PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MAY 14, 1998

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, May 14, 1998.

AGENDA

Closed Session - City Council Work Session Room - Main Level

2:30 p.m. Property acquisition

Work Session - City Council Chambers - Lower Level

3:30 p.m. City Council questions and comments
4:00 p.m. Review of regular meeting
- Silver Meadows deed restrictions
- Construction mitigation ordinance

4:30 p.m. Budget review:
- Olympic planning
- Financial planning
- Capital improvements budget - review of projects and issues

Regular Meeting - City Council Chambers - Lower Level

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

III COMMUNICATIONS FROM COUNCIL AND STAFF

IV WORK SESSION NOTES AND MINUTES OF MEETING OF APRIL 30, 1998

V CONSENT AGENDA

1. Authorization to staff to modify the deed restrictions on Silver Meadows affordable housing units

2. Ordinance subdividing Parcel A of the Park City Mountain Resort, located at 1310 Lowell Avenue, Park City, Utah

VI NEW BUSINESS

Ordinance amending Title 11 of the Municipal Code of Park City, Utah imposing a requirement for a construction mitigation plan for all but minor building permits

VII PUBLIC HEARING

Resolution adopting a tentative budget for Park City Municipal Corporation and its related agencies for Fiscal Year 1998-1999

VIII ADJOURNMENT

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MAY 21, 1998

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah **will not** hold its regularly scheduled meeting on Thursday, May 21, 1998.

Posted: 5/11/98

PARK CITY
1884

PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
MAY 14, 1998

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

Toby Ross, City Manager; Meg Ryan, Planner; Jodi Hoffman, City Attorney; Tom Bakaly, Finance Manager; Lloyd Evans, Chief of Police; Tricia Parish, Code Enforcement Officer; Rick Lewis, Community Development Director; Tom Bakaly, Finance Manager; Hope Bleecker, Transportation Director; Bob Johnston, Leisure Services Director; Jerry Gibbs, Public Works Director; Ron Ivie, Chief Building Official; and Bob Stephens, Administrative Services Director

Joe Kernan, Silver Meadows Home Owners Association

1. Review of regular meeting:

Silver Meadows deed restrictions. See staff report and Consent Agenda. Meg Ryan explained that this is a request to increase the purchase price of the Silver Meadows units to reflect the principal amount paid by the previous owner for sewer connection fees and outlined staff alternatives. Joe Kernan of the Silver Meadows Home Owners Association thanked Council for its consideration. In response to a question from Hugh Daniels regarding administrative costs, the City Attorney responded that they would be relatively minimal and staff arrived at a streamline process to modify the deed restrictions on each unit. There's an addendum to each of the deed restrictions which allow owners to make certain capital improvements and allow that to be rolled into an increase of the purchase of the unit. The sewer connection fee could be added and this would involve changing an exhibit. She continued that the amortization schedule that the Finance Manager has worked out, provides a good idea of exactly how much principal will be retired at any given time. This may require an hour of legal time per unit and there are a total of 29. Mr. Daniels pointed out that the City will be absorbing staff time, and Ms. Hoffman interjected in the large scheme of things, this is minimal as the City has invested several hundreds of dollars in the deed restrictions and those costs have been passed on to the purchasers. The City Manager requested direction as it appears on the Consent Agenda and Alternative A, which is preferred by the applicants, is acceptable to the City. This option includes amortization and principal pay-down, but doesn't require that it be paid off in full. Ms. Kerr felt that after the first one is completed, the others may not take an hour each, and the City Attorney agreed. Ms. Hoffman clarified that it is just not legal time, but finance and coordination with Mountainlands Community Trust, and reiterated that the task is minimal. Council concurred with Alternative A.

Construction mitigation ordinance. Tricia Parish explained that staff recommends that Council first discuss the proposed amendments to Title 11 and provide direction on options. These include topics discussed on April 30 including (1) hours and days would remain the same in all of the districts; (2) modify the hours in the Historic District; (3) modify the days in all of the districts; (4) modify the hours and days in all of the districts; (5) no restrictions at all on interior construction within an enclosed structure; (6) any combination of the above. Staff recommends Option #1 where the hours and the days would remain the same in all districts. Currently the commercial district starts at 6 a.m. and staff is suggested that it be changed to 7 a.m. so all areas are consistent. Ms. Parish noted that during the last public hearing, some of the issues raised included that hours and days of operation for all construction remain the same or possibly change in the Historic District. The sentiment for the Historic District was that construction was more intrusive, frequent, and the noise would funnel up the canyon. The contractors' views on this were that if the hours and days became more restrictive, then the emergency situations occurring after-hours would require approval by the City Engineer or Chief Building Official which may be difficult to obtain in a timely manner. Contractors also expressed that these situations are rare and usually involve larger projects.

Roger Harlan suggested that a meeting with the contractor and neighbors be required as a part of the ordinance, at the contractor's expense. Tricia Parish responded that many of the contractors arrange meetings. She encouraged meetings to remain between the contractor and the residents, rather than have it a provision of a City ordinance, which may diminish a good faith effort. Mr. Harlan pointed out the handful of contractors that don't hold meetings. Ms. Parish stated that some neighbors don't want to get involved. He asked how all contractors could be forced to make a good faith effort to contact the impacted neighbors. Ms. Parish suggested making meetings a part of the construction mitigation plan, which has been required for certain projects by the Building Department. She reiterated her comments on voluntary good faith efforts and indicated that a contractor who fails to initiate the lines of communication, may receive complaints. Hugh Daniels interjected that it would be difficult to police whether a required meeting was held and wouldn't recommend that it appear in an ordinance, but could be strongly suggested in the list developed by the Building Department.

Chuck Klingenstein believed there has been significant improvement over the past year, and stated that the Council could review the effectiveness of construction mitigation plans in the fall, after this building season. He doesn't believe it is possible to make all contractors hold neighborhood meetings. Mr. Harlan understood that if this can't be an ordinance provision, he would like to raise awareness and use all appropriate pressure possible that the contractor takes the initiative. Ms. Parish assured Mr. Harlan that the Building Department encourages meetings, and in some instances on large projects, arranges and attends meetings with the home owners and the contractor. Mr. Harlan asked what would prompt the City to become involved in setting up a meeting. Tricia Parish believed it is mainly on a complaint basis. Paul Sincock pointed out that the complaints move where construction is prevalent which is now Old Town. He felt that to do nothing about it is irresponsible and personally liked no restrictions on interiors as long as it meets noise requirements. There should be further restrictions and there could be a mechanism for exceptions, for example in the event there is a late concrete pour. Shauna Kerr felt that the City already allows for interior construction at any time, unless someone complains and provisions should be left alone so expectations aren't created for contractors and residents. This has not been a problem in the past and could be dealt on a complaint basis.

Chuck Klingenstein believed the issue is hours of construction. He would like to standardize the whole town and to modify days. He believed Mr. Daniels suggested Monday through Saturday from 7 a.m. to 8 p.m. and Sunday 9 a.m. to 6 p.m. In his discussions with contractors, concrete seem to be the problem, but feels contractors should be organized; constituents have indicated that at least one day, they would like to sleep in until 9 a.m. This amendment could be reviewed again in the fall. Hugh Daniels pointed out that this is Option #4, which he would support. With regard to Mr. Harlan's concern, Rick Lewis explained that there are informational brochures provided by the Building Department, which outlines the construction mitigation plan with a checklist system. Meeting with the neighbors and pre-construction meetings for large projects could be added, but a provision in an ordinance would be extremely difficult to enforce. Hugh Daniels directed staff to include dog control provisions on the checklist. In response to a question from Chuck Klingenstein, Ms. Parish felt that if there is a problem, inspectors should discuss dog control problems with contractors on site.

Ms. Parish pointed out potential problems for staff with enforcement if the hours are restricted and extended hour violations occur. Mr. Daniels understood enforcement occurred on a complaint basis now and didn't feel that would change very much. If there is a monetary or staffing concern, it should be brought to the City Council's attention. There was discussion about the police currently handling complaints after-hours in any event. Mr. Harlan felt there may be problems during July when there is an extra hour of daylight and would prefer 9 p.m. rather than 8 p.m. Shauna Kerr referred to comments by people who wanted restricted hours but didn't want to be restricted for home repairs. Additionally, the rules should apply equally to the City where currently governmental agencies are exempted in the ordinance. Ms. Parish emphasized that home owners are under the same restrictions as contractors. Ms. Kerr recalled at the previous hearing that home owners wanted hours restricted for contractors but not for their own home projects which could be just as disruptive. The Mayor asked if she would be willing to extend hours from 6 a.m. to 9 p.m. on Sundays. Ms. Kerr believed it important to be consistent, but is not convinced to change any of it; it may not "be broken" yet. There may be modifications that could be considered in the Historic District but construction mitigation plans should be tested. She continued that Council may be overreacting to this at this point as construction mitigation may be sufficient. The Mayor agreed with Ms. Kerr and suggested that the current approach be evaluated in the fall. Ms. Parish added that many permits for the Historic District have been issued and would not be subject to any changes to the ordinance. Ms. Kerr felt that this will create confusion and unrealistic expectations for enforcement by neighbors for the summer season.

Hugh Daniels felt the City needs to start somewhere. Ms. Kerr suggested October. Mr. Daniels disagreed with Ms. Kerr and the Mayor and supports Option #4. Paul Sincock believes that the Historic District is a special area because the construction is constant and other areas are built-out. City Attorney Jodi Hoffman clarified that an amendment to the ordinance would still affect people holding building permits. The Mayor asked for direction. Paul Sincock stated that he prefers Option #2, but will support Option #4 to reach consensus. Chuck Klingenstein supported Option #4. Roger Harlan stated that he would like to extend the hours to 9 p.m. Monday through Saturday. See regular meeting minutes.

2. **Budget review.**

Staffing strategy. Tom Bakaly reviewed the schedule for budget review, public hearings, and adoption. It is anticipated that the final budget will be adopted on June 18. In response to staffing strategy questions from Council last week, he explained that staff has provided five options for the Public Works project manager. (1) Authorize a regular full-time position in the Public Works Department, which is the Manager recommended option. (2) Authorize regular full-time position in Public Works and assign that person to other departments. (3) Authorize the position in the Executive Department and assign to Public Works as needed. (4) Authorize a project position in the Executive Department. (5) Allocate money in either the Executive Department or Public Works Department to be used as a contract employee. Staff's recommendation is Alternative #1. Chuck Klingenstein supported Option #5 to contract with an experienced person who can handle multiple departments and complex projects. In clarification to a question from Paul Sincock as he was not in attendance last week, Ms. Kerr recalled that Council didn't really discuss the necessity of the position, but rather requested more options. Hugh Daniels believed Council did, but not in any detail. Roger Harlan felt that Option #5 is the strongest of the options. There needs to be a "utility in-fielder" who has experience with grants and having someone not tied to one particular department is the strength of the idea. Hugh Daniels agreed but Options #3 and #4 would work for him as well. It is easier to terminate a contract than a full-time employee. Ms. Kerr also believed Option #5 has merit and pointed out Mr. Ivie's efficiency in the remodel of the Racquet Club. Mr. Ross cited another example of Charlie Wintzer on the Carl Winters Building remodel. It was the consensus of Council to support Option #5. Mr. Bakaly emphasized that there is slightly under $64,000 in the recommended budget. There was discussion that this position may require more money, and the City Manager suggested funding at a department head level. Paul Sincock felt the full amount should be authorized as salary and then add benefits. The City Manager pointed out that there may be $5 to $10 million of capital construction.

Another question dealt with the accountant position in the Finance Department. Tom Bakaly hoped that the allocation would attract a CPA, as someone who has experience with audits would be very helpful. The Mayor felt Council has to keep in mind the goal of hiring the best person and supports the staff's recommendation for a CPA. Chuck Klingenstein agreed. In response to a question from Paul Sincock, Tom Bakaly explained that this position would assist mainly in grants accounting and the monitoring of the enterprise funds. This person would allow the City to perform the analysis necessary for the enterprise funds. Paul Sincock suggested hiring a cost accountant as opposed to a CPA. Tom Bakaly felt that would be helpful for setting fees, but the focus is grants accountant and finding a person with experience in several areas would be helpful. He added that between the day-to-day operations of the Finance Department and other projects, that an additional person is necessary. Ms. Kerr asked if this position would be funded with federal grants. Mr. Bakaly responded that reimbursement from grants would be sought for this position, to the degree possible. Currently, it is funded out of the Water and Transportation Funds. Hugh Daniels pointed out that this will increase internal controls. Ms. Kerr emphasized that this authorization should be to hire a person which could include, but not be limited to, a CPA.

Tom Bakaly addressed questions last week dealing with the administrative assistant in the Executive Department which is tied to space planning. One of the departments to be moved in the near future is the Legal Department, and if that were to occur, there needs to be back-up for the City Recorder. Chuck Klingenstein supported the position.

Grants policy. With regard to the direction to clarify the grants policy regarding operations, Mr. Bakaly noted that he took operations out and rewrote it to specify that grant funds are to be used for specific services rendered, projects, or organizational seed money. Council agreed with the language change, and Mr. Bakaly stated that the policy will be adopted as a part of the budget document.

Olympic planning. Mr. Bakaly explained that last year, as a part of the budget, Council adopted a policy on Olympic planning where costs will begin to be budgeted this fiscal year on July 1. However, it is recommended that this be delayed until next year, at the onset of a new two-year budget. Staff will be identifying resources during this time and will continue to report to Council as it was clear from the April 13 Olympic meeting, that Council wanted an active role in the Olympic process. Hakuba's experience was that sales decreased the year of the Olympics. Staff is recommending that a legacy and stabilization fund be established in the CIP budget that could be used for legacy projects like open space or operations relating to the Olympics. It is uncertain whether rents for City assets during the Olympics will cover all of the projects and programs Council may want. He pointed out that sales tax is the City's major revenue source. A possibility for funding this would be an increase in the Resort Cities Sales Tax, but there would have to be a corresponding decrease in the City's property tax rate on a one year basis, which would nullify the increase in revenue for one year. The Finance Manager explained that this is not anticipated as an enterprise fund, but a capital improvements fund that could be used for operations as well. This will not only be helpful in tracking expenditures but creating funds for legacy projects and operations of the Olympics. Ms. Kerr emphasized that if there is a sales tax increase, that it be clearly enumerated how this tax will be used. She could support it if there is a buy-in from merchants and if there is a sunset on the tax the year after the Games. In response to a question from Roger Harlan, Mr. Bakaly explained that 1/4 of 1% of the Resort Cities Sales Tax represents $800,000. Again, the property tax would have to be reduced, and staff will probably not be recommending this increase. Chuck Klingenstein stated that he is interested in establishing this fund and Tom Bakaly stated that staff will explore sources for funding and will report prior to next year's budget. Roger Harlan felt it would be helpful to provide Council with a list of legacy projects. Paul Sincock pointed out that he has not seen a tentative budget for the City's Olympic costs; Mr. Bakaly responded that this will be developed this summer. The Mayor indicated that the numbers are only beginning to develop.

Financial planning. In accordance with the discussion last week, the Finance Manager noted that there will be public education efforts on property tax rates and how the rate is determined. This is a no tax increase budget and the rate will be decreasing slightly. As projected, operating expenses are equaling operating revenues and there are no surpluses. There has been rapid growth in staffing and other areas, and the limit has basically been reached on an operating basis. Financial planning and monitoring will help, but the Council should be aware of the City's limitations. Paul Sincock stated his concern about how payroll costs relate to the total operating budget, and would like to see a ratio. He pointed out that Park City has one of the highest sales tax rates and must compete with other ski resorts and questioned the wisdom of raising sales tax in view of increasing property tax. The City can't provide more without taking a look at property tax. Tom Bakaly relayed that personnel costs in 1995 represented about 30% of the total budget and in this year's recommended budget, about 37%.

Capital improvements budget. With regard to funding transportation facilities, the Finance Manager explained that there is $500,000 in the budget for FY1998. In FY1999, there is $1.4 million which will be funded with federal grants as well as a City match. Federally funded projects are broken down by thoroughfares, equipment, and facilities. Last year, funds were placed in the capital improvements budget for FY1999 to begin planning for some of these large expenditures. A lot of those funds have been moved to future years resulting in a $20 million reduction. There is money budgeted for the transportation facility in FY1998-99. The Mayor asked about increased level of transportation service during the Games. Hope Bleecker referred to $1.75 million for vehicles in a master grant which has the potential of being funded between now and 2002. She explained that approximately four of those buses are replacement vehicles. There are some additional buses which are master planned and won't be purchased without separate Council approval when the transportation draft plan comes back. She continued that these buses related to the City's long term master planning needs to 2003. The Mayor asked if staff has contemplated not selling old buses and keeping them in the inventory for the Olympics. Ms. Bleecker noted that those will be kept on the lot and maintained. There are two replacement vehicles for the Senior Citizens. Ms. Bleecker discussed the replacement schedule.

The Finance Manager explained that the RDA bonded for the remaining tax increment in the Main Street RDA for $1.7 million. About $900,000 of that went toward the Burnis Watts property acquisition and the remainder of about $842,000 is budgeted for street improvements including the Woodside Avenue project, Marsac Hill improvements and also general improvements to the Main Street area. Once those funds are spent, the money is gone. Bonds for the entire amount of the tax increment for the lower RDA would be in the $7 million range or perhaps less. Mr. Bakaly stated that there are projects identified in excess of the bonds and there will be some decisions Council will have to make with regard to this. The RDA will be paid back for the Offret purchase.

Tom Bakaly pointed out that Council identified trails, stairs and open space improvements as important projects at its retreat. The lower Park Avenue RDA has some money for stairs and trails. There is an on-going revenue with the parks impact fee for the open space fund. In response to a question from Shauna Kerr regarding improvements to the Baingo-Wortley parcels, the City Manager explained that there is money budgeted for any maintenance issues. In the case of the Wortley property, improvements included signs, gates, and some of the trail work. Hugh Daniels asked why fiber optics is proposed to the Barn for $150,000. The City Manager stated that this needs to be examined. If, for example, the Barn were to be leased for the Olympics to NBC, then fiber optics would make it a more valuable property. The City would not do this unless it could be reimbursed, but the timing to do this is with the alignment of the trail and would come back to the Council for approval. He discussed current negotiations with U S West to purchase one of the conduits and there may be that same opportunity with an extension to the Barn, where the whole project could be paid for by selling off a portion. Mr. Ross emphasized that there will have to be a demonstrated interest before this project is pursued.

With regard to the recreation and facilities plan, Bob Johnston stated that there is about $600,000 for the Barn project and this summer, there will be sewer line work and a bridge built on the property. The replication of the shed building will be before the HDC on Monday and the HDC may recommend not demolishing the McPolin house or the shed until both buildings can be replicated. The desire of the Parks and Recreation Board was to raze the buildings so the property is safe and accessible. Replications would require an additional funding request. Paul Sincock asked when a trail will be built; the City Manager noted that there should be a trail by the end of the summer. It may be a two construction year project but there would be two trails at each side of the highway with a connection at the underpass. The design has taken longer because of dealings with UDOT and the wetlands issue. He hoped that substantial construction will occur this summer. In response to a question regarding facilities at the Osguthorpe property, Bob Johnston clarified that the Board is not contemplate asking Council for funds to construct facilities based on the plan at this point. The Board would like to review the plan and come back in the fall for funding for next year's CIP budget.

With regard to the Public Works building, Mr. Bakaly stated that the budget be increased $250,000 from what already has been authorized. This is comprised of $150,000 to finish the second floor and $100,000 for a bus washer. It is hoped that there will be federal reimbursement for all or part of the bus washer. In response to a question from Roger Harlan, Jerry Gibbs explained that $80,000 was allocated to the project for the bus washer. In August 1997, when the soils problems were identified, Mr. Gibbs requested an additional $130,000 and at that point in time

Council directed staff to stay within the budget. At the end of the project, there should be a surplus, but there are not sufficient funds to purchase the bus washer. He discussed the $140,000 cost of installing a paint booth. Staff is not asking for funding to purchase a paint booth, but is exploring out-sourcing painting services. Jerry Gibbs relayed that last winter, there were only minor painting repairs because there were few accidents. The Public Works Department is aware of Building Code requirements for painting. Because of the cost of a paint booth, one of the bays could be turned into a paint "bay", and staff will be reporting back to Council on the out-sourcing approach. In response to a question from Paul Sincock, Mr. Gibbs clarified that he is requesting $100,000 for a bus washer. The gantry system purchased in 1985 has a high maintenance cost, doesn't do a good job, replacement parts are difficult to find, and takes 15 minutes to wash a bus. The new fixed tree drive-through facility will wash a bus in less than five minutes. Buses are washed every night. Tom Bakaly added that the revenue source identified for the bus washer in the budget is a federal grant.

Hugh Daniels stated that he has expressed concerns before about the costs relating to the Public Works building, and hopes there is federal money available. He understands that the old bus washer is old and takes longer, but this project has cost the City too much and he is having trouble "feeding" it. The finish construction in the amount of $150,000 for the upstairs space seems high. Jerry Gibbs explained that this has not been bid yet. Hugh Daniels interjected that this doesn't include furniture costs. The Mayor pointed out that this is just a budgeted number, and staff is hoping that the number is lower. Mr. Daniels stated that this project is over budget and the building is not completed yet. Mr. Gibbs stated that the contingency is based on all anticipated additional change orders and all current claims. It is anticipated that about $60,000 to $65,000 will be left after paying all of the bills and the only outstanding items will be the bus washer and the paint booth. There was discussion about the Council approval in August 1997. The City Manager explained that there was an additional request for $130,000 which was denied and staff was directed to come back to Council, which leads to this discussion. Mr. Ross clarified that Mr. Gibbs is electing not to proceed with the paint booth at this time, because the cost has escalated well beyond the $60,000 estimate. There was discussion about environmental merits of out-sourcing painting and the complexity of the design and installation of paint booths, which added substantial costs to the project. In response to a question from Shauna Kerr, Mr. Gibbs noted that the building housing the bus washer will remain. Toby Ross indicated that this project is contingent on the City receiving a federal grant as the CIP does not have a separate source of funding.

In response to a question from Roger Harlan regarding engineering costs for the first phase of the Sandridge parking lot, Jerry Gibbs explained that he hasn't received a price for the keystone retaining wall, where a structural wall of concrete needs to be installed. The Mayor asked if the existing rock wall could remain. Mr. Gibbs clarified that staff does not have the structural data on the soils that would support keeping the rock wall at that location and slope. The Chief Building Official, experienced with soil stabilization, is concerned that there is no structural data to support a rock wall of that height and lean, and recommends a structured wall. Ms. Kerr asked if the wall could be retrofitted. Ron Ivie explained that the rock wall has no tensile strength and there needs to be a reenforced earth wall. Introducing the landscaping and irrigation load on top of the rock wall together with freeze and thaw cycles, will move the rock. The City Manager felt a portion of the existing wall can be maintained and the Chief Building Official agreed. Mr. Gibbs continued that the wall will be moved out to the curb. Shauna Kerr feared that with a variety of finishes, the wall will be unattractive. Mr. Gibbs shared her concern and assured her that the keystone wall will blend in with the rock from a color standpoint. Ms. Kerr asked why the contractor isn't building the new wall. The Public Works Director noted that he has not been paid for the rock or his work, and the City has no out-of-pocket expense at this point for the wall.

Mr. Harlan suggested that the landscaping be tailored to avoid impacts to the wall. Mr. Gibbs pointed out that landscaping and irrigation adds to the situation, but there is still a stabilization problem. If the landscaping and irrigation were pulled from the project, the failure of the wall probably wouldn't occur as quickly. Mr. Ivie added that the freeze and thaw cycle also contributes to the problem. In response to a question from Paul Sincock, Mr. Gibbs explained that Phase 2 is estimated at $310,000, and the Peace Park is additionally priced at $50,000, bringing the cost to $360,000. He understood the direction from Council to not proceed with Phase 2 until free fill is acquired and at that time, staff would come back with a proposal and associated costs for the project. It would be determined at that time to proceed with formalizing the 57 spaces and/or to install a pedestrian access from that particular parking area down to China Bridge. He explained that staff has identified a budget for that effort, which won't be expended until there is additional Council authorization. The Peace Park is proposed to be funded from the Parks Department. Mr. Gibbs continued that staff has been very selective about the fill material.

Tom Bakaly explained that the next project deals with using monies from this year's Venture Fund in the amount of $25,000 to put the space needs plan into effect. The recommended budget for July 1 proposes $150,000 for improvements to the Marsac Building. There was discussion about furniture for the Public Works Building, and the Finance Manager felt there may be money left over from the $175,000 for space needs and the $150,000 budgeted for finishing the second floor of the Public Works Building. The City Manager explained that the $175,000 for the Marsac Building would include systems furniture, carpeting and painting. Hugh Daniels expressed his confusion about the strategy for the space needs plan recommendation and Ms. Kerr agreed.

Bob Stephens explained that the initial strategy for the Marsac Building is to try to consolidate departments. He is still working with the Court Administrator's Office to relocate the jury room to the storage area adjacent to the court office. If that is successful, the Public Affairs Director and Olympic Planning Director will be moved into the computer lab space and jury room area. There are three work stations in a room on the lower level, where Public Safety Administration would be moved. Ms. Kerr asked the rationale for moving Police Administration to another level. Mr. Stephens explained that by moving the Legal Department to the south end of the third floor, there needed to be a space for Engineering which would be in the current main level Police Administration offices. Ms. Kerr felt that from a customer service standpoint, the police offices should be together. Hugh Daniels pointed out that the Chief of Police and Olympic Planning Director currently share support staff. Bob Stephens explained that the clerical support for Frank Bell and Myles Rademan would be delegated to the new administrative secretary; even though she would be on the third floor, most of their needs are project oriented. Chief Lloyd Evans, who served on the space needs committee, stated that members evaluated the greatest need to keep departments together. It was felt that the engineers being on the same floor as the Building Department made more sense than being on the same floor as the Planning Department. Moving the Chief of Police to the basement separated the department, but not necessarily the services. Most appointments are scheduled with the Chief of Police and there aren't a lot of walk-ins for Police Administration; he felt the inconvenience to the public would be minor. Paul Sincock suggested moving the whole Police Department, except Dispatch, to the basement and Lloyd Evans indicated that there is not enough room. Bob Stephens stated that they were hopeful that the court would move, and when this was explored, things became very complicated and delayed. When this space was taken out of the equation, there was not enough space to garner to consolidate police. The committee started with the premise that the Legal Department should be consolidated and kept on the top floor for the benefit of the Community Development Department. He explained that it is planned to move Technical Services and the landscape architects out of the Marsac Building to the Public Works Building.

The Mayor felt everyone should just stay where they are, but pointed out that this can't be solved tonight. The Council agreed to budget this, but not to spend anything yet. Chuck Klingenstein suggested that staff look for used systems furniture. The City Manager explained that when the systems furniture was purchased for the Public Works Building, staff looked at used furniture, but no one had the quantity and the quality needed to outfit a whole area. Smaller areas may be easier to furnish with refurbished stock. The City Manager understood that Council is not authorizing the $25,000 to proceed at this point. The Council indicated it is not ready yet and need more information on the space needs plan.

See regular meeting minutes.

Prepared by Janet M. Scott

PARK CITY
1884

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MAY 14, 1998

I ROLL CALL

Mayor Brad Olch called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, May 14, 1998. Members in attendance were Brad Olch, Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. Staff present were Toby Ross, City Manager; Jodi Hoffman, City Attorney; and Tom Bakaly, Finance Manager.

II PUBLIC INPUT

The Mayor invited the public to comment on any matter of City business not scheduled on the agenda. Hearing no testimony, the Mayor closed the public input session.

III COMMUNICATIONS FROM COUNCIL AND STAFF

The Mayor reported that SR224 from the Top Stop to Payday Drive will be under construction this summer after the Arts Festival for a sewer line upgrade project.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF APRIL 30, 1998

Hearing no corrections or omissions, the Mayor requested a motion to approve. Roger Harlan, "I so move". Paul Sincock seconded. Motion carried unanimously.

V CONSENT AGENDA

With no questions or comments, the Mayor requested a motion to approve. Shauna Kerr, "I so move". Chuck Klingenstein seconded. Motion unanimously carried.

1. Authorization to staff to modify the deed restrictions on Silver Meadows affordable housing units - See staff report and work session notes.

2. Ordinance subdividing Parcel A of the Park City Mountain Resort, located at 1310 Lowell Avenue, Park City, Utah - See staff report.

VI NEW BUSINESS

Ordinance amending Title 11 of the Municipal Code of Park City, Utah imposing a requirement for a construction mitigation plan for all but minor building permits - See staff report and work session notes. Hugh Daniels, "I move we approve the Ordinance amending Title 11 of the Municipal Code, filling in the blanks on Page 4, that construction work shall be allowed between the hours 7 a.m. to 8 p.m. Monday through Saturday in all zoning districts and between the hours of 9 a.m. and 6 p.m. on Sundays" (see amendment to motion). Paul Sincock seconded. Roger Harlan stated that he will be voting against this as he cannot support 8 p.m. and prefers 9 p.m. Chuck Klingenstein agreed, but invited discussion. Hugh Daniels felt that citizens gain some peace with the 8 p.m. hour as noise between the 8 p.m. to 9 p.m. can be pretty annoying and most of the complaints involve large equipment. He has heard from constituents to reduce hours of construction to a reasonable hour and supports 8 p.m. and is willing to reconsider this in the fall. Paul Sincock believed that noise is the issue but there is plenty of interior work that could be performed. Jodi Hoffman explained that it would be illegal to engage in construction activity after 8 p.m., but it is not likely there will be enforcement, and after-hours enforcement is on a complaint basis only.

Roger Harlan described a situation with a resident working on his fence with a staple gun, and felt that creating laws that are likely to be broken, are not good laws. He is sympathetic with Mr. Daniels' position but believes 9 p.m. is more practical and will not be supporting 8 p.m. Ms. Kerr read a provision in the proposed ordinance addressing exceptions like interior work, and "construction of decks, patios, landscape walls less than four feet in height, and fences on individual single family lots. . . .". She felt that the Council is creating a situation where people can make noise no matter what time of day. The logic is inherently flawed that certain activity is less disruptive than others and she will be voting against it as people will be more likely to break the law. Paul Sincock stated that he wanted to tighten up the time frame in the Historic District but was persuaded by two other Council members to Option #4 and that is why he seconded the motion and will support the ordinance. Chuck Klingenstein felt it important that it is applied consistently across-the-board. Chuck Klingenstein offered an amendment to the motion with a time limit of 9 p.m. and emphasized that this can be reviewed in the fall. Hugh Daniels accepted his amendment and Paul Sincock seconded. Council member Daniels clarified that the motion is now 7 a.m. to 9 p.m. Monday through Saturday, and 9 a.m. to 6 p.m. on Sunday. Motion carried.

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

VII PUBLIC HEARING

Resolution adopting a tentative budget for Park City Municipal Corporation and its related agencies for Fiscal Year 1998-1999 - Finance Manager Tom Bakaly explained that Council has an update of FY 1998-1999, which will become effective July 1. This is a "no tax increase" budget and there will be another public hearing on June 4; it is anticipated that the budget will be adopted on June 18. The conclusion of the review of the budget during work session will result in changes on June 4. The Mayor requested clarification on impact fees as there wasn't time to discuss this in work session. Mr. Bakaly explained that there is no action required on impact fees, but staff wanted to make Council aware that the capital facilities plan is not being amended at this time as impact fee revenues are down. Staff will monitor this throughout the year and make adjustments next year, if needed. The Mayor invited questions and/or comments from the Council and the public. Hearing no input, the public hearing was closed.

VIII ADJOURNMENT

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

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MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 2:30 p.m. Members in attendance were Mayor Brad Olch, Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. Staff present were Toby Ross, City Manager; and Jodi Hoffman, City Attorney. Chuck Klingenstein, "<u>I move to close the meeting to discuss property acquisition</u>". Hugh Daniels seconded. <u>Motion unanimously carried</u>.

The meeting opened at approximately 3:30 p.m.

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

Prepared by Janet M. Scott

Janet M. Scott

Janet M. Scott, City Recorder

PARK CITY
1884

COUNCIL AGENDA REPORT

DATE: May 14, 1998
DEPARTMENT: Administrative Services
AUTHOR: Tom Bakaly, Finance Manager TBB
TITLE: Review of FY 1997-98 & 1998-99 Operating and Capital Budgets
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATION:

- Consider and amend as necessary staff responses to City Council issues raised during Operating Budget discussions on May 7, 1998.

- Consider and change as necessary amendments to the FY 1997-98 and 1998-99 Capital Improvement Program (CIP) Budget.

- Provide direction to staff whether additional work session budget review (apart form the public hearings) will be necessary.

- Hold a Public Hearing on the budget and continue the hearing until June 4, 1998. Since this is an additional opportunity for public input, the budget resolution is not attached to this report. The resolution adopting the Tentative Budget will be provided in advance of the June 4, 1998 Public Hearing.

DESCRIPTION:

A. **Topic**: FY 1997-98 and FY 1998-99 Operating and Capital Budget Review

B. **Background**: On May 7, 1998 staff presented the FY 1998-99 budget to City Council. During the review of the Operating Budget, City Council asked for some staff responses and changes to certain property tax, staffing and grants issues. In addition, scheduled discussions about Olympic budgeting and City-wide financial planning were postponed until May 14, 1998. Contained in this report is an updated schedule for the remainder of the budget review process. City Council should provide direction to staff about the appropriateness of the schedule.

May 14th Work Session	**Operating Budget Follow-up** 1) Responses to Staffing Strategy Questions 2) Amendment of grants policy 3) Olympic Budgeting 4) Financial Planning **Capital Improvement Budget** 1) Major Project Areas Transit and Federally Funded Projects Redevelopment Agency Projects Trails and Open Space Recreation Plan and Facilities 2) Other Projects/Issues Public Works Building Sandridge Parking Lot Space Planning Impact Fees
May 14th Regular Session	1) Hold Public Hearing on the Budget and continue to 6/04/98. 2) Discussion on budget as needed
May 28th	No meeting scheduled, available if necessary
June 4th	1) Hold Public Hearing on the Budget and continue to 6/18/98. 2) Tentative adoption of recommended FY 1999 Budget 3) Tentative adoption of FY 1998 Amended Budget
June 18th	Continuation and closure of the public hearing on the budget, with final adoption, by resolution, of both the FY 1999 Budget, the FY 1998 Adjusted Budget, and the certified no increase tax rate for FY 1999.

C. Analysis:

OPERATING BUDGET

Responses to Staffing Strategy Questions: At the May 7, 1998 budget review, staff was asked by City Council to return with a more detailed explanation concerning three positions in the Operating Budget. The original personnel spreadsheet, with adjustments to reflect moving the Special Project Planner to full-time, is attached to assist with the provided explanations.

Options for Project Manager Position: In the City Manager's recommended budget, there is a request for an additional position in the Public Works Department to assist with special projects. The special projects would include, but not be limited to, assistance with Water Fund management and Transportation issues. Listed below are several alternatives describing different ways of staffing this position:

1. Authorize regular full-time position in Public Works Department.
2. Authorize regular full-time position in Public Works Department with assignments to other departments for special projects as necessary.
3. Authorize regular full-time position in the Executive Department to be assigned initially (temporarily) to the Public Works Department.
4. Authorize regular full-time position in the Executive Department to be assigned to projects (not departments).
5. Authorize a sum of money in either the Executive or Public Works Department to be used for a contract employee or professional services contract to perform a specific scope of work.. This approach could be used to attract a more experienced project supervisor if the money were commensurate with our expectations.

Staff's recommendation is alternative 1. Staff believes that there will be sufficient work in the Public Works Departments to necessitate this position. This assumption is based upon recent City Council goals in the areas of transportation, parking and water management. Naturally, staff will pursue any other alternative that the City Council may interested in.

Level of Accountant Position: In the recommended FY 1998-99 is an additional accountant position to assist with Enterprise Fund accounting. This position will be the "point person" relating to grants accounting for the City. This position will also assist with needed analysis in the Water Fund, Recreation Fund, Golf Fund and Transportation and Parking Fund. The working level salary of the requested position is $43,699 and the total budgeted cost with benefits is $63,933. Questions were raised at the May 7th meeting as to whether a Certified Public Accountant (CPA) level position was too high for this position. Given the nature of the work to be performed (grants accounting, income & loss statements) staff is hopeful that the City could attract a CPA to perform this work. Due to the interaction that this person would have with federal auditors, CPA level experience would be preferable. However, staff will select the best candidate available for the position, and they may or may not be a CPA. Staff believes that they can attract qualified candidates for the salary level listed. The next lower position would have a working level salary of $38,495 and a total position cost of $57,333.

Administrative Secretary Position: The addition of an Administrative Secretary position is recommended. Currently, administrative personnel in the Legal Department assist with administrative issues relating to the City Council, Mayor and City Manager's office due to their physical location. These personnel also provide administrative back-up in the absence of the City Clerk. Space planning recommendations involve the Legal Department moving to another location in the Marsac building. Please see the staff report in the May 14th packet for more information on space needs. Another Administrative Secretary is necessary to offset the Legal Department move and not burden another department with administrative support coverage issues. The personnel occupying the old Legal Department space will also need administrative assistance.

Amendment of Grants Policy: Pursuant to City Council's discussion on May 7, 1998 concerning the Grants Policy, the policy has been amended to reflect City Council's comments (attached). Please note that the changes are underlined. City Council should review the Grants Policy and make changes as deemed necessary. The policy changes will be adopted as part of the budget on June 18, 1998.

Olympic Budgeting: Last year, the City Council adopted a policy regarding Olympic expenditures (p.54 of the budget document). The policy mentioned that direct expenses may be budgeted in the update of the FY 1998-99 Plan (the current budget process). The recommended FY 1998-99 Operating Budget contains very few changes from the FY 1997-98 Operating Budget. Staff anticipates developing an Olympic Operating Budget as part of the 1999-2000 and 2000-2001 two year budget next year that matches the City Council's goals for the Olympics. Efforts during FY 1998-99 will focus on identifying City resources and requirements and assessing their relationship to SLOC's goals and budget needs.

Olympic Stabilization and Legacy Fund: On May 14th, staff would like to get early input from the City Council on the creation of an Olympic Stabilization and Legacy Fund. After the City Council Olympic work session on April 13, 1998, it became clear to staff that City Council is envisioning active involvement by the City in the Olympics. Major Olympic goals identified by the City Council related to Legacies, Transportation and Open Space. These "capital goals" may require an independent revenue source. Staff is uncertain whether or not revenues related to the Olympics will be sufficient to cover these capital goals and fund Olympic operations. Experiences in Hakuba and Nagano suggest that sales may actually be down in 2002 during the Olympics. However, sales in Olympic venue cities have been shown to increase in the years leading up to and after the Olympics.

Staff would like the City Council to discuss the possibility of creating an Olympic Stabilization and Legacy Fund which could be funded in part by an increase in the Resort City Sales Tax. The City Council has the authority to raise the Resort City Sales Tax rate from its current amount of 1% to 1.25 %. The City could "sunset" or limit the time that the increase was in effect. Using last year's sales tax figures, a .25% Resort City Sales Tax increase would bring in about $800,000 per year. These funds could be used to fund capital purchases and improvements on an ongoing basis. Or, perhaps the City could use this additional revenue stream to fund debt service for bonds and use the $4 - $5 million in bond proceeds for open space or other capital purchases.

Many of the resort cities in Utah recently raised their resort sales tax as permitted by the new State legislation. Attached is a schedule of sales tax rates throughout the State. If the City Council would like to proceed on the sales tax idea, staff would need direction in order to preliminarily begin the process. The City Council should also contemplate the creation of the fund, regardless of their position on the sales tax idea, and consider contributing to that fund with City resources over the next couple of years.

On May 7, 1998 Joan Calder from the Park City Chamber Bureau was asked to give her preliminary thoughts on this idea during her quarterly presentation to City Council. Ms. Calder remarked that the business community traditionally does not support tax increases such as the one described above. Ms. Calder added that any discussion of a tax increase should include a detailed identification of what the money would be used for and a description of the benefits to Park City attributable to those uses. At Council's direction, staff would be willing to proceed with a project/benefit assessment resulting from a Resort City Sales Tax increase.

Financial Planning: As stated on May 7, 1998, this is a "no tax increase" budget. This means that the City will not be raising its property tax rate this year above the certified rate. Per State Law, the City's tax rate will actually decrease in order to remain revenue neutral as assessed value increases. It has been roughly eight (8) years since Park City Municipal Corporation actually increased its general property tax rate. In fact, last year Park City "proper" residents actually received a tax decrease due to the imposition of a Municipal Services Fund by Summit County. This means that because the City already provides certain municipal services (planning, public safety, etc.), the County cannot charge Park City residents for duplicate County services through the County property tax rate. This fact isn't evident to most citizens because every Park City taxing entity, with the exception of the Park City Municipal Corporation, increased its property tax rate this year. Staff discussed this issue at the May 7, 1998 budget review meeting. Pursuant to City Council direction, staff will be educating citizens in the upcoming months about property tax rate issues in general.

As the City's ongoing expenses more closely match its ongoing revenues, the City will need to closely monitor its finances. If the City Council wishes to continue its program of open space acquisition, the City should consider tax increases similar to the sales tax increase described above. Property tax increases are not confined only to property tax rate increases to fund operating expenditures. Through a General Obligation (GO) Bond election, taxpayers can vote a tax increase to fund capital projects such as open space acquisition. This would dedicate an ongoing revenue source to repay bonds for open space. This new revenue source would free up existing resources used for open space debt payments for operational programs (traffic safety issues, etc.). Such a bond issue may be viewed as competitive with the bond issues being discussed by the School District. The City Council should provide direction to staff on this issue.

CAPITAL IMPROVEMENT PROGRAM BUDGET (CIP)

	FY 1998	**FY 1999**
New Requests and Appropriation Changes	$22,102	$(22,383,245)

Please see Attachment A for a detailed listing of new CIP appropriations. Please note that many of these changes represent increased CIP revenues that should be reflected in the budget. Many of the new projects and changes to existing projects are funded by CIP funds that had been reserved for future year's projects. Please also refer to the attached CIP Project Summary Print-out for the total budgets of these projects. In the second year of the two-year budget, staff does not normally update the project descriptions (p. 166 of the Budget Document). However, staff could make those available to City Council if they would like. Staff will be prepared to answer individual questions about changes to projects as necessary at the May 14, 1998 meeting. The following is a discussion of major CIP projects:

Major Project Areas:

Transportation and Federally Funded Projects (Gibbs & Bleecker): The following are projects relating to federally funded transit projects. There are funds budgeted in FY 1997-98 and FY 1998-99 for the planning of transportation projects. During the upcoming fiscal year, staff will be finalizing the numbers for the projects listed below. The 5 year CIP budget will be further amended next year once the planning efforts are complete.

Thoroughfares, Equipment, and Facilities (Project 633): Alterations to 248 and intersection improvements on 224, which are funded by the state, were originally funded within this line item. There are two transit elements in addition to the highway improvements: 1) design for a temporary bus parking facility, acquisition of a parcel for the same, and use of the parcel after the Olympics as an open space legacy project. The size, location, and cost of the facility are not known at this time. The amount budgeted for the donation could be $1.2 M dollars, and could be funded by the FTA in the event that the parcel was retained for temporary bus storage during special events. 2) Staff plans to purchase up to eight new and replacement busses between now and the year 2000 for some expanded service options recommended in the draft of the Park City Long-Range Transportation Plan and for continuation of the core service. The vehicles are: one additional trolley, four small vehicles which would be leased initially for testing of community routes, three new 35 foot busses for expanded regional service, and two replacement busses. The total cost of these acquisitions is $1.75 M. Applications for FTA grants are now being written relative to the new and replacement rolling stock needs. The grant will be for 80% of the total cost.

Park City Temporary Parking Facility (Project 664): 248 will be identified as a thoroughfare to handle bus transport to venue sites from satellite parking near US 40. A draft of the Park City Long Range Transportation Plan does not recommend permanent Park and Ride Lots or transit centers outside of the town limit. This project was originally included as a line item in the CIP based on the premise that some land would be acquired and that satellite lots would be necessary for the long term growth of Park City. If the Council assumes a different approach to daily, seasonal, or special event parking management, this item should remain eliminated from the CIP, unless the Council wants to enhance the SLOC's plans for creating the temporary parking facility.

Park City Pedestrian Improvements (Project 669): This line item specifies matches on trail enhancement projects funded with ISTEA funding and the Centennial Trail fund. The percentage contribution is unknown at this time. The time necessary to complete the Federal process will require plans and an Environmental Assessment (EA) to be completed prior to receiving a grant. This portion may not be grant eligible. The specific components include:

1) Continuation or widening of the rail trail for operation from the above mentioned satellite parking lots at I-40 and 248. Potentially, this trail could operate with a light duty bus on the trail, or it could be cleared of snow and remain as pedestrian.

2) Enhanced walkways, either newly created or existing roadways which could be decoratively painted or paved and signed in order to direct pedestrians between the ski area venue site and Main Street.

3) Continuation of a pedestrian path between the city limit on Highway 224 and the Winter Sports Park.

Transportation Facilities (Project 672): A site has been identified for an Transportation Facility in Old Town. The program will be the subject of review by the Swede Alley Task Force, HDC, the Planning Commission, and City Council over the next few months. Staff is also evaluating additional sites on Highway 224 as a transit center, incorporating park and ride and parking facilities. These programs are not yet finalized. Another goal is to fund improved shelter and waiting areas at the Park City Ski Area before 2002. Whereas specific cost breakdowns for each facility are not identified, staff is estimating a total package expenditures of $20.9 M based (including land acquisition) on funding availability from the federal government. The facilities must be completed in 2001. There is $500,000 in FY 1997-98 and $1.4 million in the FY 1998-99 budget for this project.

<u>Redevelopment Agency Projects (Bakaly, DeHaan):</u> The budgeting strategy for capital projects in the Redevelopment Agencies (RDA) has changed slightly due to RDA debt issuance. In the Main Street RDA, the City has "bonded" for the remainder of its tax increment and received one time funds in the amount of approximately $1,765,000. This means that with the exception of historical incentive grants and mitigation payments to the school district, there are no "ongoing" funds for projects. The City spent approximately $923,000 of this money on the Burniss Watts property acquisition. The remainder ($842,000) is budgeted for street improvements (Woodside), China Bridge& Marsac Hill improvements and general improvements to the Main Street area.

In the Lower Park Avenue RDA, staff anticipates issuing bonds that will be used for land acquisition (reimbursement and new), Fiber Optics and Trails. Depending upon the size of the bond issue, the tax increment from that RDA may be pledged to paying off the bonds. Specific projects that the City has in mind are the Zions purchase (677), the Offret Purchase (680), the Mawhinney purchase (652), Trails Master Plan (54) and Fiber Optics (602). The total amount of projects identified (roughly $7.3 million) exceeds the amount that the City could issue bonds for, and the projects will need to be prioritized by City Council.

Trails, Stairs, and Open Space Improvements (Cook): CIP requests for 1998-99 are consistent with issues presented during the Council retreat and the Council priorities set at that time.

The year's programming for stairs falls primarily to project number 32 Old Town Stairs. This construction season anticipates total reconstruction of the 4th Street and 11th Street stairs based on their dilapidated condition. Stairs at approximately 540 Main Street require minor repair. The budget remainder of $207,702 will support these projects during the '98 construction season. Additional funds are not requested until 1999-00. The projects intensify to include new construction of 8th Street through 12th Street stairs, 13th Street upgrade plus utility relocation and a combination of stairs and trail on the Crescent Tramway from 8th Street to Park Ave. The funds are programmed into 2001 to allow design and engineering of projects during the pre-construction winter season. Stairs projects were prioritized according to physical condition requiring repair, critical pedestrian links supporting the trails master plan, and critical links for pedestrian access between Olympic venues and possible external funding.

Trails are supported by Trails Implementation (project number 54) and Resort Entryway (project number 198). Resort Entryway has been programmed to receive $66,000 each year from 1998 through 2002. There is no additional request for this project which relies on ISTEA Enhancement funds to complete the trails and amenities to the Osguthorpe barn and beyond in phases. Trails Implementation is used for most other trail projects including the Hwy. 224 east side trail, Deer Valley Drive trail from the bridge to Inn the Trees, widening of the City Park bike path, misc. back-country trails and perhaps Old Town sidewalks. We have increased the 1998 request from $135,900 to 148,000. A new request for $150,000 to run fiber optic conduit to the Osguthorpe barn is included as we plan the conduit installation and excavation of the trail from Payday Dr. to the barn. This fiber optic alternative will need more evaluation.

Open Space Acquisition (project number 547) was programmed last year to receive $450,000 in each year of the five year plan in anticipation of open space opportunities. The rest of the "open space" accounts represent requests for funds to improve existing open space. Of the seven, one is a new request: Zions (carwash) Demolition and Improvements (number 677) in the amount of $100,000. Land Improvements - Mawhinney (605); Land Improvement - Wortley (625); Land Improvement - Coleman (616); Land Improvement - Baingo (612); and Gambel Oak Park (52) were programmed last year and can be improved using remaining funds. Land Improvements -Gillmor (611) requests $11,000 programmed last year for improvements in 1998.

Recreation Plan and Facilities (Johnston): The Osguthorpe Farm Parcel project is moving forward. The Parks and Recreation Beautification Board (PRBB) has met numerous times with staff and the architects. This project is scheduled to go before the Historic District Commission, May 18, 1998 with a master plan and project schedule. Staff will not know of any budget impacts until after the meeting with HDC. After discussing this with Planning staff, HDC may recommend that no demolition of the shed or house occur unless we have the funding to immediately restore these buildings. Current funding will only cover the utility work and replacement. Should this recommendation come forward, staff would need to come back to City Council to request additional funds for this project.

The Recreation Master plan is two-thirds completed at this time. Leisure Services staff has compiled the survey results and the PRBB is compiling an executive report for City Council review. Jeff Winston, Master plan Consultant will be in Park City May 20 & 21, to finalize the study. During June, we will come to City Council with the study for your recommendations.

Other Projects/Issues:

Public Works Building (Gibbs): Construction began in September 1996 and is estimated to be completed by late June or early July 1998. In 1997, Council authorized an additional $235,000 to mitigate contaminated soils impacts. Staff is confident that this project will remain within budget estimates. Staff can elaborate further on the project budget status on May 14th if City Council so wishes. In Attachment A, $500,000 is added to FY 1998-99. This is a budget adjustment to recognize anticipated Building Authority bond proceed expenditures next year. In FY 1997-98, the budget is reduced by $250,000. The reason that the reduction is $250,000 and not $500,000 to offset the FY 1998-99 Building Authority adjustment is because $250,000 in additional building improvements are recommended. The adjustments are described below.

Staff is requesting $100,000 to complete the bus washer. Transportation is pursuing federal funding as an offsetting revenue. The space needs committee is recommending the completion of the second level of the facility. The cost is estimated at $150,000 for construction and final design. (The design aspect is minimal, lighting, heating ducts, electrical, etc.) The cost does not include furniture and other related expenses.

Sandridge Parking Lot (Project 620) Gibbs: This project is divided into two phases. The phase one portion accommodates 46 parking spaces. The parking lot portion was completed in late November 1997. The landscaping will begin in summer 1998. Staff is working on a reduced landscaping scheme that meets the criteria of the Planning Department and the intent of the Planning Commission and City Council. It is estimated that it will require approximately $81,000 to complete. ($40,000 landscaping, $26,000 retaining wall, $15,000 for testing, engineering and final designs). Sufficient funds ($310,000) are budgeted to cover these costs.

Phase two, which has not yet been authorized, would add 57 additional spaces. Council directed staff to pursue free fill material. When that activity is completed (estimated mid August 98) return to Council with a revised plan, reduced landscaping and a final construction estimate. Council authorization will determine if a complete project will be built or only the pedestrian connection will be installed to China Bridge with gravel on parking surface area. The original project was $310,000 which is located in the Sandridge project (620) and Parking In-Lieu projects (651). The new total project budget with the recommended $360,000 increase is $670,000. As can be seen from Attachment A, the $360,000 is coming from the Main Street Parking budget (project 481). Staff is hopeful that Phase two can be completed for less than $360,000. If the project comes under budget, the remainder will go back into the Main Street Parking budget. This transaction is budgeted in FY 1997-98. Staff can move this $360,000 transaction or a smaller one into FY 1998-99 if City Council so wishes. Staff will return to City Council prior to expending the additional budgeted funds for Phase two.

Space Planning (Stephens): Please see the staff report in the May 14th packet that describes the office space planning issue in detail.

Impact Fees (Bakaly): Staff is not recommending any changes to impact fees or the Capital Facilities Plan (CFP) that determines the level of impact fees. Revenues from impact fees are down significantly this year. Staff is hopeful that the revenues will come in within the City's conservative projections. If they do not, capital projects funded by impact fees will need to have their expenditure budgets adjusted downward. Rather than change the CFP in the middle of a two-year budget, staff has decided to wait for the final revenue figures from FY 1997-98. It is possible that staff will need to return to City Council to modify the CFP and reduce the budget for certain roads, parks and public safety projects. Staff will closely monitor expenses in these areas to ensure that they do not exceed actual revenues received from impact fees.

D. Department Review: - Department review was provided for CIP projects as identified above. Additional review and input will be provided on May 14th.

ALTERNATIVES:

A. Approve the Request - Either approve the budget as recommended or as adjusted during City Council review over the next couple of weeks.

B. Deny the Requested Changes - City Council could deny (in total or in part) the recommended changes. The impact of such denial would need to be elaborated upon during the budget presentations on May 14, 1998.

C. Continue the Item - June 18 is the last date that adoption can occur in order for us to meet the filing dead lines with the Counties and State.

D. Do Nothing - Not an Option.

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

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

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

RECOMMENDATION:

The City Council should follow the budget presentation schedule described above and tentatively approve the recommended changes to the FY 1998 and FY 1999 budgets (or revisions thereof) by June 4, 1998. Final adoption of the budget should occur on June 18, 1998.

FY 1998-99 Positions - May 7, 1998
New Requests and Changes from FY 1998-99 Plan
(Does not include positions that were added to the FY 1999 Plan last year)

Department	Position	Reg	Temp/Contract	Offset FTE	Offset $	Position Cost	Equipment & Other	Recommended Total w/ Offset	Additional Dept. Recommendation
Police	Lieutenant	1.00		(2.00)	(88,402)	63,933	20,700	(3,769)	117,287
Police	Detective (Community Outreach)		0.50			26,538	100	26,638	6,612
Police	Dispatcher	0.50				13,710		13,710	26,384
Police	Other Department Recommendations								19,623
Total		1.50	0.50	(2.00)	(88,402)	104,181	20,800	36,579	169,906
Public Works	Secretary I	1.00		(0.50)	(9,551)	37,311		27,760	
Public Works	Secretary II					2,433		2,433	
Public Works	Adjudication Officer		0.25			14,532		14,532	
Public Works	Project Manager	1.00				63,934		63,934	
Public Works	Day Transit Supervisor					3,509		3,509	
Public Works	Water Worker II	(1.00)				(44,199)		(44,199)	
Total		1.00	0.25	(0.50)	(9,551)	77,520	0	67,969	
ASD	Info. Sys. II (III)					4,884		4,884	
ASD	Info. Sys. II (III) - GIS					4,884		4,884	
ASD	Accountant (Enterprise Funds)	1.00				63,933		63,933	
ASD	Finance - Housing Allow.						9,753	9,753	
ASD	Secretary I		0.75			18,962		18,962	
Total		1.00	0.75			92,663	9,753	102,416	
Leisure	Library Assistant	1.00	(0.75)		(28,459)	31,879	4,455	7,875	
Leisure	Library Director					5,542		5,542	
Leisure	Parks & Golf Supervisor					5,542		5,542	
Leisure	Secretary I (Temp to Reg.)	0.75		(0.50)	(19,363)	19,617		254	
Leisure	Golf Course Starter		2.00			41,850		41,850	
Leisure	Reclass of Recreation Coordinator							0	4,196
Leisure	Rec District Contract	(1.00)				(44,199)	(50,950)	(95,149)	
Total		0.75	1.25	(0.50)	(47,822)	104,430	4,455	61,063	4,196
City Manager	Administrative Secretary	1.00				46,557	0	46,557	
CDD	Sr. Building Inspector (Reclass)					4,196		4,196	
CDD	Special Projects Planner to Full-time	0.37				23,869		23,869	
CDD	Project Manager		1.00	(1.00)	(57,981)	58,126		145	
Total		0.37	1.00	(1.00)	(57,981)	86,191		28,210	
Grand Total		5.62	3.75	(4.00)	(203,756)	511,542	35,008	342,794	174,102
Total FTE Change		2.25	2.75						

Does not include new positions approved as part of the FY 1998-99 Plan: + 9.5 Regular & - 1.00 Temp
Does not include same level personnel adjustments for FY 1997-98
Does not include an estimated $110,000 for City-wide "Valuing Employees" Program

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PARK CITY MUNICIPAL COPRPORATION
GRANTS FY 1999 - Adopted - June 4, 1998
Does not include Carry Forward from FY 1997 for Arts, Youth, or Contingency

CATEGORY/DESCRIPTION	GRANT $ FY1998 Budget	% of BUDGET GENERAL FUND	GRANT $ FY1999 Budget	% of BUDGET GENERAL FUND
SPECIAL SERVICES				
Recycling	$10,000		$10,828	
Counseling Center			$7,500	
Chamber Bureau	$75,000		$81,210	
Historical Society	$23,200		$25,121	
Domestic Peace Task Force	$23,000		$24,905	
Sub-total Special Services	$131,200	1.00%	$149,564	1.06%
ARTS/CULTURE/HUMANITIES				
Sub-total Arts	38,117	0.29%	40,928	0.29%
YOUTH				
Sub-total Youth	31,545	0.24%	33,871	0.24%
RENT CONTRIBUTIONS				
KPCW	25,172		25,172	
State Liquor Store	15,320		15,320	
Recycling			9,000	
Historical Society	16,800		16,800	
Sub-total Rent Contribution	57,292	0.44%	66,292	0.47%
GRANT CONTINGENCY FUND	37,313	0.28%	26,815	0.19%
TOTAL GRANTS - GENERAL FUND	295,734	2.25%	317,470	2.25%
GENERAL FUND BUDGET	13,143,736		14,112,992	
HOUSING				
Mountainlands Community Housing Trust	30,000		20,000	
Sub-total Housing	30,000		20,000	
HISTORIC PRESERVATION				
Sub-total Historic Preservation	200,000		200,000	
TOTAL GRANTS - All FUNDS	**$5[illegible],467**		**$537,470**	

GRANTS POLICY

As part of the budget process, the City Council appropriates funds to organizations and endeavors whose missions are consistent with those of the City. Depending upon the type of grant category, grants may take the form of cash contributions, one-time capital project donations, forgone fees or rent relating to City property. The use of the grant funds will be for specific services rendered, special projects, or organizational "seed" money.

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

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

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

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

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

Grant Categories and Percentage Allocations: For the purpose of distributing grant funds, grants are placed into the following categories: 1) Special Services; 2) Arts, Culture, Humanities; 3) Youth; 4) Rent Contribution; 5) Grant Contingency 6) Housing and; 7) Historic Preservation. A percentage of the General Fund budget (whose sum does not exceed 2.25 %) is allocated to each of the first five individual categories by the City Council. A specific dollar amount is allocated to categories 6 and 7.

The General Fund category percentage allocation does not vary from year-to-year. However, as the City's budget fluctuates (up or down) due to economic conditions, the dollar amounts applied to each category will fluctuate proportionally. In the case of categories 2, 3, and 5 (Arts, Youth and Contingency), unspent grant balances from a prior fiscal year are reappropriated on a one-time basis to the upcoming fiscal year. The unspent prior year balance is added to the new grant amount for the upcoming fiscal year.

1) Special Services: An amount not to exceed 1.06 % of the General Fund budget will be designated for grants relating to services that would otherwise be provided by the City. Special services that fall into this category would include, but not be limited to; sustain economic development, historical preservation, marketing/sales, public safety, and recycling.

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

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

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

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

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

4) Rent Contribution: An amount not to exceed .47% of the General Fund budget will be used as a rent contribution for organizations occupying City owned property. To the extent that is possible, individual rent contributions will be delineated in the budget. Any amount not specifically designated in the budget will be placed in the Grant Contingency Category.

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

5) Grant Contingency: .19% of the General Fund budget will be designated as a grant contingency reserve for organizations, programs, or endeavors that arise throughout the year. Use of the grant contingency fund requires City Council approval. The policies stated above will be applied to requests from the Grant Contingency Category. City Council will review contingency fund balance every two years and make decisions for appropriations based upon recommendations from the Grants Committee.

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

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

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

Sales Use Tax Act – Tax Rates

Rates in effect as of 4/1/98

Location	Combined Sales & Use Tax Rate	Combined Transient Room Rate	Tourism Taxes: Motor Vehicle Rental Tax	Tourism Taxes: Short Term Leasing Tax	Tourism Taxes: Restaurant Tax	Resort
Beaver County	6.000%	3.000%	2.500%			
Beaver City	7.000%	3.000%	2.500%			
Box Elder County	6.000%	3.000%	2.500%		1.000%	
Brigham	6.250%	3.000%	2.500%		1.000%	
Perry	6.250%	3.000%	2.500%		1.000%	
Snowville	7.000%	3.000%	2.500%		1.000%	
Willard	6.250%	3.000%	2.500%		1.000%	
Cache County	6.000%	3.000%	2.500%		1.000%	
Logan	6.250%	3.000%	2.500%		1.000%	
Carbon County	6.000%	3.000%	2.500%		1.000%	
Price	6.000%	4.000%	2.500%		1.000%	
Daggett County	6.000%	3.000%	2.500%		1.000%	
Davis County	6.250%	3.000%	2.500%	3.000%	1.000%	
Duchesne County	6.000%	3.000%	2.500%	3.000%	1.000%	
Roosevelt	6.250%	3.000%	2.500%	3.000%	1.000%	
Emery County	5.750%	3.000%	2.500%			
Green River	6.000%	3.000%	2.500%			1.500%
Garfield County	6.000%	3.000%	2.500%		1.000%	
Panguitch	6.000%	3.000%	2.500%		1.000%	1.000%
Tropic	6.000%	3.000%	2.500%		1.000%	1.000%
Grand County	6.000%	3.000%[2]	2.500%	3.000%	1.000%	
Moab	6.250%	4.500%[3]	2.500%	3.000%	1.000%	1.500%
East Green River	6.250%	3.000%[4]	2.500%	3.000%	1.000%	1.500%
Iron County	6.000%	3.000%	2.500%		1.000%	
Brian Head	6.250%	3.000%	2.500%		1.000%	1.500%
Juab County	6.000%	3.000%	2.500%		1.000%	
Nephi	6.250%	3.000%	2.500%		1.000%	
Kane County	6.750%	3.000%	2.500%		1.000%	
Kanab	6.750%	3.000%	2.500%		1.000%	1.000%
Millard County	5.750%	3.000%	2.500%			
Morgan County	6.000%	3.000%	2.500%		1.000%	
Piute County	6.000%	3.000%	2.500%			
Rich County	6.000%	3.000%	2.500%		1.000%	
Salt Lake County	6.350%	3.500%	2.500%	3.000%	1.000%	
Alta	6.350%	3.500%	2.500%	3.000%	1.000%	1.000%
San Juan County	6.000%	3.000%	2.500%			
Monticello	6.000%	3.000%	2.500%			0.500%
Sanpete County	6.000%	3.000%	2.500%		1.000%	
Sevier County	6.000%	3.000%	2.500%		1.000%	
Richfield	6.250%	3.000%[4]	2.500%		1.000%	
Salina	6.250%	3.000%[4]	2.500%		1.000%	
Summit County	6.000%	3.000%	2.500%		1.000%	
Park City	6.250%	3.000%	2.500%		1.000%	1.000%
Tooele County	5.750%	3.000%	2.500%		1.000%	
Erda	6.000%	3.000%	2.500%		1.000%	
Grantsville	6.000%	3.000%	2.500%		1.000%	
Lakepoint	6.000%	3.000%	2.500%		1.000%	
Lincoln	6.000%	3.000%	2.500%		1.000%	
Stansbury Park	6.000%	3.000%	2.500%		1.000%	
Tooele City	6.000%	3.000%	2.500%		1.000%	
Uintah County	6.100%	3.000%	2.500%	3.000%	1.000%	
Utah County	6.000%	3.000%	2.500%		1.000%	
Alpine	6.250%	3.000%	2.500%		1.000%	
American Fork	6.250%	3.000%	2.500%		1.000%	
Cedar Hills	6.250%	3.000%	2.500%		1.000%	
Highland	6.250%	3.000%	2.500%		1.000%	
Lehi	6.250%	3.000%	2.500%		1.000%	
Lindon	6.250%	3.000%	2.500%		1.000%	
Mapleton	6.250%	3.000%	2.500%		1.000%	
Orem	6.250%	3.000%	2.500%		1.000%	
Payson	6.250%	3.000%	2.500%		1.000%	
Pleasant Grove	6.250%	3.000%	2.500%		1.000%	
Provo	6.250%	3.000%	2.500%		1.000%	
Provo Canyon	6.250%	3.000%	2.500%		1.000%	
Salem	6.250%	3.000%	2.500%		1.000%	
Spanish Fork	6.250%	3.000%	2.500%		1.000%	
Springville	6.250%	3.000%	2.500%		1.000%	
Wasatch County	6.000%	3.000%	2.500%		1.000%	
Heber	6.000%	3.000%[4]	2.500%		1.000%	
Washington County	6.000%	3.000%	2.500%		1.000%	
Springdale	6.000%	3.000%	2.500%		1.000%	1.000%
Wayne County	6.000%	3.000%	2.500%		1.000%	
Weber County	6.250%	3.000%	2.500%	3.000%	1.000%	

1. All cities and towns not listed beneath a county charge the same sales tax rates as the county. Example: Salt Lake City is not listed below Salt Lake County. The tax rate charged in Salt Lake City is the same tax rate charged in Salt Lake County.

2. Grand County has elected to collect their 3.000% transient room tax as authorized under section 59-12-302 which states that "each county may collect the tax imposed by it and need not transmit it to the commission or contract with the commission to collect it."

3. In addition to the transient room tax collected by Grand County, Moab City has adopted a municipality transient room tax at the rate of 1.500% on the rents of hotel, motel, and similar public accommodations. Of the combined 4.500% transient room tax collected in Moab, 3.000% is collected by Grand County and 1.500% is collected by the Utah State Tax Commission.

4. In addition to the transient room tax imposed by the county, this city has imposed a municipality transient room tax which the city will collect locally.

Park City Municipal CIP Budget for FY 1998 & 1999

CIP PROJECT	TITLE	FY 1998 ADJ BUDGET	FY 1999 ADJ BUDGET
	CIP BUDGET - Carryforward of Prior Year Balance	19,102,105	
	New Appropriations:		
1	Planning/Capital Analysis		(35,000)
37	Hillside Ave Design and Widening		(182,323)
48	City Park Improvements		(24,000)
52	Gambel Oak Park	10,000	
54	Trails Implementation	72,302	28,000
74	Meadows Drive Connection @ Middle School		(75,000)
85	Pavement Management	201,573	220,000
96	Miner's Hospital Improvements	4,352	
110	China Bridge & Marsac Hill Landscape Project		50,000
140	Park Meadows Rec Facility		(50,000)
418	Water Source Development & Protection		300,000
419	Transit Coaches	18,000	(18,000)
426	Public Works Facility	(250,000)	500,000
436	School Fields	(372)	
439	Old Sewer Plant	56,233	(60,000)
441	Auto Meter Reading	(290,456)	
445	Affordable Housing Program	55,200	(30,700)
460	Park Meadows Sidewalk	(35,302)	(15,000)
481	Main Street Parking	(360,000)	(7,000,000)
485	Lower Park Ave Street Improvement		(221,352)
494	Marsac Building Remodel		150,000
495	Implementation of Old Town Streets & Utl Plan	175,000	(175,000)
496	Bonanza/Kearns Intersection	136,318	(28,500)
548	Source Protection Study	(9,656)	
563	Education Center		(15,000)
575	Bleachers	(6)	
576	Prospector Park Expansion	3,820	
577	Buildings	100,000	
578	Bonanza Drive Buffer	(16,328)	
579	Library Donation Expenditures	37,336	
583	Water System Repairs & Replacements		20,000
584	Pump Station Upgrades		157,000
585	Last Chance Pump Station	(194,364)	12,000
586	Spiro Water Filtration Plant Filter		65,000
588	Boothill Pump Station		(530,000)
589	Coleman Purchase	100,000	(100,000)
591	Public Works Equipment (New)	4,139	
592	City Wide Signage		(12,000)
594	4th Street Boardwalk	5,000	
596	Cochise Court Drain		10,000
597	Bonanza/Deer Valley Dr Signalization	(137,530)	
598	GIS/Computer Mapping	47,590	10,000

ATTACHMENT A

Park City Municipal CIP Budget for FY 1998 & 1999

CIP PROJECT	TITLE	FY 1998 ADJ BUDGET	FY 1999 ADJ BUDGET
599	Additional Amenities (Flower Projects)	(44,714)	
601	Education Center - Outside Sitting Area	(7,510)	
602	Fiber Optics		200,000
603	Gateway Parking Membrane	83	
605	Land Improvements-Mawhinney		(10,000)
609	Fence Road Access		(20,000)
612	Land Improvements-Baingo		(2,000)
614	Royal St. Wall, Drain & Rail Replacement		58,700
615	Baingo-Wortley Land Purchase	(263,317)	(692,770)
616	Land Improvements-Colman		(5,000)
617	Meadows Curb / Gutter	(26,250)	
620	Sandridge Parking Lot	360,000	
626	Cemetary Storage building	22,000	(22,000)
627	Snow Creek to Holiday Ranch Loop		(36,800)
630	Bus Shelters		(24,000)
631	Tank 15 Fairway Hill	(36,559)	
632	Deer Valley Line 10"	(1,493)	
633	Olympic Thoroughfares, Equipment & Facilities		(2,980,000)
636	Underground Service Lines		(62,500)
643	Public Area Improvements		100,000
648	5 Year CIP Funding	(2,915,027)	
664	Park City Temporary Parking Facility		(1,500,000)
667	Salt Storage Dome		(53,000)
669	Park City Pedestrian Olympic Improvements		(1,320,000)
672	Intermodal Facilities	500,000	(8,600,000)
676	Building Maintenance Equip	16,500	
677	Zion's Purchase/Carwash Demolition & Improv	602,250	100,000
679	Burnis Watts Purchase	922,882	
680	Offret Land Purchase	1,002,408	
682	Emergency Repair Storage		45,000
683	Systems Improvements		100,000
684	Easy Street Pedestrian Improvements		61,000
685	Historic District-Acquisition/Loan fund	50,000	
686	Offret/Mawhinney-Exisiting Bldg Improvement		250,000
687	Senior Center Parking Lot	20,000	
689	Radio Transmit Ability		45,000
690	Water Engineering Review		35,000
691	Pro Shop	88,000	
	New Capital Improvement Appropriations	22,102	(21,383,245)

ATTACHMENT A

CIP PROJECT ...MARY

	1998 BALANCE @ 30-Jun-1998	NEW APPROPRIATIONS 1998	NEW APPROPRIATIONS 1999	FUTURE YEARS 2000	FUTURE YEARS 2001	FUTURE YEARS 2002	FUTURE YEARS 2003	TOTAL AVAILABLE	PROJECT TOTAL	UNSCHEDULED
BUILDING IMPROVEMENT										
96 Miners Hospital Improvements	2,310	4,352			20,000	20,000		42,310	98,359	
140 Park Meadows Rec. Facility	-5,158			25,900				20,742	76,127	
190 Carl Winters School - MBA	3,706							3,706	3,706	
426 Public Works Facility	1,134,096	-250,000	134,106	-388,884				879,318	2,599,614	
447 Hazardous Material Storage	10,293							10,293	10,293	
487 ADA Implementation & Space Needs Study	21,278		20,000	20,000	20,000	20,000		101,278	154,048	
494 Marsac Building remodel	73,028		150,000					223,028	712,697	
563 Education Center	72,674							72,674	91,300	
577 Buildings	129,347	100,000		160,000	150,000	150,000	150,000	739,347	779,149	
604 Refurbish Bus Barn	35,616							35,616	48,242	
670 Park City Recreation Facility					1,000,000			1,000,000	1,000,000	5,000,000
671 Public Safety Complex	250,000		250,000	250,000	250,000	3,000,000		4,000,000	4,000,000	
676 Building Maintenance Equipment	16,500	16,500						16,500	16,500	
686 Offret/Mawhinney - Existing Building Improvement			250,000					250,000	250,000	
TOTAL BUILDING IMPROVEMENT	1,743,690	-129,148	804,106	67,016	1,440,000	3,190,000	150,000	7,394,812	9,840,035	5,000,000
BUS SYS. IMPROVEMENT										
419 Transit Coaches	1,606,622	18,000	72,000	1,183,920				2,862,542	2,883,211	
629 Design and Implementation of Bus Graphics for Park	10,000			110,000				120,000	120,000	
630 Bus Shelters	5,000			43,000				48,000	48,000	
TOTAL BUS SYS. IMPROVEMENT	1,621,622	18,000	72,000	1,336,920				3,030,542	3,051,211	
ENGINEERING/PLANNING										
1 Planning/Capital Analysis	15,110							15,110	23,138	
69 Old Town Utilities & Streets Master Plan	30,800							30,800	35,000	
TOTAL ENGINEERING/PLANNING	45,910							45,910	58,138	
FLOOD CONTROL IMP.										
596 Cochise Court Drain			10,000					10,000	10,000	
618 Runoff Detention Location Expansion	15,000		35,000					50,000	50,000	
628 Woodside Storm Drain	150,000		150,000	150,000				450,000	450,000	
TOTAL FLOOD CONTROL IMP.	165,000		195,000	150,000				510,000	510,000	
GOLF COURSE IMP.										
44 Cart Paths	55,926		30,000	30,000	30,000	30,000		175,926	177,491	60,000
490 Golf Course Improvements	11,743							11,743	11,743	40,000
606 Rebuild 5 Green			10,000	50,000				60,000	60,000	
607 Rebuild 1 & 3 Tee	18,000							18,000	18,000	

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CIP PROJECT SUMMARY

	1998 BALANCE @ 30-Jun-1998	/- NEW APPROPRIATIONS -\ 1998	1999	/------------ FUTURE YEARS ------------\ 2000	2001	2002	2003	TOTAL AVAILABLE	PROJECT TOTAL	UNSCHEDULED
608 Other Golf Course Improvements	10,000		10,000	10,000	10,000	10,000		50,000	50,000	50,000
609 Fence Road Access				20,000				20,000	20,000	
691 Pro-Shop	88,000	88,000						88,000	88,000	
TOTAL GOLF COURSE IMP.	183,669	88,000	50,000	110,000	40,000	40,000		423,669	425,234	150,000
LAND ACQUISITION										
547 Park Acquisition (Open Space)	300,563		450,000	450,000	450,000	450,000		2,100,563	2,834,525	
589 Colman Purchase	123,100	100,000		100,000	100,000			323,100	423,100	
615 Baingo/Wortley Land Purchase	692,770	-263,317						692,770	692,770	
621 Gilmore/Round Valley purchase			100,000	100,000	100,000	100,000		400,000	500,000	1,400,000
652 Land Purchase-Lower Park Ave RDA										
677 Zion's Purchase/Carwash Demolition and Improvement		602,250	100,000					100,000	702,250	
679 Burnis Watts Purchase	419,871	922,882						419,871	922,882	
680 Offret Land Purchase		1,002,408							1,002,408	
681 Golf/Pro Shop Acquisition				1,500,000				1,500,000	1,500,000	
TOTAL LAND ACQUISITION	1,536,304	2,364,223	650,000	2,150,000	650,000	550,000		5,536,304	8,577,935	1,400,000
UTILITIES & STREETS										
495 Implementation of Old Town Streets & Utl Plan	650,974	175,000	97,555	305,528	305,528	175,000		1,534,585	1,881,996	3,681,000
TOTAL UTILITIES & STREETS	650,974	175,000	97,555	305,528	305,528	175,000		1,534,585	1,881,996	3,681,000
PED./BUFFER/LIGHTS										
32 Old Town Stairs	207,702			990,000	600,000	300,000		2,097,702	2,109,922	150,000
54 Trails Master Plan Implementation	362,374	72,302	148,000	500,000	500,000			1,510,374	1,542,479	
198 Community Entryway	301,585		66,000	66,000	66,000	66,000		565,585	554,218	
427 Bike Path Sealing	10,000		10,000	10,000	10,000	15,000	15,000	70,000	70,000	
460 Park Meadows Sidewalks		-35,302								
552 Monitor/Little Kate Street Lighting	12,561							12,561	12,561	
578 Bonanza Drive Buffer		-16,328								
594 4th Street Boardwalk	1,847	5,000						1,847	49,479	
627 Snow Creek to Holiday Ranch Loop Trail	52,800							52,800	52,800	
638 Street Lights	51,002							51,002	62,989	
684 Easy Street Pedestrian Improvements			61,000					61,000	61,000	
TOTAL PED./BUFFER/LIGHTS	999,871	25,672	285,000	1,566,000	1,176,000	381,000	15,000	4,422,871	4,515,448	150,000
PARKS & RECREATION										
48 City Park Improvements	505,887			19,000	24,000	24,000	24,000	596,887	596,887	348,000
52 Gambel Oak Park	10,000	10,000		88,000				98,000	98,000	
191 Parks/Golf Maintenance Building Landscaping				15,000				15,000	15,000	10,000

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CIP PROJECT SUMMARY

	1998 BALANCE @ 30-Jun-1998	/- NEW APPROPRIATIONS -\ 1998	1999	/------ FUTURE YEARS ------\ 2000	2001	2002	2003	TOTAL AVAILABLE	PROJECT TOTAL	UNSCHEDULED
436 School Fields		-372							21,479	1,659,500
437 Prospector Entry Corridor	128,336		50,000	50,000	50,000			278,336	297,265	
477 Fields Equipment	22,395							22,395	27,722	
575 Bleachers		-6							70,140	
576 Prospector Park Expansion		3,820							2,385	
610 Picnic Table Replacement	15,000		11,000	10,000				36,000	36,000	
624 Resurface Tennis Courts	30,000							30,000	30,000	
649 Park Dedication Fee Projects	8,895							8,895	8,895	
TOTAL PARKS & RECREATION	720,513	13,442	61,000	182,000	74,000	24,000	24,000	1,085,513	1,203,773	2,017,500
REDEVELOPMENT										
37 Hillside Avenue Design & Widening	566,681			182,323	279,418	146,000	146,000	1,320,422	1,320,422	
110 China Bridge & Marsac Hill Landscape Project	98,176		50,000					148,176	148,176	
166 Historical Incentive Grants	458,807		200,000	200,000	200,000	200,000		1,258,807	1,352,394	
481 Main Street Parking	137,162	-360,000		7,000,000	1,232,000			8,369,162	8,370,562	1,300,000
485 Lower Park Ave Street Improvement Project	159,449							159,449	161,296	2,300,000
568 Trash Compactor Building	69,931							69,931	70,000	
569 Main Street Fire Sprinkler Program	20,527							20,527	22,094	
600 Swede Alley Pocket Park	13,691		20,000					33,691	36,367	
601 Education Center - Outside Sitting Area		-7,510							76,888	
620 Sandridge Parking Lot	394,725	360,000						394,725	570,666	
651 In-Lieu-of Parking Fee Projects	50,813							50,813	94,221	
TOTAL REDEVELOPMENT	1,969,962	-7,510	270,000	7,382,323	1,711,418	346,000	146,000	11,825,703	12,223,086	3,600,000
STREET IMPROVEMENTS										
72 Truck Escape Lane				250,000				250,000	250,000	
73 Upper Park Avenue - King to 6th					750,000			750,000	750,000	360,000
74 Meadows Dr Connection @ Middle School	252,000		37,000	37,000	37,000	37,000		400,000	400,000	
85 Pavement Management Impl.		201,573	760,000	540,000	540,000	60,000	140,000	2,040,000	2,767,831	
177 Reconstruct Wyatt Earp Drive Streets				120,000				120,000	120,000	
187 Reconstruct 8th Street & Crescent Tram	130,000		130,000	130,000	130,000	130,000		650,000	650,000	
496 Bonanza/Kearns Intersection		136,318							354,818	
597 Bonanza/Deer Valley Drive Signalization		-137,530							36,984	
603 Gateway Parking Membrane		83								
614 Royal St. Wall, Drain & Rail Replacement	50,724		68,200	9,500				128,424	136,400	
617 Meadows Curb/Gutter		-26,250								
TOTAL STREET IMPROVEMENTS	432,724	174,194	995,200	1,086,500	1,457,000	227,000	140,000	4,338,424	5,466,033	360,000

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CIP PROJECT SUMMARY

	1998 BALANCE @ 30-Jun-1998	/- NEW APPROPRIATIONS -\ 1998	1999	/------------ FUTURE YEARS 2000	2001	2002	--------------\ 2003	TOTAL AVAILABLE	PROJECT TOTAL	UNSCHEDULED
WATER IMPROVEMENTS										
93 Tunnel Improvements	380,057		125,000	125,000	125,000	125,000	125,000	1,005,057	1,041,861	
418 Water Source Development & Protection	612,743		300,000	400,000		400,000		1,712,743	1,712,743	
420 Equipment Replacement - Water	153,000		20,000	20,000	20,000	30,000	40,000	283,000	283,000	
441 Automatic Meter Reading		-290,456								
548 Source Protection Study		-9,656							20,344	
571 Ontario Avenue Sewer/Water Project	80,000							80,000	80,000	
583 Water System Repairs & Replacements	54,315		26,500	26,500	30,000	10,000	15,000	162,315	165,000	
584 Pump Station Upgrades	215,000		157,000	570,000	533,000			1,475,000	1,475,000	
585 Last Chance Pump Station		-194,364	12,000					12,000	253,991	
586 Spiro Water Filtration Plant Filter	181,278		65,000	190,000				436,278	441,464	
631 Tank 15 Fairway Hill		-36,559								
632 Deer Valley Line 10"		-1,493								
634 Motor Change-out and Rebuild Program	27,166		30,000	30,000	30,000	30,000		147,166	150,000	
635 Pressure Reducing Vault	11,374							11,374	25,000	
639 New Trash Pumps	10,000							10,000	10,000	
640 Water Recording Devices	16,000							16,000	16,000	
646 Radio Remote Control Reading Software	1,637							1,637	74,520	
683 Systems Improvements			100,000					100,000	100,000	
689 Radio Transmit Ability			45,000	13,000	13,000	13,000	13,000	97,000	97,000	
690 Water Engineering Review			35,000	35,000	35,000	35,000	35,000	175,000	175,000	
692 Woodside Water Line-King Rd to 12th				535,000				535,000	535,000	
TOTAL WATER IMPROVEMENTS	1,742,570	-532,528	915,500	1,944,500	786,000	643,000	228,000	6,259,570	6,655,923	
OTHER IMPROVEMENTS										
3 Information System Enhancement/Upgrades	213,798		115,000	150,000	150,000	150,000		778,798	860,961	
5 Equipment Replacement - Rolling Stock	1,717,786		349,998	500,000	500,000	500,000	500,000	4,067,784	4,357,139	
6 Equipment Replacement - Computer	355,929		100,000	200,000	200,000	200,000		1,055,929	1,174,818	
7 Building Replacement	100,000				130,000	130,000	130,000	490,000	490,000	
439 Old Sewer Plant		56,233	15,000					15,000	76,857	40,000
443 MBA Debt - Osguthorpe and Public Works Facility	64,379		802,913	825,865	437,357			2,130,514	2,838,705	1,237,183
445 Affordable Housing Program	314,113	55,200	32,000	30,700	30,700			407,513	850,560	
466 Composting and Soil Storage Area				25,000	150,000			175,000	175,000	105,000
473 Osguthorpe Property Improvements	661,153							661,153	719,098	
498 Snow Operations - Loading chute				30,000				30,000	30,000	190,000
579 Library Donations Expenditures	16,866	37,336						16,866	35,207	
591 Public Works Equipment (New)		4,139			400,000			400,000	515,139	
592 City Wide Signage Program	112,000			16,000	16,000	12,000	12,000	168,000	173,000	
598 GIS/Computer Mapping	20,380	47,590	10,000	20,000	20,000			70,380	124,539	

CIP PROJECT [illegible]MARY

	1998 BALANCE @ 30-Jun-1998	NEW APPROPRIATIONS 1998	NEW APPROPRIATIONS 1999	FUTURE YEARS 2000	FUTURE YEARS 2001	FUTURE YEARS 2002	FUTURE YEARS 2003	TOTAL AVAILABLE	PROJECT TOTAL	UNSCHEDULED
599 Flower Projects		-44,714							5,000	
602 Fiber Optics	123,250		265,000	92,000	206,000	206,000		892,250	1,052,768	
605 Land Improvements - Mawhinney Acquisition	15,000				8,000	8,000		31,000	31,000	
611 Land Improvements - Gilmor Acquisition	2,000		11,000	11,000	11,000	11,000	11,000	57,000	66,000	
612 Land Improvements - Baingo Acquisition	10,000			2,000	2,000			14,000	14,000	
613 Replace Telephone System	104,055							104,055	350,000	
616 Land Improvements - Colman Acquisition	10,000							10,000	10,000	
619 Utah Power & Light Area Fencing and Lighting	8,941							8,941	25,000	
622 Purchase Paid Parking Equipment	32,489							32,489	280,000	
623 Automated Parking Enforcement Equipment	20,000							20,000	20,000	
625 Land Improvements - Wortley	14,000							14,000	14,000	
626 Cemetary Storage Building	22,000	22,000						22,000	22,000	
636 Underground Service Lines	62,500			62,500	62,500	62,500		250,000	250,000	
643 Public Area Improvements	280,116		200,000					480,116	500,000	
648 5 Year CIP Funding	217,506	-2,915,027						217,506	217,506	
666 Equipment Replacement - Film Equipment	6,000		3,000	3,000	3,000	3,000		18,000	18,000	
667 Salt Storage Dome				53,000				53,000	53,000	
672 Intermodal Facilities	151,220	500,000	1,400,000	19,000,000				20,551,220	20,900,000	
674 Class "C" Road Debt	5,736		70,720	72,314	68,772			217,542	280,660	
675 Future Projects	145,232							145,232	145,232	
678 Fiber Optics:Golf Course-Osguthorpe Barn				150,000				150,000	150,000	
682 Emergency Repair Storage			45,000					45,000	45,000	
685 Historic District-Acquisition/Loan Fund For Threat	50,000	50,000		50,000	50,000	50,000	50,000	250,000	250,000	
687 Senior Center Parking Lot	20,000	20,000						20,000	20,000	
TOTAL OTHER IMPROVEMENTS	4,876,449	-2,167,243	3,419,631	21,293,379	2,445,329	1,332,500	703,000	34,070,288	37,140,189	1,572,183
TOTAL ALL PROJECTS	16,689,258	22,102	7,814,992	37,574,166	10,085,275	6,908,500	1,406,000	80,478,191	91,549,001	17,930,683

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PARK CITY
1884

DATE: May 14, 1998
DEPARTMENT: Administrative Services Department
AUTHOR: Robert W. Stephens
TITLE: Administrative Services Director
TYPE OF ITEM: Legislative/Direction

SUMMARY RECOMMENDATIONS:

1. Provide direction to staff on proceeding with plans for addressing space needs at City Hall.
2. Authorize the use of $25,000 from the Venture Fund for Marsac Remodel work in FY97-98.
3. Provide direction to staff on the finishing of the second floor of the Public Works facility for employee work space.

DESCRIPTION:

A. Topic: The remodeling of the Marsac City Hall to provide additional work space, meeting space and storage space. The plan would require moving some work functions currently housed in City Hall to the second floor of the new Public Works facility. The Marsac remodeling would require the construction of several new offices plus utilizing additional systems furniture. Staff has placed options in the recommended budget to cover most expenses of these projects. What has not been budgeted in the recommended 98-99 budget, is furniture for the second floor of Public Works or Marsac expenditures in FY97-98.

B. Background: At the Council Retreat in January, staff discussed the need to create additional space for work stations, meeting rooms, and storage. Several items were discussed including the feasibility of moving one or more work functions from the Marsac Building to other locations. Council provided staff with the general direction that Council would support the finishing of the second floor of the Public Works facility and with the moving of a department/division/work group from Marsac to Public Works.

A task group consisting of Rick Lewis, Beth Sunday, Lloyd Evans, Linda Cook, Thomas O'Finnegan and Bob Stephens have studied this issue and forwarded a recommendation to the City Manager. In a nutshell the recommendation involves a staging process requiring one work area to be completed before the staff can be moved thereby freeing up the next space for remodeling. The task force recommendation calls for the relocation of the Technical Services Division including the computer lab and their existing storage on the bottom floor of Marsac to the Public Works facility. The Landscape Architect function would also relocate to Public Works. The Marsac remodel would begin on the bottom floor. The entire project would take approximately six months to complete.

A significant component of the Space Needs Task Force recommendation is to consolidate the Legal Department at the south end of the 3rd floor of Marsac. Because the backup administrative support in the executive offices is provided by the Legal Department, an additional secretary position is being requested in the FY98-99 budget. This position would provide backup to Jan Scott and administrative support to the Mayor and City Council, the executive offices, Public Affairs, and Olympic Planning. Staff has brain-stormed other solutions to this issue but has found this to be the simplest and most straight forward.

C. Analysis: The need for additional space is not a new issue and has been discussed in the past. City staff has increased over the past 5 yeas, by about 4% annually. Full-time regular employees numbered 111 in 1991 and 137 in 1997. Additionally, several new positions (11.75 FTE's) are being requested in the recommended FY98-99 budget. In the past, space needs have been met by remodeling, work space adjustments (such as systems furniture), and relocating storage to remote locations or rented storage units. For the most part these options have been exhausted. Departmental staff has been split up, sometimes working on different floors than the rest of the department. We have reached a point where our only viable option seems to be to relocate a work group from Marsac to another location. The most obvious location would be Public Works. Because the remodel of Marsac will need to be done in stages, the sooner the process can be started, the sooner we can reconsolidate departments and provide adequate work space for new employees.

In the City Manager recommended FY98-99 budget, the following CIP budget options are being requested: $150,000 for the Marsac Remodel, and $150,000 for finishing the second floor of Public Works. Not specifically included in the money for finishing the Public Works second floor is funding for furniture. There is a possibility that we could fund much of the furniture acquisition from the requested 1998-99 Marsac Remodel funding plus the $25,000 being requested in this fiscal year if this meets with Council approval. The $25,000 for this year would come from the City Manager's Venture Fund which has a balance of $60,405.

The Space Needs Task Force did look at the Mike Hale and Annie Offret buildings but after input from Ron Ivie on the substantial amount of improvements that would be needed to bring the buildings up to code and occupancy standards, the committee decided to focus on the Public Works facility as the near term solution. CDD is in the process of assessing the requirements to use the Mike Hale and Annie Offret buildings for offices space, storage or a maintenance shop. That study should be complete later this summer. The budget includes $250,000 in the Lower Park Avenue RDA for improvements to these buildings in order to keep the Council's options open.

D. Department Review: The Space Needs Task Force represented most of the Marsac housed departments. The recommendation has also been reviewed by the City Manager, the Sr. Management Team, the Finance Manager, the Chief Building Official and the Building

Maintenance Division.

ALTERNATIVES:

A. Direct staff to proceed with the space needs recommendation. This would begin the domino effect in the Marsac Building and allow the completion of the remodel at the earliest date. With the current fiscal year winding down, it is anticipated that most of the cost for the remodeling will fall into next fiscal year. However, when ordering systems furniture, a deposit is required and therefore the reason the $25,000 budget appropriation is being requested in the current fiscal year.

B. Direct staff to proceed with designing the space, but postpone implementation until the new fiscal year. This alternative may delay project completion by approximately one month. There is the possibility this could affect the availability of contractors.

C. Do nothing. The space shortage will not go away. It is a real need now. The Space Needs Task Force believes the action plan needs to be implemented as soon as possible.

SIGNIFICANT IMPACTS:

The difference between Alternative A and Alternative B is not that dramatic. Alternative A merely provides staff with the flexibility to get the project under way. It is anticipated that the availability of contractors will be tight and therefore starting the bidding and award of contract process early could be advantageous.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

Postponement of the eventual resolution of the space needs issue.

RECOMMENDATION:

Direct staff to implement the space needs plan immediately. Authorize a FY 97-98 budget adjustment of $25,000, moving money from the Venture Fund (approximately $60,000 balance) to the Marsac Remodel Fund. Indicate to staff the desire to commit funding in the FY 98-99 budget to finish the 2nd floor of the Public Works facility.

PARK CITY 1884

CITY COUNCIL
STAFF REPORT

DATE: May 11, 1998
DEPARTMENT: Planning Department
AUTHOR: Megan B. Ryan MBR
TITLE: Silver Meadows Purchase Price Increase request
TYPE OF ITEM: Administrative

SUMMARY RECOMMENDATIONS: Consider the request to increase the purchase price of the Silver Meadows units to reflect the principal amount paid by the previous owner for sewer connection fees. The Council can take action on this item under the Work Session.

DESCRIPTION:

A. Topic.
Request from Silver Meadows Homeowners Association to increase the purchase price of the unit.

B. Background.
When the approvals for the Silver Meadows twin homes were made in 1995/96 a purchase process was set for the units at $120,000. The deed restrictions on the units were negotiated so that the resale of the units was limited to the initial purchase price plus three percent annually. This restriction was intended to allow for both limited appreciation and continued affordability. Demand for the units was great and the 29 units sold out within three months.

In 1997, it was brought to the staff's attention that the developer had not included the sewer fees for the project into the original purchase price. This request would include the fee into the purchase price. The developer negotiated a loan form the Sewer District of $201,800 paid over 15 years at 6.28%. The individual payments work out to be $424.56

per year for each homeowner (this figure includes principal and interest).There are no pre-payment penalties.

C. **Analysis**

The Homeowners Association is requesting that the Sewer District payments (the principal) be included in the purchase price so that they may recoup the cost upon resale. Todd Hoover and/or Joe Kernan of the Homeowners Association will be at the meeting to articulate their request. Exhibit A shows the principal amount and when it was paid. In order to change the purchase price, each individual trust deed will have to be revised by the Legal department.

If the request is approved, staff recommends that upon resale the new owner assumes the loan and the outstanding principle balance from the prior owner. When the new purchase price is calculated the title company will have to add in the actual principal amount paid and escalate it with the base purchase price in accordance with the deed restrictions. This administrative expense would be borne by the City.

Another alternative would be to require all the owners to pay off the loan and to redo the trust deeds all at once, or only redo the trust deed for those that do pay off the loan in full at the first re-sale of the unit. In either case, the City would only have to re-execute the trust deed once.

D. **Department Review**

The City Manager Office, Finance, Legal and Planning have reviewed this request. The Finance Department supports Alternative A and the Legal Department supports Alternative B or C in order to minimize administrative costs.

ALTERNATIVES

A. Approve the request to include the principal from the sewer district into the purchase price as presented.
B. Approve the request but require the homeowner to pay the full amount of the loan all at once or lose the opportunity to recover the cost.
C. Approve the request, but require the full amount of the loan to be repaid at the closing of the first re-sale of the unit.
D. Deny the request and retain the current purchase price.
E.. Continue the item for further discussion and/or additional input from Staff.

SIGNIFICANT IMPACTS:

If Alternative A is selected the principal will be added to the purchase price. This alternative allows the current and future homeowners to have an appreciation return on the units that reflect there base costs. The purchase price will be increased and may impact future purchasers in that the sales price is more expensive. Individual payment schedules will also have to be tabulated for each unit. The City could contract out for this service or undertake the work in house.

If Alternative B is chosen the administrative burden may be less but the new purchase price will be greater and may impact the number of people who could qualify for these units.

Approval of the request, in any form, will involve staff time in redrafting and re-recording the deeds for each unit.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:
Denial of the request places the burden of the payment on the individual residents and effects their appreciation.

RECOMMENDATION:
Discuss the request and direct staff as to the preferred action.

EXHIBITS
Exhibit A - Amortization Schedule reflecting loan principal amount to be added to the old purchase price on a date specific basis.

EXHIBIT A

Exhibit A: Silver Meadows Sewer Loan Per Unit Amoritization

Compound Period ....: Monthly

Nominal Annual Rate ... : 6.280 %
Effective Annual Rate .. : 6.464 %
Periodic Rate .... : 0.5233 %
Daily Rate .... : 0.01721 %

CASH FLOW DATA

	Event	Start Date	Amount	Number	Period	End Date
1	Loan	11/20/1995	4,118.37	1		
2	Payment	12/20/1995	35.38	180	Monthly	11/20/2010

AMORTIZATION SCHEDULE - Normal Amortization

	Date	Payment	Interest	Principal	Balance
Loan	11/20/1995				4,118.37
1	12/20/1995	35.38	21.55	13.83	4,104.54
1995	Totals	35.38	21.55	13.83	
2	01/20/1996	35.38	21.48	13.90	4,090.64
3	02/20/1996	35.38	21.41	13.97	4,076.67
4	03/20/1996	35.38	21.33	14.05	4,062.62
5	04/20/1996	35.38	21.26	14.12	4,048.50
6	05/20/1996	35.38	21.19	14.19	4,034.31
7	06/20/1996	35.38	21.11	14.27	4,020.04
8	07/20/1996	35.38	21.04	14.34	4,005.70
9	08/20/1996	35.38	20.96	14.42	3,991.28
10	09/20/1996	35.38	20.89	14.49	3,976.79
11	10/20/1996	35.38	20.81	14.57	3,962.22
12	11/20/1996	35.38	20.74	14.64	3,947.58
13	12/20/1996	35.38	20.66	14.72	3,932.86
1996	Totals	424.56	252.88	171.68	
14	01/20/1997	35.38	20.58	14.80	3,918.06
15	02/20/1997	35.38	20.50	14.88	3,903.18
16	03/20/1997	35.38	20.43	14.95	3,888.23
17	04/20/1997	35.38	20.35	15.03	3,873.20
18	05/20/1997	35.38	20.27	15.11	3,858.09
19	06/20/1997	35.38	20.19	15.19	3,842.90
20	07/20/1997	35.38	20.11	15.27	3,827.63
21	08/20/1997	35.38	20.03	15.35	3,812.28
22	09/20/1997	35.38	19.95	15.43	3,796.85
23	10/20/1997	35.38	19.87	15.51	3,781.34
24	11/20/1997	35.38	19.79	15.59	3,765.75
25	12/20/1997	35.38	19.71	15.67	3,750.08
1997	Totals	424.56	241.78	182.78	

Exhibit A: Silver Meadows Sewer Loan Per Unit Amoritization

	Date	Payment	Interest	Principal	Balance
26	01/20/1998	35.38	19.63	15.75	3,734.33
27	02/20/1998	35.38	19.54	15.84	3,718.49
28	03/20/1998	35.38	19.46	15.92	3,702.57
29	04/20/1998	35.38	19.38	16.00	3,686.57
30	05/20/1998	35.38	19.29	16.09	3,670.48
31	06/20/1998	35.38	19.21	16.17	3,654.31
32	07/20/1998	35.38	19.12	16.26	3,638.05
33	08/20/1998	35.38	19.04	16.34	3,621.71
34	09/20/1998	35.38	18.95	16.43	3,605.28
35	10/20/1998	35.38	18.87	16.51	3,588.77
36	11/20/1998	35.38	18.78	16.60	3,572.17
37	12/20/1998	35.38	18.69	16.69	3,555.48
1998	Totals	424.56	229.96	194.60	
38	01/20/1999	35.38	18.61	16.77	3,538.71
39	02/20/1999	35.38	18.52	16.86	3,521.85
40	03/20/1999	35.38	18.43	16.95	3,504.90
41	04/20/1999	35.38	18.34	17.04	3,487.86
42	05/20/1999	35.38	18.25	17.13	3,470.73
43	06/20/1999	35.38	18.16	17.22	3,453.51
44	07/20/1999	35.38	18.07	17.31	3,436.20
45	08/20/1999	35.38	17.98	17.40	3,418.80
46	09/20/1999	35.38	17.89	17.49	3,401.31
47	10/20/1999	35.38	17.80	17.58	3,383.73
48	11/20/1999	35.38	17.71	17.67	3,366.06
49	12/20/1999	35.38	17.62	17.76	3,348.30
1999	Totals	424.56	217.38	207.18	
50	01/20/2000	35.38	17.52	17.86	3,330.44
51	02/20/2000	35.38	17.43	17.95	3,312.49
52	03/20/2000	35.38	17.34	18.04	3,294.45
53	04/20/2000	35.38	17.24	18.14	3,276.31
54	05/20/2000	35.38	17.15	18.23	3,258.08
55	06/20/2000	35.38	17.05	18.33	3,239.75
56	07/20/2000	35.38	16.95	18.43	3,221.32
57	08/20/2000	35.38	16.86	18.52	3,202.80
58	09/20/2000	35.38	16.76	18.62	3,184.18
59	10/20/2000	35.38	16.66	18.72	3,165.46
60	11/20/2000	35.38	16.57	18.81	3,146.65
61	12/20/2000	35.38	16.47	18.91	3,127.74
2000	Totals	424.56	204.00	220.56	
62	01/20/2001	35.38	16.37	19.01	3,108.73
63	02/20/2001	35.38	16.27	19.11	3,089.62
64	03/20/2001	35.38	16.17	19.21	3,070.41
65	04/20/2001	35.38	16.07	19.31	3,051.10
66	05/20/2001	35.38	15.97	19.41	3,031.69
67	06/20/2001	35.38	15.87	19.51	3,012.18

Exhibit A: Silver Meadows Sewer Loan Per Unit Amoritization

	Date	Payment	Interest	Principal	Balance
68	07/20/2001	35.38	15.76	19.62	2,992.56
69	08/20/2001	35.38	15.66	19.72	2,972.84
70	09/20/2001	35.38	15.56	19.82	2,953.02
71	10/20/2001	35.38	15.45	19.93	2,933.09
72	11/20/2001	35.38	15.35	20.03	2,913.06
73	12/20/2001	35.38	15.25	20.13	2,892.93
2001	Totals	424.56	189.75	234.81	
74	01/20/2002	35.38	15.14	20.24	2,872.69
75	02/20/2002	35.38	15.03	20.35	2,852.34
76	03/20/2002	35.38	14.93	20.45	2,831.89
77	04/20/2002	35.38	14.82	20.56	2,811.33
78	05/20/2002	35.38	14.71	20.67	2,790.66
79	06/20/2002	35.38	14.60	20.78	2,769.88
80	07/20/2002	35.38	14.50	20.88	2,749.00
81	08/20/2002	35.38	14.39	20.99	2,728.01
82	09/20/2002	35.38	14.28	21.10	2,706.91
83	10/20/2002	35.38	14.17	21.21	2,685.70
84	11/20/2002	35.38	14.06	21.32	2,664.38
85	12/20/2002	35.38	13.94	21.44	2,642.94
2002	Totals	424.56	174.57	249.99	
86	01/20/2003	35.38	13.83	21.55	2,621.39
87	02/20/2003	35.38	13.72	21.66	2,599.73
88	03/20/2003	35.38	13.61	21.77	2,577.96
89	04/20/2003	35.38	13.49	21.89	2,556.07
90	05/20/2003	35.38	13.38	22.00	2,534.07
91	06/20/2003	35.38	13.26	22.12	2,511.95
92	07/20/2003	35.38	13.15	22.23	2,489.72
93	08/20/2003	35.38	13.03	22.35	2,467.37
94	09/20/2003	35.38	12.91	22.47	2,444.90
95	10/20/2003	35.38	12.79	22.59	2,422.31
96	11/20/2003	35.38	12.68	22.70	2,399.61
97	12/20/2003	35.38	12.56	22.82	2,376.79
2003	Totals	424.56	158.41	266.15	
98	01/20/2004	35.38	12.44	22.94	2,353.85
99	02/20/2004	35.38	12.32	23.06	2,330.79
100	03/20/2004	35.38	12.20	23.18	2,307.61
101	04/20/2004	35.38	12.08	23.30	2,284.31
102	05/20/2004	35.38	11.95	23.43	2,260.88
103	06/20/2004	35.38	11.83	23.55	2,237.33
104	07/20/2004	35.38	11.71	23.67	2,213.66
105	08/20/2004	35.38	11.58	23.80	2,189.86
106	09/20/2004	35.38	11.46	23.92	2,165.94
107	10/20/2004	35.38	11.34	24.04	2,141.90
108	11/20/2004	35.38	11.21	24.17	2,117.73
109	12/20/2004	35.38	11.08	24.30	2,093.43

Exhibit A: Silver Meadows Sewer Loan Per Unit Amoritization

	Date	Payment	Interest	Principal	Balance
2004	Totals	424.56	141.20	283.36	
110	01/20/2005	35.38	10.96	24.42	2,069.01
111	02/20/2005	35.38	10.83	24.55	2,044.46
112	03/20/2005	35.38	10.70	24.68	2,019.78
113	04/20/2005	35.38	10.57	24.81	1,994.97
114	05/20/2005	35.38	10.44	24.94	1,970.03
115	06/20/2005	35.38	10.31	25.07	1,944.96
116	07/20/2005	35.38	10.18	25.20	1,919.76
117	08/20/2005	35.38	10.05	25.33	1,894.43
118	09/20/2005	35.38	9.91	25.47	1,868.96
119	10/20/2005	35.38	9.78	25.60	1,843.36
120	11/20/2005	35.38	9.65	25.73	1,817.63
121	12/20/2005	35.38	9.51	25.87	1,791.76
2005	Totals	424.56	122.89	301.67	
122	01/20/2006	35.38	9.38	26.00	1,765.76
123	02/20/2006	35.38	9.24	26.14	1,739.62
124	03/20/2006	35.38	9.10	26.28	1,713.34
125	04/20/2006	35.38	8.97	26.41	1,686.93
126	05/20/2006	35.38	8.83	26.55	1,660.38
127	06/20/2006	35.38	8.69	26.69	1,633.69
128	07/20/2006	35.38	8.55	26.83	1,606.86
129	08/20/2006	35.38	8.41	26.97	1,579.89
130	09/20/2006	35.38	8.27	27.11	1,552.78
131	10/20/2006	35.38	8.13	27.25	1,525.53
132	11/20/2006	35.38	7.98	27.40	1,498.13
133	12/20/2006	35.38	7.84	27.54	1,470.59
2006	Totals	424.56	103.39	321.17	
134	01/20/2007	35.38	7.70	27.68	1,442.91
135	02/20/2007	35.38	7.55	27.83	1,415.08
136	03/20/2007	35.38	7.41	27.97	1,387.11
137	04/20/2007	35.38	7.26	28.12	1,358.99
138	05/20/2007	35.38	7.11	28.27	1,330.72
139	06/20/2007	35.38	6.96	28.42	1,302.30
140	07/20/2007	35.38	6.82	28.56	1,273.74
141	08/20/2007	35.38	6.67	28.71	1,245.03
142	09/20/2007	35.38	6.52	28.86	1,216.17
143	10/20/2007	35.38	6.36	29.02	1,187.15
144	11/20/2007	35.38	6.21	29.17	1,157.98
145	12/20/2007	35.38	6.06	29.32	1,128.66
2007	Totals	424.56	82.63	341.93	
146	01/20/2008	35.38	5.91	29.47	1,099.19
147	02/20/2008	35.38	5.75	29.63	1,069.56
148	03/20/2008	35.38	5.60	29.78	1,039.78
149	04/20/2008	35.38	5.44	29.94	1,009.84

Exhibit A: Silver Meadows Sewer Loan Per Unit Amoritization

	Date	Payment	Interest	Principal	Balance
150	05/20/2008	35.38	5.28	30.10	979.74
151	06/20/2008	35.38	5.13	30.25	949.49
152	07/20/2008	35.38	4.97	30.41	919.08
153	08/20/2008	35.38	4.81	30.57	888.51
154	09/20/2008	35.38	4.65	30.73	857.78
155	10/20/2008	35.38	4.49	30.89	826.89
156	11/20/2008	35.38	4.33	31.05	795.84
157	12/20/2008	35.38	4.16	31.22	764.62
2008	Totals	424.56	60.52	364.04	
158	01/20/2009	35.38	4.00	31.38	733.24
159	02/20/2009	35.38	3.84	31.54	701.70
160	03/20/2009	35.38	3.67	31.71	669.99
161	04/20/2009	35.38	3.51	31.87	638.12
162	05/20/2009	35.38	3.34	32.04	606.08
163	06/20/2009	35.38	3.17	32.21	573.87
164	07/20/2009	35.38	3.00	32.38	541.49
165	08/20/2009	35.38	2.83	32.55	508.94
166	09/20/2009	35.38	2.66	32.72	476.22
167	10/20/2009	35.38	2.49	32.89	443.33
168	11/20/2009	35.38	2.32	33.06	410.27
169	12/20/2009	35.38	2.15	33.23	377.04
2009	Totals	424.56	36.98	387.58	
170	01/20/2010	35.38	1.97	33.41	343.63
171	02/20/2010	35.38	1.80	33.58	310.05
172	03/20/2010	35.38	1.62	33.76	276.29
173	04/20/2010	35.38	1.45	33.93	242.36
174	05/20/2010	35.38	1.27	34.11	208.25
175	06/20/2010	35.38	1.09	34.29	173.96
176	07/20/2010	35.38	0.91	34.47	139.49
177	08/20/2010	35.38	0.73	34.65	104.84
178	09/20/2010	35.38	0.55	34.83	70.01
179	10/20/2010	35.38	0.37	35.01	35.00
180	11/20/2010	35.38	0.38	35.00	0.00
2010	Totals	389.18	12.14	377.04	
Grand Totals		6,368.40	2,250.03	4,118.37	

PARK CITY
1884

CITY COUNCIL REPORT

DATE: May 6, 1998
DEPARTMENT: Planning
AUTHOR: Nora Shepard
TITLE: PCMR Subdivision of Parcel A
TYPE OF ITEM: Preliminary and Final Subdivision Plat

SUMMARY RECOMMENDATIONS: Planning Commission recommends conditional approval of the PCMR subdivision plat of Parcel A.

DESCRIPTION:

A. Topic.

PROJECT STATISTICS

Project Name:	PCMR Subdivision of Parcel A
Owners:	Powdr Corp
Location:	Park City Mountain Resort Base
Zoning:	Recreation Commercial
Adjacent Land Uses:	Resort Residential/ Ski Area
Project Planner:	Nora Seltenrich

B. Background.

In order for Parcel A of the Park City Mountain Resort Large Scale Master Plan to be developed consistent with the MPD, a subdivision is required to create the parcel. The proposal before you not only creates the parcel, but splits it into 5 lots, which coincide with the phasing of the project (See attached plat). Lots A1-4 will contain the proposed Timeshare Resort and Lot A5 will contain the skier services being constructed by Park City Mountain Resort. The two structures are connected. The timeshare structure is split into 3 lots at the request of the applicant. The fifth parcel has not density assigned to it, but is necessary for access purposes. It will be one structure, but Powdr Corp. wishes to maintain control of the parcels until the previous phase is completed.

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C. Analysis

The Legal and Community Development Staff have reviewed the plat. Although unconventional, the staff can support the plat in its current form only with the notes contained on the plat which refer to development of the structure and setbacks. Those notes are also listed as conditions of approval.

RECOMMENDATION:

The staff and Planning Commission recommend that the City Council approve the subdivision Park City Mountain Village Subdivision, Phase A, as follows:

Findings of Fact:

1. The property is a part of the Large Scale Master Plan approved for the Park City Mountain Resort on July 25, 1997.

2. The subdivision creates parcels necessary for the development of Parcel A of the Large Scale Master Plan.

3. Parcels A1-3 are to be developed as one project. Parcel A4 is an access parcel only and does not contain additional density.

4. The subdivision request was noticed as required by the Park City Land Management Code and a public hearing was held on February 25, 1998. There was no public input on the subdivision request.

Conclusions of Law:

1. The proposed subdivision plat is consistent with the Large Scale Master Plan Development for the Park City Mountain Resort.

2. The proposal, as conditioned, is consistent with the Park City Land Management Code and General Plan.

3. There is good cause for this proposed plat.

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

Conditions of Approval:

1. All standard conditions of approval shall apply.

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2. As a condition prior to, or concurrent with, the recordation of this plat, a Master Owners' Association shall be formed. That association will be responsible for maintenance of all landscaping, streetscape and plaza improvements, pedestrian pathways and trails and other public amenities that are a part of the approved Master Plan. The Master Association shall coordinate recycling, snow removal and maintenance with the existing associations at the Resort Center.

3.City Engineer and City Attorney review and approval of the plat for compliance with the conditions of approval, the Land Management Code and state law is a condition precedent to plat recordation.

4. The plat shall contain the following notes:

a. A zero sideyard setback is permitted along the lot lines common to Lot A1 and A2, lot A2 and A3, and lot A1 and A5. The location of the building shall be as shown on the approved master plan.
b. No structural penetration between buildings may be located on separate lots unless the project is platted under the Utah Condominium Act, as an expandable condominium project and a lot combination occurs prior to construction. See note © for exception.
c. Penetration between lot A1 and A5 will be allowed only to accommodate subsurface parking and circulation subject to specific requirements of the Park City Chief Building Official.
d. In the event that separate buildings will be located on the platted lots as shown on this plat, each building shall have it's own separate foundation and exterior walls. Common walls and penetrations between buildings will not be permitted.
e. Lot A-4 shall accommodate no density, but shall serve as ingress/egress for lots A1-5.

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Ordinance No. 98-

**AN ORDINANCE APPROVING A SUBDIVISION PLAT
FOR PARCELS A1-5 OF THE
PARK CITY MOUNTAIN RESORT
LARGE SCALE MASTER PLANNED DEVELOPMENT**

WHEREAS, the Park City Mountain Resort has an approved Large Scale Master Plan; and

WHEREAS, the owner of the property, Powdr Corp., wishes to sell portions of Parcel A to accommodate development of that parcel; and

WHEREAS, Parcel A is to be developed in phases and is being split into 5 parcels so that Powdr Corp. can maintain control throughout the construction process by not releasing all of the Parcel A property at once; and

WHEREAS, a public hearing was held before the Planning Commission after proper legal notice; and

WHEREAS, the Planning Commission has reviewed the proposed plat and forwards a positive recommendation to the City Council; and

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

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

SECTION 1. FINDINGS OF FACT.

1. The property is a part of the Large Scale Master Plan approved for the Park City Mountain Resort on July 25, 1997.

2. The subdivision creates parcels necessary for the development of Parcel A of the Large Scale Master Plan.

3. Parcels A1-3 are to be developed as one project. Parcel A4 is an access parcel only and does not contain additional density.

4. The subdivision request was noticed as required by the Park City Land Management Code and a public hearing was held on February 25, 1998. There was no public input on the subdivision request.

SECTION 2. CONCLUSIONS OF LAW.

1. The proposed subdivision plat is consistent with the Large Scale Master Plan Development for the Park City Mountain Resort.

2. The proposal, as conditioned, is consistent with the Park City Land Management Code and General Plan.

3. There is good cause for this proposed plat.

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

SECTION 3. PLAT APPROVAL. The subdivision plat to create parcels A1 through A5 is approves as shown on exhibit A, with the following conditions:

1. All standard conditions of approval shall apply.

2. As a condition prior to, or concurrent with, the recordation of this plat, a Master Owners' Association shall be formed. That association will be responsible for maintenance of all landscaping, streetscape and plaza improvements, pedestrian pathways and trails and other public amenities that are a part of the approved Master Plan. The Master Association shall coordinate recycling, snow removal and maintenance with the existing associations at the Resort Center.

3.City Engineer and City Attorney review and approval of the plat for compliance with the conditions of approval, the Land Management Code and state law is a condition precedent to plat recordation.

4. The plat shall contain the following notes:

a. A zero sideyard setback is permitted along the lot lines common to Lot A1 and A2, lot A2 and A3, and lot A1 and A5. The location of the building shall be as shown on the approved master plan.
b. No structural penetration between buildings may be located on separate lots unless the project is platted under the Utah Condominium Act, as an expandable condominium project and a lot combination occurs prior to construction. See note © for exception.
c. Penetration between lot A1 and A5 will be allowed only to accommodate subsurface parking and circulation subject to specific requirements of the Park City Chief Building Official.
d. In the event that separate buildings will be located on the platted lots as shown on this plat, each building shall have it's own separate foundation and exterior walls. Common walls and penetrations between buildings will not be permitted.
e. Lot A-4 shall accommodate no density, but shall serve as ingress/egress for lots A1-5.

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

PASSED AND ADOPTED this 13th day of May, 1998

PARK CITY MUNICIPAL CORPORATION

____
Bradley A. Olch, MAYOR

ATTEST:

____
Jan Scott, City Recorder

APPROVED AS TO FORM:

____
Mark Harrington, Deputy City Attorney

SURVEYORS CERTIFICATE

I, JOHN DEMKOWICZ, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 163931, as prescribed by the laws of the State of Utah. I further certify that by the authority of the owner, I have made a survey of the tract of land shown on this plat and herein describe and subdivide said tract of land into Lots, Open Space Parcels, Public Right-of-Ways, and Public Easements to be hereafter known as PARK CITY MOUNTAIN VILLAGE SUBDIVISION, PHASE A, and that the same name has been correctly surveyed and will be staked as shown on the plat.

JOHN DEMKOWICZ LS #163931 ____________ DATE ____________

BOUNDARY DESCRIPTION

Beginning at the southeast corner of the Plaza Hotel Condominiums according to the Record Of Survey Map recorded March 19, 1982 as Entry # 355911 in the Summit County Recorder's Office, said point is located North 89°34'31" West 1272.65 feet along the section line and South 879.09 feet from the North Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the westerly right-of-way line of Lowell Avenue South 38°28'00" East 215.34 feet; thence along the centerline of vacated 13th Street (aka Calhoun Street) and a projection of the centerline South 54°32'00" West 350.19 feet; thence South 32°51'55" East 11.18 feet; thence South 53°44'11" West 82.84 feet; thence South 32°51'55" East 31.88 feet; thence South 57°08'05" West 185.66 feet; thence South 32°51'55" East 39.24 feet; thence South 57°08' 05" West 74.23 feet; thence North 32°51'55" West 58.83 feet; thence South 57°08'05" West 59.59 feet; thence North 32°51'55" West 28.65 feet; thence South 57°08'05" West 10.00 feet; thence North 32°51'55" West 33.00 feet; thence North 57°08'05" East 13.00 feet; thence North 32°51'55" West 69.32 feet; thence North 36°19'07" East 72.78 feet; thence North 57°08'05" East 44.01 feet; thence North 00°58'34" East 115.81 feet; thence North 12°08'05" East 45.55 feet to a point on a 113.00 foot radius curve to the right, whose radius point bears North 85°47'22" East; thence along the arc of said curve 62.38 feet thru a central angle of 31°33'48"; thence North 77°51'55" West 43.73 feet; thence North 12°08'05" East 84.48 feet; thence South 77°51'55" East 20.77 feet; thence North 12°08'05" East 38.30 feet; thence East 3.96 feet; thence South 77°30'00" East 27.02 feet; thence North 12°08'05" East 21.42 feet; thence South 77°51'55" East 46.08 feet; thence North 12°08'05" East 53.15 feet; thence South 77°51'55" East 32.51 feet; thence North 12°08'05" East 5.00 feet; thence South 77°51'55" East 49.00 feet; thence South 12°08'05" West 5.00 feet; thence South 77°51'55" East 49.50 feet; thence South 12°08'05" West 50.89 feet; thence South 77°51'55" East 82.73 feet; thence North 57°20'56" East 5.47 feet; thence along the southerly line of the Marsac Mill Manor Condominiums as described in the Record of Survey Map of Marsac Mill Manor and Silver Mill House Condominiums, Recorded August 20, 1976 as Entry #133093 in the Summit County Recorder's Office North 57°20'56" East 57.32 feet (Plat North 57°18'30" East 57.00 feet); thence North 57°19'08" East 12.13 feet; thence along the southerly line of the Plaza Hotel Condominiums North 57°24'49" East 126.22 feet (Plat North 57°38'30" East 127.72 feet) to the point of beginning. Description contains 4.83 Acres.

LINE TABLE

LINE	LENGTH	BEARING
[illegible]	[illegible]	[illegible]

LINE TABLE

LINE	LENGTH	BEARING
[illegible]	[illegible]	[illegible]

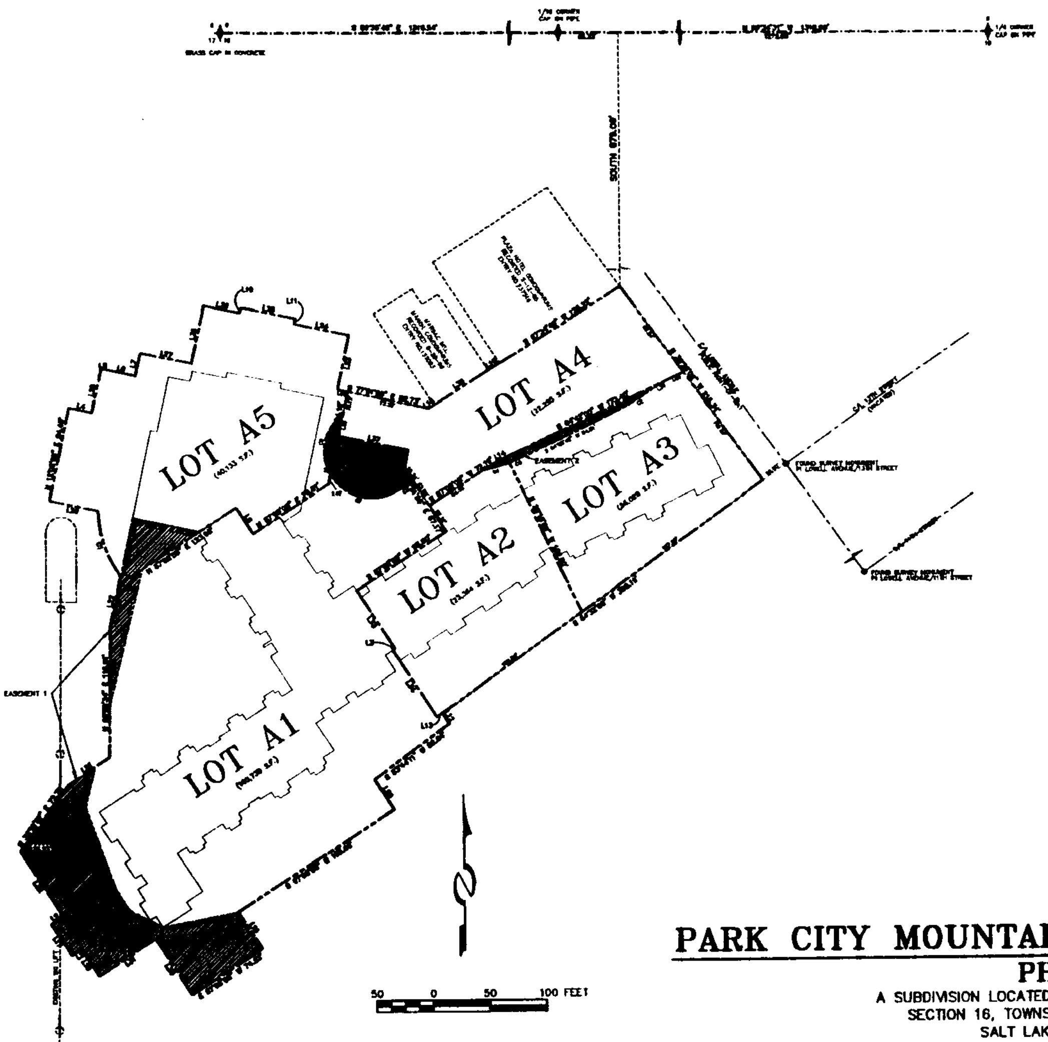
CURVE TABLE

[illegible]	[illegible]	[illegible]	[illegible]

LEGEND

EASEMENT 1 — PERPETUAL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND USE OF SKI LIFTS AND [illegible]

EASEMENT 2 — PERPETUAL EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF AN ACCESS ROAD, AND FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO SEWER, WATER, DRAINAGE, POWER, GAS, TELEPHONE, AND CABLE TELEVISION.



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, the undersigned owner of the herein described tract of land, having caused the same to be subdivided into lots hereafter to be known as PARK CITY MOUNTAIN VILLAGE SUBDIVISION, PHASE A, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

ALSO, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, and Park City Fire Protection District, a non-exclusive easement over the utility and open space easements shown on this plat for the purpose of providing utility installation, maintenance, use and eventual replacement. The owner also dedicates to the public those areas that are intended for public use.

In witness whereof we have hereunto set our hands this ______ day of ____________ 1998.

____

ACKNOWLEDGEMENT

State of Utah:
County of Summit:

On this ______ day of ____________, 1997, ____________ personally appeared before me, the undersigned Notary Public, who being duly sworn, did say that he is the owner of the herein described tract of land and that the Certificate of Consent to Record was signed freely and voluntarily for the purpose therin mentioned.

____
Notary Public

My Commission Expires: ____________

NOTES:

1. A zero (0.00') sideyard setback is permitted along the Lot Line common to Lot A1 and A2, Lot A2 and A3, and Lot A1 and A5. The location of the building shall be as shown on the approved master plan.

2. No penetration between building to be located on separate Lots will be permitted unless the project is platted under the Utah Condominium Act as an expandable condominium project and a Lot Combination plat be filed prior to the condominium plat. See note three for exception.

3. Penetration between Lot A1 and A5 will be allowed subject to specific requirements of the Park City Chief Building Official.

4. In the event that separate buildings will be located on the platted Lots as shown on this plat, each building shall have it's own separate foundation and exterior wall. Common walls and penetrations between building will not be permitted.

PARK CITY MOUNTAIN VILLAGE SUBDIVISION

PHASE A

A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

9-12-96 Y:\PCSR\P\PCMVS-A

ALLIANCE ENGINEERING INC.	SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT	PLANNING COMMISSION	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
P.O. BOX 2664 323 MAIN STREET PARK CITY, UTAH 84060 (435) 649-9467	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS ______ DAY OF ____________, 1998 A.D. BY ____________ S.B.S.I.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF ____________, 1998 A.D. BY ____________ CHAIRMAN	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF ____________, 1998 A.D. BY ____________ PARK CITY ENGINEER	APPROVED AS TO FORM THIS ____ DAY OF ____________, 1998 A.D. BY ____________ PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF ____________ 1998 A.D. BY ____________ PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF ____________ 1998 A.D. BY ____________ MAYOR	STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF ____ DATE ____ TIME ____ BOOK ____ PAGE ____ FEE ____ RECORDER ____

PAGE 1 OF 1

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PARK CITY
PLANNING DEPT.

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CITY COUNCIL
STAFF REPORT

DATE: May 14, 1998
DEPARTMENT: Community Development Department
AUTHOR: Patricia Parish \ Tommy Youngblood
TITLE: Amendments to Title 11, Building and Building Regulations, of the Park City Municipal Code
TYPE OF ITEM: Discussion

SUMMARY RECOMMENDATIONS: Staff recommends that the City Council discuss the proposed amendments to Title 11, Building and Building Regulations of the Park City Municipal Code and give direction as to the preferred course of action.

DESCRIPTION:

A. Topic:

Proposed amendments to Title 11 of the Park City Municipal Code.

B. Background:

On April 30, 1998, the City Council held a discussion and a public hearing concerning the proposed amendments to Title 11 of the Park City Municipal Code. At the meeting the following items were discussed: (a) modifying construction hours, (b) modifying construction days and (c) dog prohibition measures. Options concerning the hours and days of construction were discussed and the City Council agreed to come back and address these options at a later date. The City Council decided that Summit County Animal Control's current operation, restricting dogs from construction sites would be sufficient control. Therefore, this item will not be added to the Construction Mitigation Plan.

C. **Public Hearing Comments:**

The following subjects were discussed at the public hearing:

- Hours/days of operation should remain the same.
- Hours/days of operation should be more restrictive in the Historic District.
- Hours/days of operation should be different in different zones.
- Interior construction should have different allowed hours/days of construction.
- Contractors' unexpected emergencies facilitate the current hours/days of operation as being reasonable.
- Any change in the current hours/days of operation would not make construction a reasonable undertaking.
- Any change in the current hours would effect the lower-paid construction worker.
- Dog prohibition measures should not change.

D. **Staff Analysis:**

Approving the same hours and days of construction for all zone districts will consolidate the requirements and lesson public confusion. The current hours of operation allow construction the flexibility it needs to complete the project in a timely manner and handle the unforeseen emergencies that can drive a project off schedule.

Another option is modifying the hours only in the Historic District to reflect the additional impact felt by those residents due to density and geography. If this is adopted, confusion may result by some citizens attempting to discern the zone district for a particular project. Some zone districts actually divide the street in half. Noise seems to be the prevalent complaint in this district. Although limiting construction hours may remedy this in some areas, noise does not know what zoning district it is in. It may very well filter into a restricted district from other districts.

If Park City was to start restricting days of construction for all projects, this may not change the impact. According to public comment, few contractors work on Sundays, unless it is an emergency or bad weather has stalled construction. To enforce the restricted day would require extra Staff and budget considerations. Construction sites in certain areas will not impact a City event. A restriction can be worked out in the Construction Mitigation Plan, if needed, to address those areas effected.

An alternate option was to modify hours and days of construction in all districts. This would lengthen the project and add Staff requirements. Other schedules would need to worked out for inspectors. Additional budget would need to be allocated for enforcement. Again, according to public comment, contractors don't allow personnel to work more than a twelve hour shift without impacting OSHA requirements. A work day that starts at 7AM will end no later than 8PM. Only emergencies or construction stalled by inclement weather would normally lengthen that day. To obtain permission to go beyond the allowed hours in the City would require permission from the Building Official or City Engineer. This may not be simple to accomplish on a weekend or in the evening hours.

The Engineering Department and the Public Works Department both requested an exception for City projects if days or hours of construction were to be modified from their present requirements. The Departments both agreed that this would greatly increase their budget for such projects and may make some projects unfeasible.

Another option was to not restrict hours and days of interior finish construction within an enclosed structure as long as it did not create noise beyond the property line. The noise ordinance still allows some noise to filter from the property. Consequently, if no restrictions are put on interior finish construction, then a noise complaint about a router being used at midnight in a neighboring construction site may be within the ordinances' boundaries. This does not mitigate the impact of construction for that neighbor. Limiting the finish construction to painting, wallpapering, paneling, carpeting, flooring, tile work, finish carpentry and cabinets, etc. would still create some noise when a power tool was being used in the process.

E. Department Review:

The Community Development Department has reviewed these options.

ALTERNATIVES:

A. Approve the Request As Stated:

Option #1: Hours and Days Will Be the Same For All Districts

Consider adopting the amendment to Title 11 of the Park City Municipal Code. The construction hours and days of operation will remain Monday through Saturday, 7AM to 10PM and on Sunday, 9AM to 10PM, in all zone districts, including commercial construction.

B. Amend the Plan:

Option #2: Modify Hours in the Historic District

Modify construction hours of operation in all zones within the Historic District. One example would be: Monday through Friday, 7AM to 6PM and Saturday and Sunday, 9AM to 5PM.

Option #3: Modify Days

Eliminate and/or restrict construction on :(a) a chosen day (e.g. Sunday), (b) during special City-wide events, and (c)State and Federal holidays, with certain exclusions. Those exclusions would be: State, Federal and Municipal projects, and smaller, homeowner-type projects (e.g. painting, landscaping, decks, interior work on single family residences, additions not involving materials and supply deliveries, survey work, etc.).

Option #4: Modify Hours and Days in All Districts

Modify construction hours of operation and restrict days of construction, with or without exclusions. An example would be: All zones Monday through Saturday, 7AM to 8PM, and Sunday, 9AM to 6PM.

Option #5: No Hours or Days Restrictions on Interior Finish Construction Within an Enclosed Structure

Construction taking place on the interior of enclosed structures, in which no violation of the noise ordinance is present at the property line, is exempt from the restrictions of hours and days of construction.

Option #6: Combinations

Various combinations of the above options.

SIGNIFICANT IMPACTS:

Option #1: Hours and Days Will Be the Same For All Districts

Since July of 1997, the Community Development Department has incurred the following:

- addition of a Staff member;
- additional Staff time used to enforce the Construction Mitigation Plan policy; and
- additional time in the plan check process.

The above impacts will vary with the number of Building Permits issued and the scope of the projects. Including the commercial zone in these approved hours of operation will lesson the public confusion.

Option #2: Modify Hours in the Historic District

Restricting hours of construction would lengthen the overall time frame of most projects. A change in schedule for the Community Service Officers and Building Inspectors may be necessary to enforce the changes. Additional budget considerations associated with Staff and varied schedules may become necessary. Based on the additional considerations and impacts to the City and its citizens, Staff does not recommend this option.

Option #3: Modify Days

The restriction of days of construction would lengthen the overall time frame for projects and increase enforcement requirements of the Building Department, as well as other effected departments. An increase in budget and scheduling changes will be incurred. Staff does not recommend this option.

Option #4: Modify Hours and Days in All Districts

(Same as Option #3) If Municipal projects are not excluded from this modification or restriction, then the City budget must allow for an increase in cost for those projects. State and Federal projects do not fall under the jurisdiction of the Municipal Code. Staff does not recommend this option.

Option #5: No Hours or Days Restrictions on Interior Finish Construction Within an Enclosed

Structure
Placing no restrictions on interior construction may potentially result in enforcement problems while applying the City's current noise ordinance.

Option #6: Combinations
Various impacts related to the specific combination.

RECOMMENDATION:

The City Council should review all the information presented in this report, as well as any public comment, and give direction as to a preferred course of action. Staff recommends that the City Council approve Option #1 and direct Staff to return with the proposed ordinance for adoption.

ATTACHMENT
Ordinance Amending Title 11

Ordinance No. ______

AN ORDINANCE AMENDING TITLE 11 OF THE MUNICIPAL CODE OF PARK CITY, UTAH IMPOSING A REQUIREMENT FOR A CONSTRUCTION MITIGATION PLAN FOR ALL BUT MINOR BUILDING PERMITS

WHEREAS, impacts of increased construction have concerned the citizens in Park City; and

WHEREAS, the City Council desires to protect the health and safety of its citizens and peaceful enjoyment of their neighborhoods; and

WHEREAS, the regulations in the Construction Mitigation Plan protect the citizens and their property from undue interference from adjacent construction activity; and

WHEREAS, the Construction Mitigation Plan is designed to address and mitigate the impacts to adjacent property owners, as well as the general public; and

WHEREAS, the City recognizes the need to put in place laws and regulations that effectively protect the citizens from construction in their area; and

WHEREAS, the Growth Management Element of the General Plan calls for the creation of a Construction Mitigation Plan requirement to minimize the impacts of growth;

WHEREAS, a public hearing, which was duly noticed, was held by the City Council on April 30, 1998;

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

SECTION 1. AMENDMENT. The following sections of Title 11 of the Park City Municipal Code are hereby amended to read as follows, and are renumbered accordingly:

TITLE 11 - BUILDING AND BUILDING REGULATIONS

CHAPTER 1 - DEFINITIONS

11- 1- 1. DEFINITIONS.

***(H) CONSTRUCTION MITIGATION PLAN** - A plan that is submitted to the Chief Building Official that includes mitigation details on site specific projects.*

CHAPTER 14 - REGULATING HOURS OF WORK AND STORAGE OF MATERIALS AND EQUIPMENT *ON CONSTRUCTION SITES*

11-14-4 CONSTRUCTION MANAGEMENT PLANS

A Construction Mitigation Plan shall be required to be submitted and approved by the Community Development Department, for all building permits. The Community Development Department may waive this requirement for minor remodels, additions and interior construction where the impact on adjacent property is minimal. This plan shall be written and shall address, to the satisfaction of the Community Development Department,:

A. Hours and Days of Operation
The Construction Mitigation Plan shall specify the daily construction start and finish times. The hours of construction activity is regulated in Section 11-14-6 for normal construction activity. Construction activity occurring outside of the times specified in Section 11-14-5 may only be allowed by Special Permit issued by the Building Official or the City Engineer.

B. Parking
The Construction Mitigation Plan shall include a parking plan. Construction vehicle parking may be restricted at construction sites so as to not block reasonable public and safety vehicle access along streets and sidewalks. Construction parking in paid or permit only parking areas require the Public Works Department review and approve a parking plan. The plan shall also include anticipated temporary parking (e.g. delivery vehicles, large equipment parking).

C. Deliveries
The Construction Mitigation Plan shall identify proposed delivery locations and routes. Deliveries of construction materials and supplies including concrete may be regulated as to time and routing if such deliveries will cause unreasonable noise, parking, or access issues. In order to reduce the number of delivery trips to construction sites, the stockpiling of materials on or near the site may be required. In the case of multiple construction sites in close proximity, a common materials storage and staging site may be required.

D. Construction Phasing
Due to the narrow streets, small lot configuration, topography, traffic circulation, weather, construction parking and material staging problems, projects in the Historic District and other areas of the City may be required to be phased if more than one project is under construction in close enough proximity to create public safety or nuisance problems. In cases where phasing is deemed necessary by the Community Development Department, the first project to receive a building permit shall have priority, however, the Building Official shall have the authority to phase projects as necessary to assure efficient, timely and safe construction.

E. Trash Management and Recycling
Construction sites shall provide adequate storage and a program for trash removal.

F. Control of Dust and Mud on Streets
A program for the control of dust or other airborne debris shall be required. Provision must be made to eliminate the tracking of mud on streets and a program shall be required to remove any such mud daily.

G. Noise
Construction activity shall not exceed the noise standards as specified in Section 6-3-9 of this Code.
H. Grading and Excavation
Because of the truck hauling involved in grading and excavation, restrictions on trucking routes as well as the hours of operation may be necessary to mitigate the adverse impacts from such operations. Destination and total cubic yards of excavated material shall be noted.
I. Construction Sign Requirements
A sign, indicating the name of the party responsible for the construction project shall be posted in a location where such sign is readable from the street or driveway to the construction site. The sign shall not exceed 12 square feet in size, six feet in height and shall not exceed a letter type of 4".

Information on the sign shall include, at a minimum:

a) *Name, address and phone number of contractor*
b) *Name, address, and phone number of person responsible for the project*
c) *Phone number of party to call in case of emergency*

No additional fee is required for this sign.

11-14-*6*~~5~~. HOURS AND DAYS OF WORK.

~~In the Historic Residential (HR-1), Historic Transitional Overlay (HTO), Residential Development (RD), Residential Development-Medium Density (RDM), Residential (R-1), Residential-Medium Density (RM), Recreation Open Space (ROS), Estate (E), Historic Residential Development Low-Density (HR-L), Single Family (SF), Single Family-Nightly Rental (SF-N), Historic Residential-Low Intensity Commercial Overlay Zone (HR-2) and Regional Commercial Overlay (RCO) Districts;~~ *Unless otherwise specified in a Conditional Use Permit or Construction Mitigation Plan, in all zoning Districts throughout the City construction work shall be allowed between the hours of _____ a.m. and _____ p.m. Monday through Friday. Construction shall be allowed in all zoning districts throughout the City between the hours of _____ a.m. and _____ p.m on Saturdays, and between the hours of _____ a.m. and _____ p.m. on Sundays.* ~~it shall be unlawful for any person to perform or cause to be performed any construction work on any construction site under his control or at which he is employed between the hours of 10:00 p.m. and 7:00 a.m. of the following day, or before 9:00 a.m. on Sunday. In all other zones, it shall be unlawful to perform or cause to be performed construction work between the hours of 10:00 p.m. and 6:00 a.m. of the following day.~~ *In individual Construction Mitigation Plans, the Building Official may further reduce the hours or days of work for Special Events or as other circumstances may reasonably warrant. When work is prohibited, no exterior construction, excavation or delivery of supplies and concrete are allowed. Interior work, however, may be allowed Monday through Sunday, with no limitation on hours for the following types of construction:*

a) *Interior work on individual single-family home construction or addition projects not involving materials or supply deliveries*
b) *Construction of decks, patios, landscape walls less than 4 feet in height, and fences on individual single-family lots*
c) *Non-mechanized exterior painting on individual single-family residences*

d) Non-mechanized landscaping on individual single-family residences
e) Survey work not involving grading or use of power equipment to cut vegetation.

The Building Official may authorize extended hours for construction operations or procedures which, by their nature, require continuous operation or modify or waive the hours of work on projects in generally isolated areas where the extended hours do not impact upon adjoining property occupants. *In such cases, the Building Official shall issue a Special Permit identifying the extended hours. The contractor shall display the special permit on site.*

Special Event Regulations
The Building Official and/or Police Chief may, at their discretion, restrict construction activity, including governmental or special improvement agencies, in order to assure the public safety during special events within the City. Special events shall include, but not be limited to the Art Festival, Film Festival, ski events, and holiday events. Construction sites and activity with the potential of impacting the preparation for the 2002 Winter Olympic events in the City will be restricted as necessary.

11-14-*7*~~6~~. RELATIONSHIP TO UNIFORM BUILDING CODE.

This Chapter shall be construed as being supplemental to the Uniform Building Code as adopted. The technical requirements of the Building Code are not altered by this Chapter and to the extent there is any conflicting provision between this Chapter and the Uniform Building Code, the more restrictive provision shall apply. The Building Official shall have the authority to alter specific technical requirements of Chapter ~~44~~ 33 of the Uniform Building Code (~~1991~~ 1997 Edition) to suit unique circumstances which might arise within Park City due to site specific conditions or narrow or steep streets.

11-14-*8*~~7~~. ENFORCEMENT AND PENALTIES.

This Chapter shall be primarily enforced by the Building Official, with the assistance of the Police Department. When probable cause exists to believe a violation has been committed, the Building Official may issue a stop work order on any construction project until the violation is eliminated or the court finds that no violation exists. Persons violating this Chapter individually or through their employees are guilty of a Class "B" misdemeanor.

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

PASSED AND ADOPTED this _____ day of __________, 1998.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, Deputy City Attorney