TO THE POINT OF BEGINNING.

(3) BEGINNING AT A POINT THAT IS SOUTH 13°34'00" EAST 7.01 FEET AND NORTH 73°19'52" EAST 36.85 FEET FROM THE NORTHWEST CORNER OF LOT 21, BLOCK 72, MILLSITE RESERVATION TO PARK CITY SURVEY; AND RUNNING THENCE NORTH 73°19'52" EAST 13.22 FEET TO THE LINE OF THE WESTERLY 50 FEET OF LOT 21, BLOCK 72, MILLSITE RESERVATION TO PARK CITY SURVEY; THENCE ALONG THE WESTERLY 50-FOOT LINE SOUTH 13°34'00" EAST 2.06 FEET TO THE SOUTHERLY BOUNDARY OF A PARCEL DESCRIBED IN THAT CERTAIN QUIT-CLAIM DEED RECORDED ON APRIL 28, 1987, IN BOOK 429 AT PAGE 254 AS ENTRY #270452; THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARIES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES: 1) SOUTH 39°03'00" WEST 17.28 FEET; THENCE 2) NORTH 11°00'00" WEST 11.85 FEET TO THE POINT OF BEGINNING.

(4) BEGINNING AT A POINT THAT IS SOUTH 71°54'56" WEST 9.34 FEET AND SOUTH 18°05'04" EAST 19.00 FEET FROM THE NORTHERNMOST CORNER OF LOT 20, BLOCK 72, MILLSITE RESERVATION TO PARK CITY SURVEY, SAID POINT ALSO BEING ON THE BOUNDARY OF A PARCEL DESCRIBED IN A QUIT-CLAIM DEED, ENTRY #211237, RECORDED SEPTEMBER 26, 1983, IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SUMMIT COUNTY, UTAH; AND RUNNING THENCE ALONG THE BOUNDARY OF SAID QUIT-CLAIM DEED THE FOLLOWING TWO (2) COURSES: 1) SOUTH 53°00'00" WEST 63.00 FEET; THENCE 2) SOUTH 39°03'00" WEST 6.00 FEET; THENCE NORTH 24°46'19" EAST 4.43 FEET; THENCE NORTH 35°46'20" EAST 10.32 FEET; THENCE NORTH 58°25'10" EAST 5.65 FEET; THENCE NORTH 61°07'01" EAST 11.87 FEET; THENCE NORTH 54°20'40" EAST 26.17 FEET; THENCE NORTH 57°23'05" EAST 11.55 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 73°19'52" EAST 50.07 FEET AND SOUTH 13°34'00" EAST 9.07 FEET FROM THE NORTHWEST CORNER OF LOT 21, BLOCK 72, MILLSITE RESERVATION TO PARK CITY SURVEY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AND RUNNING THENCE NORTH 13°34'00" WEST 2.06 FEET; THENCE SOUTH 73°19'52" WEST 13.22 FEET; THENCE NORTH 11°00'00" WEST 35.06 FEET; THENCE NORTH 71°54'56" EAST 11.67 FEET; THENCE NORTH 13°34'00" WEST 32.50 FEET; THENCE NORTH 86°06'29" EAST 15.34 FEET; THENCE NORTH 04°13'34" WEST 2.69 FEET; THENCE NORTH 85°25'44" EAST 10.12 FEET; THENCE NORTH 02°59'41" WEST 1.18 FEET; THENCE NORTH 85°10'41" EAST 12.14 FEET; THENCE SOUTH 05°30'47" EAST 1.55 FEET; THENCE NORTH 85°25'44" EAST 19.02 FEET; THENCE SOUTH 28°00'00" EAST 33.78 FEET; THENCE SOUTH 57°23'05" WEST 11.55 FEET; THENCE SOUTH 54°20'40" WEST 26.17 FEET; THENCE SOUTH 61°07'01" WEST 11.87 FEET; THENCE SOUTH 58°25'10" WEST 5.65 FEET; THENCE SOUTH 35°46'20" WEST 10.32 FEET; THENCE SOUTH 24°46'19" WEST 4.43 FEET; THENCE SOUTH 39°03'00" WEST 2.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: 0.080 ACRES (3,464 SQUARE FEET)

JOHN W. FRANCOM & ASSOCIATES LAND SURVEYORS
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PROFESSIONAL LAND SURVEYOR JOHN W. FRANCOM No. 156213 STATE OF UTAH

MIKE HUGHES
206 SWEDE ALLEY & 222 SANDRIDGE ROAD
PARK CITY, UTAH 84060
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

REVISIONS:	DRAWN BY: JAS	SURVEYED BY: NJE/JAS
	CHECKED BY: JWF	CALCULATED BY: NJE
	SURVEY DATE: 6/5/12	ELEC. DATA COLLECTION
	JOB NO: 12-021	DWG: HUGHES-TOPO

SHEET DESCRIPTION
BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NO. **1** OF **ONE**

3. A maximum of fifteen (15) events which include temporary structures per year are allowed.

4. The maximum duration of a temporary structure is fourteen (14) days, with the exception of four (4) temporary structures per year having a maximum duration of sixty (60) days.

5. The use shall not violate the City Health, Nuisance, Noise Ordinance. Any violation of this Ordinance may result in the CUP becoming void.

6. Exterior signage must be approved by the Planning Department consistent with the City Municipal Code. All exterior lighting must be approved by the Planning Department and comply with the Land Management Code.

7. No parking shall be allowed on Marsac Avenue.

8. Any temporary structure that exceeds 5,000 feet shall not exceed twenty (20) days.

4. 206 Grant Avenue Plat Amendment (Application PL-13-01819)

Planner Mathew Evans noted that the Planning Commission had reviewed the plat amendment for 206 Grant Avenue at their last meeting on April 10th. The Planning Commission continued the item and directed the Staff to make changes to the Findings of Fact and Conditions of Approval. The Staff had made the requested changes as noted in the Staff report as follows:

-Remove Finding of Fact #4, which did not pertain.

- Changes to the language in Finding of Fact #12, which was now number 11.

- Remove Finding of Fact #14, which was the good cause language, and move it to the Conclusions of Law as Conclusion #4.

- Replace Condition of Approval #3 with the following language. “Approval of an HDDR application is a condition precedent to the issuance of a building permit for construction on the lot.”

- Replace Condition of Approval #4 with the following language: “Approval of Street Slope CUP application is a condition precedent to the issuance of a building permit for any structure in excess of 1,000 square feet.”

- Replace Condition of Approval #5 with the following language. “Modified 13-D sprinklers may be required for new construction as required by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final mylar prior to recordation.”

The Staff recommended that the Planning Commission conduct a public hearing and forward a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law and Conditions of Approval as amended in the Staff report.

Chair Worel referred to the April 10th minutes on Page 26 of the Staff report and noted that the wording in the discussion for the conditions of approval was different than the changes reflected in the Staff report. Planner Evans stated that he had listened to the recording and prepared the Staff report before the written minutes were received. Chair Worel asked if the minutes were incorrect. Planner Evans was unprepared to address that question because he had not read the minutes.

Commissioner Hontz stated that based on what she recalled saying, the revised Condition of Approval #4 was still missing language related to the slope, as reflected in the minutes on page 26 of the Staff report. Commissioner Hontz read the revised Condition #4, “Approval of Street Slope CUP application is a condition precedent to the issuance of a building permit for any structure in excess of 1,000 square feet”. She believed it was inaccurate because the slope has to be over 30%.

Commissioner Hontz read from the LMC, “A steep slope conditional use permit is required for any new construction over 1,000 square feet of floor area and for any driveways/access improvement if the area of construction improvement is a 30% or greater slope for a minimum horizontal measured from 15 feet. She stated that at a minimum, Condition #4 must reference the slope.

Commissioner Strachan recalled that the Planning Commission had discussed removing the reference to the 30% slope requirement.

Chair Worel referred to the revised Condition #5 and asked if “may” or “shall” was the appropriate word related to the Modified 15-D sprinklers, based on their discussion at the last meeting. Commissioner Strachan noted that the minutes state that “13-D may be required”. He believed the minutes reflected the new conditions in the Staff report.

Chair Worel opened the public hearing.

There were no comments.

Chair Worel closed the public hearing.

Commissioner Hontz corrected Street Slopes to read Steep Slopes in Condition of Approval #4.

MOTION: Commissioner Wintzer moved to forward a POSITIVE Recommendation to the City Council for 206 Grant Avenue according to the Findings of Fact, Conclusions of Law and Conditions of Approval as amended. Commissioner Thomas seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 206 Grant Avenue

1. The property is located at 206 Grant Avenue within the Historic Residential (HR-2 Subzone “B”) District.

2. The property is vacant and is not shown on the Historic Sites inventory as a significant site and there are no structures located on the property other than the 206 Swede Alley Stairs.

3. The applicants are requesting to combine two partial Old Town lots into one buildable Lot for the purpose of future development on the property. The applicant has previously contemplated either a garage to serve their existing home on Sandridge Avenue or a small home on the property, both of which are allowed uses within the HR-2 District

4. The amended plat will create one new 2,257 square foot lot.

5. Currently the property is comprised of a portion of Lots 21 and 22, Block 72 of the Millsite Addition to Park City Plat. Neither portion meets the minimum lot size requirements alone.

6. The property is triangular in shape, and due to required setbacks, has a limited building pad available.

7. Any development on the site will require a Historic District Design Review (HDDR) prior to the issuance of a building permit.

8. Any development on the property in excess of 1,000 square feet will require a separate Steep Slope Conditional Use Permit (CUP) if proposed on areas of 30% or greater slope.

9. The lots by themselves are substandard and not developable unless combined with other properties.

10. The proposed lot meets/exceeds the minimum lot size established in the HR-2 District.

11. Potential development on the property is limited by required setbacks and the shape of the lot, which will limit the achievable building pad to approximately 600 square feet, and a conceivable building area of approximately 500 square feet (+/- based on typical building form constraints).
12. The wide-width and unusual configuration of the lot requires by Code a greater side yard setback than what is typical with a lot of this size. The staircase easement is within the side yard easement (ten feet required, whereas easement is seven feet). The shape of the lot will likely dictate that the developed area be on the opposite

side of the lot from the staircase.

13. There are no known issues related to the ability to provide required utilities to the property. Water and sewer are readily available to the property.

14. There is a recorded easement for parking and access to the benefit of 210 Grant Avenue on the north property line that is entirely within the north side-yard setback (encroachment is approximately four feet, setback is five feet) that is shown on the plat. There are no other known encroachments to be resolved.

15. The property is located within the Soils Disposal Ordinance Area.

Conclusions of Law – 206 Grant Avenue

1. There is good cause for this plat amendment.

2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.

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

4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

5. There is Good Cause to approve the proposed plat amendment as the plat does not cause undo harm on any adjacent property owners because the proposal meets the requirements of the Land Management Code and all future development will be reviewed for compliance with requisite Building and Land Management Code requirements. The proposed plat, when recorded, will provide the City with snow storage easements, as well as memorialize the staircase easement for public Planning pedestrian connectivity between the Sandridge Avenue and Swede Alley residential areas and Main Street.

Conditions of Approval – 206 Grant Avenue

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.

2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year’s time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. Approval of an HDDR application is a condition precedent to the issuance of a building permit for construction on the lot.

4. Approval of Steep Slope CUP application is a condition precedent to the issuance of a building permit for any structure in excess of 1,000 square feet.

5. Modified 13-D sprinklers may be required for new construction as required by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final mylar prior to recordation.

6. A 10 foot wide public snow storage easement will be provided along the frontage of the property.

7. Any soil removed from the property during excavation is required to be properly disposed of at an approved site to accept contaminated soils.

5. <u>30 Sampson Avenue – Ratification of Findings for a Steep Slope CUP</u> (Application PL-12-01487)

Commissioner Wintzer disclosed that he has a business relationship with applicant's representative, Wade Budge, but that association would not influence his decision on this project.

Planner Evans remarked that this item was ratification of the Findings that the Planning Commission had made regarding 30 Sampson Avenue at their meeting on April 10, 2012. The Staff report contained a summary of the issues discussed at the April 10th meeting. The discussion items were incorporated into the Findings of Fact and Conclusions of Law for denial as directed in the action taken by the Planning Commission.

Planner Evans reported that since the last meeting, the Staff sought a second opinion from the Building Department for the purpose of clarification on the proposed deck from the elevator building to the main house. Based on conversations with the Chief Building Official, the Staff recommended a change to the Findings of Fact. A new Finding of Fact #39 would state, "The Chief Building Official has recently reviewed the proposed plans submitted by the applicant and has determined that the proposed attached deck from the elevator to the top floor of the home constitutes a connection of the two buildings, just as a roof structure or a breezeway between two buildings would also be considered a connection between the two buildings. Therefore, under the Building Code it would be considered one structure."

Planner Evans indicated minor changes to the next Findings of Fact that discusses the fact that this appears to be a five-story building based on the structures being connected.

Chair Worel noted that the Recommendation in the Staff report on page 105 incorrectly states denial for a conditional use permit for a nightly rental request at 30 Sampson Avenue. Planner Evans concurred that it was incorrect and that the application was for a Steep Slope CUP.