

**PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
MARCH 6, 2003**

Present: Mayor Dana Williams; Candace Erickson; Council members Peg Bodell, Fred Jones, and Jim Hier

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Library Director; Jerry Gibbs, Public Works Director; and Gary Hill, Analyst

Absent: Council member Kay Calvert

1. **Council questions/comments.** Peg Bodell reported on senior citizen activities. Jim Hier stated that he attended the first COSAC meeting which primarily focused on informational and organizational matters. Fred Jones continued that he attended a portion of the HMBA parking task force meeting where he discussed Council options for paid parking areas. He urged them to consider how a parking structure would change their ultimate plan for managed parking. Candace Erickson thanked Kathy Gammel for her participation in meeting with the water conservation group on outreach programs. Jerry Gibbs explained that conservation efforts typically follow rate increases and the City's policy on water conservation is being developed. Ms. Erickson acknowledged increased traffic enforcement throughout the community and thanked Chief Evans. The Mayor recognized those involved with organizing the Visioning Session which was productive. He was disappointed that the proposal to remove meters from Main Street wasn't more enthusiastically received by HMBA members who seem to want a totally free parking system. The Mayor stated that he is pleased that this is revenue neutral proposal. Subscribing for curbside recycling is underway. He relayed that he presented Council goals to The Newcomers Group and CARG this week.

Jerry Gibbs clarified that new areas for recycling include Thaynes, Prospector, and Old Town, but not Deer Valley. Park Meadows has already been receiving recycling services from BFI. Council member Hier clarified that the removal of meters in Swede Alley will result in a reduction of revenue estimated at \$90,000. It is misleading to describe the proposal as *revenue neutral*.

2. **Legislative update.** Gary Hill explained that SB66, Beer Tax Increase, was passed, but at a lower rate than proposed. This will result in about \$35,000 for liquor law enforcement for the next several years. The Fireworks Act doesn't affect the ability to issue a local order. SB147, Streamline Sales Tax, was proposed on a 100% population based distribution, but now is drafted with the same distribution system which is 50/50 with a hold harmless clause for those who collect less than 75%. It removes the exemption for sales of \$2,500 or more. SB153, Liquor Law Re-write, will affect our private clubs and

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City Council Work Session
March 6, 2003

some special events because there will be a new temporary beer permit at the state level in addition to local licensing. SB225 deals with identifying caps for governmental immunity. He continued that the second home tax bill was again defeated.

3. Meeting questions/comments. None. See regular meeting minutes.

Prepared by Janet M. Scott, City Recorder

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MARCH 6, 2003**

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, March 6, 2003. Members in attendance were Dana Williams, Peg Bodell, Candace Erickson, Jim Hier, and Fred Jones. Kay Calvert was excused. Staff present were Tom Bakaly, City Manager; Mark Harrington, City Attorney; Kirsten Whetstone, Senior Planner; and Jerry Gibbs, Public Works Director.

II PUBLIC INPUT

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

Cities for peace initiative:

Resident Rich Wyman stated that the number of cities who have passed peace resolutions has doubled in the last three weeks and now totals 132. These new additions include Denver and Pittsburgh. Taxpayers in Utah will pay an estimated \$426 million for the invasion of Iraq and for the same amount of money, Mr. Wyman read a list of community benefits, including public safety and education programs. Los Angeles and Atlanta, former Olympic hosts, have passed resolutions. He asked if there are a couple of simple statements that are agreeable to everyone, i.e., support of men and women in the Armed Forces and a peaceful resolution of the conflict in Iraq.

John Hanrahan, resident, expressed that the Olympics had a tremendous healing effect for the world after September 11 and it is appropriate for Park City and Salt Lake City to pass a peace resolution. We can express our support for the Armed Forces; in fact we're supporting these men and women by promoting peace and he urged Council to pass a resolution.

Jill Sheinberg, resident, agreed with previous speakers and added that as an Olympic city, there are privileges and responsibilities. Working toward peace is a goal resulting from that experience. Lillehammer conducted moments of silence for Saravejo and Park City accepted all of the ideals of the Olympic spirit and we should be stating that we want peace. She pointed out that Springdale, Utah passed a very meaningful peace resolution and felt that Park City should also make a strong statement.

Kathy Meyer, resident, expressed that a resolution for peace would be a tremendous Olympic legacy. A war with Iraq would drastically negatively affect Park City's tourism and related revenues.

Patti Wood, pastor of the Unity Spiritual Center, stated that her congregation is in favor of a peaceful resolution with the conflict in Iraq, and urges Council to support a resolution.

Council member Hier stated that his position has not changed since this was proposed three weeks ago. He feels he was not elected to pass resolutions for peace, although he strongly believes in peace. No one likes war, but it is not the City's responsibility to craft a resolution, voicing a position on foreign policy and implicating that Council members are representing the opinion of the citizenry of Park City. Individually, he believes all Council members are committed to peace, but as a representative of the City, this resolution is inappropriate because it is well beyond local business and will not come up for a vote. Fred Jones felt the group is placing Council in a very difficult position and agrees with Mr. Hier's comments. Council members were not elected to react to foreign policy but act on City matters. He is concerned as much as anyone with the situation in Iraq and applauds the speakers for standing up for their beliefs as individuals. Asking the City Council to publicly take a position on a matter that is beyond its scope and is not reasonable. Mayor Williams reported that he has received correspondence on both sides of the argument. He is offended by remarks by individuals indicating that he doesn't care and relayed that the Council doesn't get involved or interfere with in the politics of the Counties. This request has placed him in a tough position because as an individual he strongly supports peace, but will not use this office to further something that is not in the Council's purview.

With no further comments, the public input session was closed.

III COMMUNICATIONS FROM COUNCIL AND STAFF

Welcome Girl Scout Troop #853 - Mayor Williams read the resolution on the Consent Agenda, declaring Girl Scout Week in Park City and Council members individually thanked each girl for attending the meeting and being scouts.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF FEBRUARY 13, 2003

Candace Erickson, "I move we approve the Minutes of the meeting of February 13". Jim Hier seconded. Fred Jones disclosed that he will be abstaining because he was not in attendance. Motion carried.

Peg Bodell	Aye
Kay Calvert	Absent
Candace Erickson	Aye
Jim Hier	Aye
Fred Jones	Abstention

V CONSENT AGENDA PUBLIC HEARING

Ordinance authorizing an extension to record Treasure Hill Subdivision Phase II, located at 503 and 503 ½ Woodside Avenue, Park City, Utah approved by Ordinance No. 00-40 and extended by Ordinance No. 01-14 - See staff report. Kirsten Whetstone explained that this is a request for an extension to record an approved plat and staff is recommending an extension to August 20, 2003. This is simply to bring this project in alignment with an associated application before the HDC. She feels this is a reasonable request, and urged approval based on the findings, conclusions and conditions outlined in the staff report. The Mayor opened the public hearing.

Sam Holmes, adjacent property owner, asked for clarification on the 5th Street right-of-way encroachment permit, also on the Consent Agenda. Kirsten Whetstone showed Mr. Holmes the subdivision plat and discussed the proposal for the driveway, stairs and tunnel. She pointed out that the tunnel will preserve the open space and ski trails. Mr. Holmes was satisfied that the open space will be preserved.

With no questions or comments from the Council or the public, the Mayor closed the public hearing.

VI CONSENT AGENDA

Fred Jones, "I move the Consent Agenda, as presented, Items 1 through 3". Jim Hier seconded. Motion carried. Motion carried.

Peg Bodell	Aye
Kay Calvert	Absent
Candace Erickson	Aye
Jim Hier	Aye
Fred Jones	Aye

1. Ordinance authorizing an extension to record Treasure Hill Subdivision Phase II, located at 503 and 503 ½ Woodside Avenue, Park City, Utah approved by Ordinance No. 00-40 and extended by Ordinance No. 01-14 - See staff report and public hearing.

2. Encroachment permit for construction within the Fifth Street right-of-way for the Treasure Hill Subdivision Phase II - See staff report and public hearing.

3. Resolution declaring the week of March 9 - 15, 2003 as Girl Scout Week in Park City, Utah - Staff recommends approval.

VII PUBLIC HEARING

Ordinance amending the Capital Facilities Plan, an Impact Fee Analysis, and amending Title 11, Chapter 13 of the Municipal Code of Park City, Utah setting for the assessment and calculation of water impact fees - Jerry Gibbs explained that Park City has imposed water impact fees since the early 1980s, which were updated in 1995 to comply with new state legislation. At that time, a supply and demand study was conducted and updated in 2000 which resulted in an increase in impact fees in 2001. The proposal before Council tonight represents a 41% increase because of the JSSD lease and the acquisition of water rights. The Council is also being asked to adopt the Capital Facilities Plan which identifies all growth-related projects. Non-growth related projects are supported by user fees. Lewis Young & Burningham was contracted to update the analysis. This amendment has been publicly noticed and copies of the draft, Capital Facilities Plan, and analysis have been available at the Library and Marsac Building, and courtesy copies were sent to the Park City Home Builders and local realtors. There were no written comments but two phone calls. Al Coelo of the home builders was concerned that the impact fees do not recognize any water conservation efforts. Mr. Gibbs explained that there were landscaping standard provisions but found that it was extremely difficult to monitor that the drought tolerant landscaping remain on properties over time. Ms. Erickson pointed out a typographical error in the drafted ordinance. The Mayor opened the public hearing.

Richard Jaffa, Park City Home Builders Association, stated that the Association is in favor of the ordinance, but feel that there should be some incentive to conserve water, including raising water rates to consumers. Additionally, there should be incentives to install drip irrigation systems and perhaps requiring building permits will help monitor replacing landscaping and irrigation systems. This should be considered with the adoption of this ordinance.

Jerry Gibbs explained that because of the investment to install drip irrigation, it is less likely to be replaced with a spray system. Square footage covered by drip irrigation could be taken in consideration when the fee is calculated. In response to comments made by Fred Jones, Mr. Gibbs indicated that staff will continue to explore ways to monitor water conservation without spending a lot of resources and will return to Council with recommendations. With regard to vegetation requirements in conflict with conservation efforts, Mr. Hier asked the Planning Department and/or Building Department look at vegetation requirements, i.e., native selections, limit area of landscaping, in the Code to meet our goals. This may be more effective than monitoring properties or penalizing people. Mr. Gibbs added that many cities limit the area of sodded areas. Fred Jones agreed that the LMC should be explored, but felt that properties still need to be monitored through our water billing process or some other method. Mr. Gibbs reiterated that drip irrigation systems are expensive to install and less likely to be replaced. Mr. Hier recommended a credit for installing drip irrigation. Ms. Bodell understood Mr. Jaffa's comments to be that the penalties on monthly usage are not high enough to compel users to install drip irrigation systems. Richard Jaffa agreed. There was discussion about the new water rates that were effective the middle of last summer, and the Public Works

Director indicated that staff is still collecting information to analyze the results of that increase.

With no further comments, the public hearing was closed.

VIII NEW BUSINESS

Ordinance amending the Capital Facilities Plan, an Impact Fee Analysis, and amending Title 11, Chapter 13 of the Municipal Code of Park City, Utah setting for the assessment and calculation of water impact fees - Fred Jones, "I move approval of the ordinance approving the capital facilities plan, impact fee analysis, and amending Title 11, Chapter 13 of the Municipal Code of Park City, Utah, setting forth the assessment and calculation of water impact fees, effective March 10". Peg Bodell seconded. Motion carried. There was discussion on water conservation incentives, and Jerry Gibbs emphasized that because of the effectiveness of drip irrigation, there could be a dramatic reduction in the water impact fees, which is provided for under state law. Fred Jones believed there are two issues at hand; one is the water impact fee and the other is landscaping in general and both need to be addressed. There was discussion about adjusting the water impact fee so it meets the associated projected water demand and capital needs. It may mean that with concerted water conservation efforts, some facilities may not be required to be developed.

Recap: Staff will explore vegetation requirements to promote water conservation efforts. This may be accomplished by way of incentives which could potentially decrease water impact fees if there is evidence that there will be a reduction in water usage. This may be reflected in the LMC , Municipal Code, and/or administrative procedures. If amendments are required, a public process before the Planning Commission and City Council will occur. A work session on this matter is tentatively scheduled before Council on April 17, headed by Pat Putt.

IX ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned. The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Janet M. Scott



Janet M. Scott
Janet M. Scott, City Recorder

Ordinance No. 03—

**AN ORDINANCE AUTHORIZING AN EXTENSION TO RECORD
TREASURE HILL SUBDIVISION PHASE II, LOCATED AT 503 and 503 ½
WOODSIDE AVENUE, PARK CITY, UTAH APPROVED BY ORDINANCE NO. 00- 40
AND EXTENDED BY ORDINANCE 01-14.**

WHEREAS, the owners of Treasure Hill Subdivision Phase II, petitioned the City Council for approval of a final plat and received approval of a final subdivision plat on June 15, 2001 and received an extension to record on May 10, 2002 and

WHEREAS, the owners of the property have petitioned the City Council for an extension to record the subdivision plat until August 20, 2003.

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

SECTION 1. FINDINGS OF FACT

1. The owners are requesting an extension to record until August 20, 2003 to coincide with the expiration date of the HDC design approval of the private access drive and tunnel.
2. The owners received City Council approval of the Treasure Hill Subdivision Phase II plat at the June 15, 2000 meeting and an extension to record at the May 10, 2001 meeting.
3. The 1.719 acre property is part of the Sweeney Properties Master Plan and is located in the HR-1-MPD District.
4. The property is located to the west of the residences on the west side of the 500 Block of Woodside Avenue.
5. The property is currently vacant, although there are existing easements for ski runs, trails, and utilities which are preserved on the plat.
6. The plat subdivides the property creating two lots of record for two single family residences consistent with the Sweeney Property Master Plan and associated public ski run, trail, and utility easements.
7. Access to the property is via a private driveway off of Woodside Avenue, within the unbuilt Fifth Street right-of-way. The owner also proposes to construct a public staircase to City staircase standards within the Fifth Street ROW to provide public access to the ski run and trail system. Design for the driveway was approved by the Historic District Commission on August 20, 2001, with a two year expiration date to

August 20, 2003. An encroachment agreement for construction within the Fifth Street ROW will be executed prior to issuance of any building permits or recordation of this plat.

8. An extension request is reasonable given the complexity of the project, extent of improvements, location in the historic district, and conditions of approval regarding the driveway design, utilities, and construction mitigation.
9. The City Attorney and City Engineer have reviewed and approved as to form the proposed encroachment agreement for construction within the Fifth Street right-of-way.
10. The final plat is currently being prepared for recordation.
11. The applicant stipulates to the conditions of approval.

SECTION 2. CONCLUSIONS OF LAW:

1. There is good cause for the extension to record.
2. Neither the public nor any person will be materially injured by the proposed extension request.
3. The proposal is consistent with both the Park City Land Management Code and State subdivision requirements.

SECTION 3. CONDITIONS OF APPROVAL:

1. City Attorney and City Engineer review and approval of the subdivision plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. Execution of an encroachment permit agreement in a form and manner acceptable to the City Engineer and City Attorney is a condition precedent to plat recordation.
3. All conditions of approval of the June 15, 2000 City Council approval of the subdivision plat and of the May 10, 2001 extension to record shall continue in full force and effect. A financial guarantee for the value of public improvements in an amount approved by the City Engineer and in a form approved by the City Attorney is a condition precedent to plat recordation.
4. This approval shall expire on August 20, 2003, unless this subdivision plat is recorded prior to that date.

SECTION 4. EFFECTIVE DATE. This Ordinance shall become effective upon publication.

PASSED AND ADOPTED this 6th day of March, 2003.

PARK CITY MUNICIPAL CORPORATION

Mayor Dana Williams

Attest:

Janet M. Scott, City Recorder

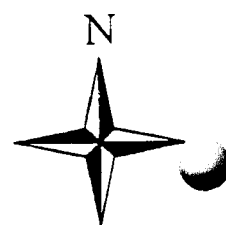
Approved as to form:

Mark D. Harrington, City Attorney

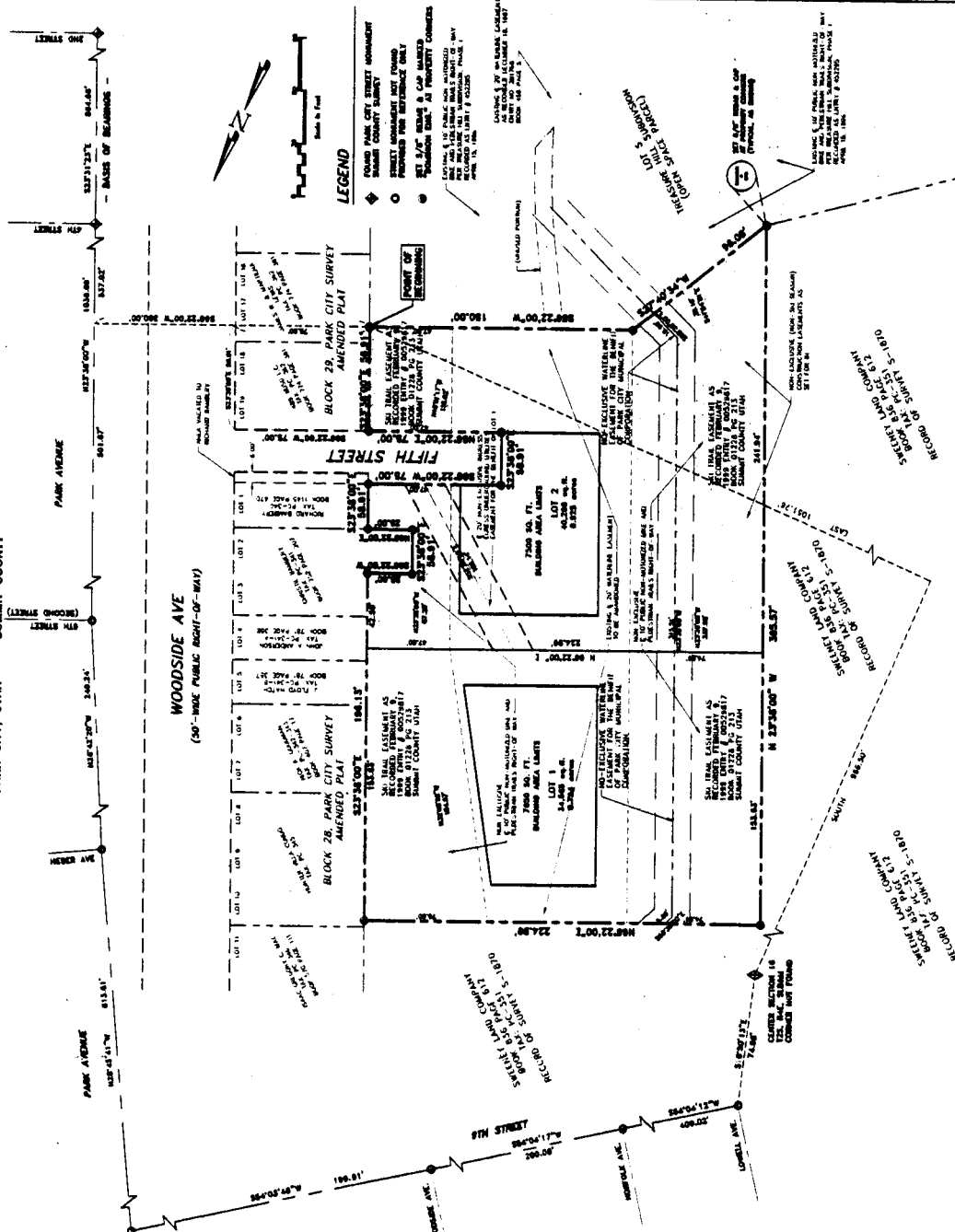
503 Woodside Ave.



Exhibit A Vicinity Map



**QUITTING TIME SUBDIVISION
PHASE II TREASURE HILL SUBDIVISION**
A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN
PARK CITY, UTAH SALT COUNTY



U.S. SENATE

[illegible]

Conclusions 9.93 Areas: none of them.

Subject to and together with any and all comments, right-of-ways and restrictions of record or otherwise a lot or lots.

(Points of hearing for the above description in the Park City documents at the intersections of Park Avenue and 4th Street and Park Avenue and 6th Street where the width is 27' 30" East.)

STREET MOUNTAIN LOT

Beginning at the point which is South 67°27' West, 73.00 feet and North 23°15' West, 2.37 feet from the Southwest corner of Block 12, Park City Survey, amended Plat, and said point being South 27°15' East, 310.76 feet and South 67°27' West, 268.00 feet from a Park City Survey monument at the intersection of Park Avenue and 4th Street; and running thence South 67°27' West, 21.26 feet; thence North 23°16' West, 153.63 feet; thence North 67°27' East, 22.69 feet; thence North 27°26' East, 152.63 feet to the point of beginning.

Excluding 0.73 Average: more or less

Subject to and together with any and all easements, right-of-way and restrictions of record, enforceable at law or in equity.

(Grade of location for the above)

(cont.)
Park Avenue and 4th Street and Park Avenue and 6th Street where bearing is South 23°36'

14th Street Trail Extension

beginning of a pool which is South 67°22' West, 75.00 feet and South 21°18' East 30.00 feet from the Southeast corner of Block 26, Park City square, Assumed Plat, said point also being South 17°36' East, 44.75 feet and South 67°22' West, 300.00 feet from a Park City Monument on the intersection of Park Avenue and 8th Street, and running thence South 21°18' East, 55.00 feet; thence South 67°22' West, 47.00 feet; and running thence North 21°18' West, 54.00 feet; thence North 67°22' East, 47.00 feet to the point of beginning North 17°18' West, 54.00 feet.

including 0.25 Acres, more or less.

Note.—Benching at a point which is South 67°27' East, 37.09 feet from the Southeast corner of Block 28, Park City Survey, Mountain Park, Utah, about being South 27°35' East, 17.78 feet from North 67°27' East, 36.08 feet from a Point City Monument at the intersection of Main Avenue and 6th Street.

Block 28, Section 36, Township 36N., Range 12E., Meridian 12W., contains the following points:

Point A, bearing North 67°27' East, 47.08 feet; Beacon North 37°35' East, 32.13 feet from Point B, bearing North 67°27' East, 14.51 feet; Beacon North 37°35' East, 32.13 feet from Point C, bearing North 67°27' East, 25.09 feet; Beacon North 37°35' East, 25.09 feet from Point D, bearing North 67°27' East, 25.08 feet; Beacon North 37°35' East, 25.08 feet in the period of benching.

containing 0.50 μ mol/L of each

Also: Buried under a pile of rubbish is South 48°27' East, 225.00 feet and South 37°34' East, 191.00 feet. The Southern Cemetery of South St., Park City Survey, Assumed P.M., and asked on today South 37°34' East, 191.00 feet and South 37°34' East, 458.00 feet from a Park City monument at the intersection of Park Avenue and 10th Street.

and reading thence South 37°45'37" East, 64.61 feet thence South 27°30' East, 365.37 feet and thence North 48°27' East, 74.00 feet thence South 37°30' East, 338.31 feet to the point of starting.

including 0.43 Acres, more or less.

(Basis of hearing for the above description is the Park City Monuments of the Corporation of Park Avenue and 4th Street and Park Avenue and 6th Street where hearing is

**CUTTING TIME SUBDIVISION
PHASE I TREASURE HILL SUBDIVISION**
A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN
PARK CITY, UTAH SUMMIT COUNTY

REC-000570

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED

RECEIVED
REQUEST OF

MAY 16 2000

PAID BY
PLANNING DEPT.

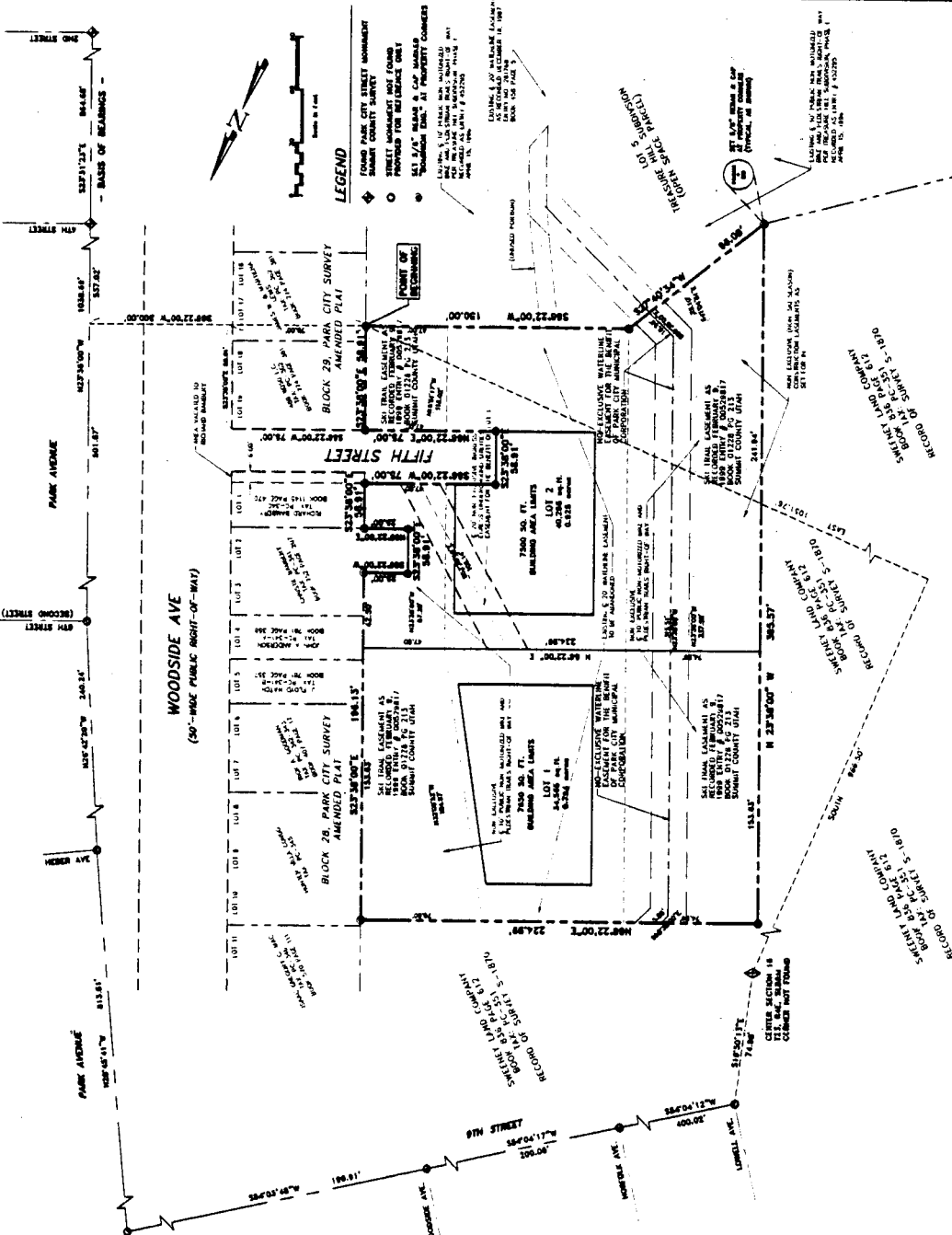
PREPARED BY:



DOMINION
Engineering Associates, L.C.
449 East South Temple, Suite 220
Salt Lake City, UT 84143
Tel. 313-221-1111

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QUITTING TIME SUBDIVISION PHASE II TREASURE HILL SUBDIVISION A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN PARK CITY, UTAH SUMMIT COUNTY



PAGE 3 OF 3



PREPARED BY:
DOMINION
Surveying & Mapping, LLC
200 East South Street
Salt Lake City, UT 84111

NO.	REVISION	DATE

STATE OF UTAH
COUNTY OF SUMMIT
RECEIVED
AT THE CLERK'S OFFICE
DATE MAY 18 2011
FILE NO. 2011-0001

PARK CITY
PLANNING DEPT.

**QUITTING TIME SUBDIVISION
PHASE II TREASURE HILL SUBDIVISION**
A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN
PARK CITY, UTAH SUMMIT COUNTY

- FOOTNOTES:** The subdivision described herein is subject to the existing laws of the State of Utah and the County of Summit. The following notes are intended to provide additional information regarding the subdivision and are not to be construed as a part of the subdivision plat.
- BOUNDARY:** The boundary of the subdivision is as shown on the plat and is subject to the existing laws of the State of Utah and the County of Summit.
- CONSTRUCTION DISTANCE:** The construction distance between the subdivision and the existing road is as shown on the plat and is subject to the existing laws of the State of Utah and the County of Summit.
- NEED:** The need for the subdivision is as shown on the plat and is subject to the existing laws of the State of Utah and the County of Summit.
- FACE HEIGHT:** The face height of the subdivision is as shown on the plat and is subject to the existing laws of the State of Utah and the County of Summit.
- NEED LATERAL:** The need lateral of the subdivision is as shown on the plat and is subject to the existing laws of the State of Utah and the County of Summit.
- FACE HEIGHT:** The face height of the subdivision is as shown on the plat and is subject to the existing laws of the State of Utah and the County of Summit.
- NEED LATERAL:** The need lateral of the subdivision is as shown on the plat and is subject to the existing laws of the State of Utah and the County of Summit.
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- NEED LATERAL:** The need lateral of the subdivision is as shown on the plat and is subject to the existing laws of the State of Utah and the County of Summit.
- FACE HEIGHT:** The face height of the subdivision is as shown on the plat and is subject to the existing laws of the State of Utah and the County of Summit.

WHEN RECORDED, MAIL TO:
John R. Anderson
1939 South 300 West, Suite 200
Salt Lake City, Utah 84115

**ENCROACHMENT, UTILITY AND
ACCESS EASEMENT AGREEMENT**

THIS ENCROACHMENT, UTILITY AND ACCESS EASEMENT AGREEMENT is entered into as of the ____ day of _____, 2003 by, between and among PARK CITY MUNICIPAL CORPORATION, a political subdivision of the State of Utah ("Park City"), of 445 Marsac Avenue, Park City, Utah 84060-1480, and JOHN R. ANDERSON and CAROL LEE HATCH, individuals of 1939 South 300 West, Suite 200, Salt Lake City, Utah 84115 (collectively, "Owner").

Recitals

A. Owner owns the following described real property in Park City, Summit County, Utah ("Lots 6 and 7"):

Lots 6 and 7, Treasure Hill Subdivision Phase II, according to the official plat thereof recorded in the office of the Summit County Recorder.

(Part of Tax Serial Nos. PC-351 and PC-364-A.)

B. Park City owns the following described parcel of real property located in Park City, Summit County, Utah (the "Easement Parcel"):

A part of the Southeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northeast corner of Block 29, Park City Survey, Amended Plat, as recorded in the office of the Summit County Recorder, said point of beginning also being 200.65 feet South 66°40'00" West and 594.88 feet North 23°38'00" West along the centerline of Woodside Avenue and 25.00 feet South 66°22'00" West from a Park City Monument at the intersection of Park Avenue and 4th Street (the basis of bearings being South 23°38'00" East 1038.69 feet along the centerline of Park Avenue between the street centerline monuments found marking the intersections of 6th Street and 4th Street), and running thence South 66°22'00" West 122.00 feet along the Northerly line of said Block 29; thence North 23°38'00" West 30.00 feet to the Southerly line of Block 28 of said

Park City Survey; thence North 66°22'00 East 47.00 feet along said extension to the Southwest corner of Lot 1 of said Block 28, said point also being the Northwest corner of a parcel described in Book 1145 at Page 471, as recorded in the office of the Summit County Recorder; thence along said parcel the following two (2) courses and distances: (1) South 23°38'00" East 3.00 feet; (2) North 66°52'00" East 75.00 feet to a point on the Westerly right-of-way line of said Woodside Avenue; thence South 23°38'00" East 26.35 feet along said line to the point of beginning. Containing 3410 square feet or 0.078 acre, more or less.

C. In connection with the approval, recording and development of Treasure Hill Subdivision Phase II, Owner desires to acquire, and Park City desires to grant to Owner, certain easements for access and utility purposes, subject to and in accordance with all of the terms and conditions hereof.

Agreement

NOW, THEREFORE, in consideration of the mutual promises and benefits contained herein and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Grant of Easements. Subject to all of the terms and conditions hereof, Park City hereby grants to Owner, as the owner and for the benefit of Lots 6 and 7, the following perpetual easements (the "Easements") in, under, upon and across the Easement Parcel:

- a. A perpetual easement for pedestrian and vehicular access to Lots 6 and 7.
- b. A perpetual easement for the installation, maintenance, use, repair and replacement of underground utilities to serve Lots 6 and 7.
- c. A perpetual easement for the construction, maintenance, repair, replacement and exclusive use of a common underground driveway to provide access to and parking for Lots 6 and 7 (the "Access Tunnel").

2. Requirements for Access Tunnel.

- a. The minimum vertical clearance in the Access Tunnel shall be 14 feet.
- b. The Access Tunnel and the entrance to the Access Tunnel from Woodside Avenue shall be constructed in accordance with the design approved by the Park City Historic District Commission. Owner shall maintain the Access Tunnel in a safe and functional condition and shall indemnify and hold City harmless for any and all claims arising out of its construction, maintenance or use of the Access Tunnel, except such indemnification and hold harmless shall not apply to the intentional torts nor negligence of

the City. Nothing herein shall waive any limitation or defense of the Utah Government Immunity Act.

c. Owner shall construct a four-foot wide stairway as part of the construction of the Access Tunnel to provide pedestrian access between Woodside Avenue and the properties adjacent to the Easement Parcel, including the ski trail easements on Lots 6 and 7.

d. Owner shall obtain and keep in continuous effect a policy of combined general liability and property damage insurance for the Access Tunnel with a minimum limit of \$1,000,000 per occurrence. Proof of insurance must be provided to the City in the form of certificates of insurance and the City must be named as an additional insured, entitled to 30 days notice of cancellation.

3. Ownership of Improvements. Owner shall own and maintain the Access Tunnel and any utility lines placed by Owner in the Easement Parcel. From and after completion of construction, Park City shall own and maintain the pedestrian stairway described in Section 2(d).

4. Covenants Running with the Land. The parties hereby declare the rights, benefits and obligations contained herein to be covenants running with, benefiting and burdening the Easement Parcel and each of Lots 6 and 7. Upon the conveyance by Owner or any successor owner of Lot 6 or Lot 7 of all of such person's interest in either Lot 6 or Lot 7, the rights and obligations of the conveying owner shall automatically pass to and bind the new owner of the affected Lot.

5. Governing Law. This Agreement shall be construed in accordance with, and governed by the substantive laws of, the State of Utah, without reference to principles governing choice or conflicts of laws.

6. Successors and Assigns. This Agreement shall be binding on the parties hereto and on their respective successors and assigns as owners of the Easement Parcel and Lots 6 and 7.

7. Attorneys' Fees. Each party hereto agrees that should it default in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including reasonable attorneys' fees, which may arise or accrue from enforcing this Agreement, or in pursuing any remedy provided hereunder or by the statutes or other law of the State of Utah, whether such remedy is pursued by filing a suit or otherwise and whether such costs and expenses are incurred with or without suit or before or after judgment.

8. Waiver. A waiver by any party of a breach of any term or condition of this Agreement shall not constitute a waiver of any further breach of a term or condition.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first written above.

PARK CITY: PARK CITY MUNICIPAL CORPORATION

ATTEST:

By _____
Dana Williams, Mayor

Janet M. Scott, City Recorder

OWNER:

John R. Anderson

Carol Lee Hatch

STATE OF UTAH)
 : ss.
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me on the ____ day of _____, 2003, by Dana Williams, the Mayor of Park City Municipal Corporation.

My Commission expires:

Notary Public
Residing at _____

STATE OF UTAH)

: ss.

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on the ____ day of _____, 2003, by John R. Anderson.

My Commission expires: _____

Notary Public

Residing at _____

STATE OF UTAH)

: ss.

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on the ____ day of _____, 2003, by Carol Lee Hatch.

My Commission expires: _____

Notary Public

Residing at _____

640471

**RESOLUTION PROCLAIMING THE WEEK OF MARCH 9 - 15, 2003
AS GIRL SCOUT WEEK IN PARK CITY, UTAH**

WHEREAS, Sunday, March 9, 2003 marks the 91st anniversary of Girl Scouts of the USA, founded by Juliette Gordon Low in 1912 in Savannah, Georgia; and

WHEREAS, throughout its long and distinguished history, Girl Scouting has inspired millions of girls and women with the highest ideals of character, conduct, and patriotism; and

WHEREAS, the Girl Scout Program enables each girl to develop her potential, relate to others positively, develop values for sound decision-making, and contribute to the improvement of society; and

WHEREAS, Girl Scouts of Utah has begun a \$4.75 million campaign to improve Trefoil Ranch, where since 1946, thousands of girls have learned teamwork, an appreciation of nature, and a sense of independence; and

WHEREAS, Girl Scouting takes an active role in increasing the interest and skill levels of today's youth in math, science, and technology to fulfill our country's economic needs; and

WHEREAS, more than 3.6 million current and 50 million former Girl Scout members nationwide will be celebrating 91 years of an American tradition;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council hereby proclaim the week of March 9 - 15, 2003 as:

GIRL SCOUT WEEK IN PARK CITY, UTAH

and encourage former Girl Scouts to volunteer to be mentors to help today's girls succeed and further urge the citizenry to recognize the many contributions this organization brings to our community.

PASSED AND ADOPTED this 6th day of March, 2003.

PARK CITY MUNICIPAL CORPORATION

Mayor Dana Williams

Attest:

Janet M. Scott, City Recorder



DATE: March 6, 2003
DEPARTMENT: Public Works
AUTHOR: Jerry Gibbs
TITLE: Water Impact Fees
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Adopt the proposed Capital Facilities Plan, a Water Impact Fee of \$13,720 per ERU and the proposed fee schedule for residential and commercial indoor and outdoor (landscaping) use.

DESCRIPTION:

A. Topic. Water Impact Fees.

B. Background. A work session discussion was held on January 30. A preliminary Capital Facilities Plan (CFP) and Water Impact Fee of \$15,425 was presented. Jason Burningham of Lewis Young Robertson and Burningham, Inc (LYR&B) has drafted a *Water Impact Fee Analysis* (Feb 6, 2003) based on their review of our bond refinancing, CFP and water ERU's available to growth.

Utah law requires a public hearing be noticed, the CFP and the proposed fee amendments be available to the general public at least 14 days prior to the public hearing. The hearing has been properly noticed and copies are available at the Library and the Marsac Building in compliance with the law. Copies of the Impact Fee Update were provided to the Board of Realtors and the Park City Home Builders Association for their review.

C. Analysis- The first category, Capital Projects (water storage, distribution and other capital fees), are projects specifically required to provide service to new growth. Almost all of the projects were included in the 2000 CFP. For each of the three segmented areas of capital infrastructure, a portion of the total cost is allocated to each Equivalent Residential Unit (ERU) by dividing the total project cost by the total number of ERUs served.

The second category Source Fee and Water Rights, includes the purchase of water rights. The primary addition to this category is the twenty year lease agreement with the Jordanelle Special Service District to provide 1000 ac-ft of treated water. The lease has a \$12,000,000 value for new growth. The proposed increase to the impact fees are directly related to offset the growth related lease cost.

The third and fourth categories are Buy-in and Miscellaneous. A new water user must pay to utilize the excess unused capacity in the existing water system. The final category "Miscellaneous" represents the credit for interest earnings on the lease. Park City can not exceed the actual cost of the projects and rights. **An ERU is paying the fully allocated cost of the lease. The negative value is in anticipation of accrued interest.** The methodology is summarized in Table 1.

Table 1
Summary of Methodology

Water Projects	Estimated Project Cost	Growth Related ERUs Served	Cost per ERU
Storage, Distribution & Capital Fee	\$585,402	3686	\$159
Source Fee & Water Rights	\$25,948,768	1964	\$13,212
Buy-in-Fee	\$8,473,986	1964/3686	\$2,401
Miscellaneous			(\$2,048)
Total System Fee	\$35,008,156		\$13,724*

* The impact fee study has identified the fee at \$13,723 per ERU. The difference is due to rounding. The proposed City fee is \$13,720 per ERU.

A water ERU is defined as a demand equal to the higher of 1600 gallons per day or 1 acre foot of water annually. Residential, commercial and industrial uses are converted to ERU's based on projected water demand.

The proposed format is the same for residential, outdoor and commercial fee calculations.

Table 2
Proposed Residential Indoor Water Impact Fees

Size (sf)	≤ 1000	1001-1500	1501-3000	3001-4500	4501-6000	>6000
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# Bdrm	2	3	4	5	6	7+
ERU	0.15	0.23	0.31	0.39	0.47	0.54
Existing Fee	\$1,510	\$2,270	\$3,025	\$3,780	\$4,540	\$5,300
Proposed Fee	\$2,058	\$3,155	\$4,253	\$5,351	\$6,448	\$7,409

Currently there is no additional water impact fees for single-family larger than 6000 sq. ft. and with more than seven bedrooms. The Snyderville Basin Water Reclamation District uses bedroom counts to determine their fees. While bedrooms are used as a reference for residential indoor use in Park City's fee calculation, the square footage is used to calculate the fee.

Table 3
Proposed Outdoor (Landscaping) Water Impact Fee

Irrigated Area (sf)	0-2000	2001-4000	4001-6000	6001-8000	8001-10,000	>10,000
ERU	0.12	0.25	0.37	0.49	0.61	0.61 +
Existing Fee	\$1,200	\$2,400	\$3,600	\$4,800	\$6,000	\$6000 + \$633/1000 sq ft
Proposed Fee	\$1,650	\$3,430	\$5,076	\$6,723	\$8,369	\$8369 + \$825/1000 sq ft

Table 4
Commercial Water Impact Fees
(\$13,720 x ERU calculations)

EXISTING INDOOR NON-RESIDENTIAL MULTIPLIERS
Based on IBC Table 1003.2.2.2

OCCUPANCY	FLOOR AREA IN SQ. FT. PER OCCUPANT	EQUIVALENT ERU'S PER OCCUPANT
Assembly		
Bars	15	0.012
Restaurants	15	0.021
Theaters, Auditoriums, Churches, etc.	15 or # of fixed seats	0.003
Others not listed	per IBC Table 1003.2.2.2	Calculated at the time of application

Business/Office areas	100	0.009
Educational Classroom area Shops/Vocational areas	20 50	0.015
Exercise rooms	50	0.015
Hotels and Motels	200	0.030
Industrial areas	100	0.021
Institutional areas Inpatient treatment areas Outpatient areas Sleeping areas	240 100 120	0.151
Mercantile	per IBC Table 1003.2.2.2	0.007
Skating rinks, swimming pools Rink and pool Decks	50 15	0.006
Warehouses	500	0.021
Parking garages, Carwash, Governmental uses	200	Calculated at the time of application
Library Reading rooms Stack areas	50 100	Calculated at the time of application
Uses not shown will be determined by the Public Works Director based on SBWRD estimated flows or other appropriate information.		

The Building Department will need a approximately one day to change out their software program to accommodate the new impact fee. The Chief Building Official will have discretion to apply the existing fee to projects already submitted. An ordinance adopting the CFP and the Water Impact Fee is attached.

Department Review. The impact fee analysis, schedule and public process has been reviewed by the City Manager, Legal, Public Works and the Building Departments.

ALTERNATIVES:

- A. **Adopt the Capital Facilities Plan and increase the Water Impact Fee to \$13,720 per ERU.** This is the staff recommended alternative.
- B. **Adopt the Capital Facilities Plan and implement a Water Impact Fee less than \$13,720 per ERU.**
- C. **Delay implementation.**

D. Keep Water Impact Fees at the Current Level of \$9,760.

SIGNIFICANT IMPACTS: The next three to five years will require a large investment in water infrastructure. A fully allocated impact fee allows the City to plan and fund water infrastructure improvements. If impacts fees are not adequate to support the impacts from growth, user fees will need to be raised or projects deferred until surplus revenues or funding sources are identified. Deferring projects could directly affect our ability to provide adequate water to meet peak day demands and fire flows.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: If council chooses not to fully allocate the cost of growth to impact fees, other resources will be needed to offset the revenue shortfall or infrastructure improvements will be delayed.

RECOMMENDATION: Adopt the proposed Capital Facilities Plan, a Water Impact Fee of \$13,720 per ERU and the proposed fee schedule for residential and commercial indoor and outdoor (landscaping) use.



Ordinance No.

**AN ORDINANCE AMENDING THE CAPITAL FACILITIES PLAN,
AN IMPACT FEE ANALYSIS, AND AMENDING TITLE 11, CHAPTER 13
OF THE MUNICIPAL CODE OF PARK CITY, UTAH SETTING
FORTH THE ASSESSMENT AND CALCULATION OF WATER IMPACT FEES**

WHEREAS, Park City Municipal Corporation is a political subdivision of the state of Utah, authorized and organized under the provisions of Utah law; and

WHEREAS, the City has created a Capital Facilities Plan and requires the payment of impact fees as a condition of development approval, so that development pays an equitable portion of the costs of facilities relating to growth; and

WHEREAS, the City Council has caused an Impact Fee Study and Analysis to be completed for the City and consistent with the Impact Fees Act Section 11, Chapter 36 Parts 101-401, Utah Code Ann.; and

WHEREAS, the Impact Fee Study contains an analysis and an executive summary that clearly defines the methodology by which the impact fees have been calculated and which identifies the impact upon the water system required by the development activity and demonstrates how those impacts on system improvements are reasonably related to the development activity; and

WHEREAS, a public hearing was duly noticed and held at the regular scheduled City Council meeting of March 6, 2003;

NOW THEREFORE BE IT ORDAINED:

SECTION 1. PURPOSE. This Impact Fee Ordinance is promulgated pursuant to the requirements of the Impact Fees Act, Utah Code Annotated §11-36-101-401 (the "Act"). The purpose of this ordinance is to provide for the generation of sufficient revenue to pay the costs of water capital projects, water rights and debt service on long-term debt issued to finance the cost of additions to the City's water system.

SECTION 2. CAPITAL FACILITIES PLAN ADOPTED. The Capital Facilities Plan dated January 2003 relating to water capital projects to be funded through impact fees is hereby adopted.

SECTION 3. IMPACT FEE ANALYSIS ADOPTED. The January 2003 Impact Fee Study and Analysis generated by the City pursuant to the Act is hereby adopted.

SECTION 4. AMENDMENTS TO THE MUNICIPAL CODE OF PARK CITY, UTAH ADOPTED -

- (A) **Amendment to 11-13.1, Definitions.** Section 11-13-1 (O) of the Municipal Code of Park City, Utah is hereby amended as follows:

Public Facilities identified in the 2003 Capital Facilities Plan and Impact Fee Analysis, the 2003 Water Capital Facilities Plan and Analysis that are not Project Improvements.

- (B) **Amendment to 11-13-2, Assessment and Calculation of Impact Fees.** Subsections (4) Water Connection Impact Fee and (5) Water Development Impact Fee of Section 11-13-2, are hereby repealed and replaced in their entirety by a new Subsection (4). Water Impact Fee Schedule as follows:

Residential Indoor Water Impact Fees

Size (sf)	≤ 1000	1001-1500	1501-3000	3001-4500	4501-6000	>6000
# Bdrm	2	3	4	5	6	7+
Fee	\$2,058	\$3,155	\$4,253	\$5,351	\$6,448	\$7,409

Outdoor (Landscaping) Water Impact Fee

Irrigated Area (sf)	0-2000	2001-4000	4001-6000	6001-8000	8001-10,000	>10,000
Fee	\$1,650	\$3,430	\$5,076	\$6,723	\$8,369	\$8,369 + \$825/1000 sq ft

SUMMARY OF FEE CALCULATIONS	
Development Type	Fee
Residential	Residential Equivalent Unit per each (ERU) \$13,720
Commercial/Industrial	\$13,720 x ERU per occupant

Further calculation and presentation is included in the Impact Fee Analysis, Exhibit B.

INDOOR NON-RESIDENTIAL MULTIPLIERS
Based on IBC Table 1003.2.2.2

OCCUPANCY	FLOOR AREA IN SQ. FT. PER OCCUPANT	ERU'S PER OCCUPANT
Assembly Bars Restaurants Theaters, Auditoriums, Churches ,etc. Others not listed	15 15 15 or # of fixed seats per IBC Table 1003.2.2.2	0.012 0.021 0.003 Calculated at the time of application
Business/Office areas	100	0.009
Educational Classroom area Shops/Vocational areas	20 50	0.015
Exercise rooms	50	0.015
Hotels and Motels	200	0.030
Industrial areas	100	0.021
Institutional areas Inpatient treatment areas Outpatient areas Sleeping areas	240 100 120	0.151
Mercantile	per IBC Table 1003.2.2.2	0.007
Skating rinks, swimming pools Rink and pool Decks	50 15	0.006
Warehouses	500	0.021
Parking garages, Carwash, Governmental uses	200	Calculated at the time of application
Library Reading rooms Stack areas	50 100	Calculated at the time of application
Uses not shown will be determined by the Public Works Director based on SBWRD estimated flows or other appropriate information.		

SECTION 5. REPEALER. This ordinance amends and repeals Title 11, Chapter 13, of the Municipal Code of Park City to the extent it is inconsistent with this Ordinance.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective upon publication. All building permits issued after the date of publication of this Ordinance are subject to the fees set forth above. The Chief Building Official shall have the discretion to charge projects for which plans have already been submitted to be charged the fees set forth in Ordinance 01-037.

PARK CITY MUNICIPAL CORPORATION
2003 WATER SYSTEM CAPITAL FACILITIES PLAN
 LIST OF WATER SYSTEM IMPROVEMENTS

	PROJECT DESCRIPTION	PROJECT COST	CLASSIFICATION					REGULATORY
		WITH CONTINGENCY AND ENGINEERING	DEVELOPER	GROWTH				
				STORAGE	SOURCE	DISTRIBUTION	BUY-IN	
PREVIOUS PROJECTS	SPIRO WATER TREATMENT PLANT	\$1,666,000					100.0%	
	DIVIDE WELL	\$692,647	50.0%		50.0%			
	JSSD PIPELINE	\$239,079			100.0%			
	TOTAL	\$2,597,726						

	PROJECT DESCRIPTION	PROJECT COST WITH CONTINGENCY AND ENGINEERING	DEVELOPER	CLASSIFICATION					REGULATORY
				GROWTH					
				STORAGE	SOURCE	DISTRIBUTION	BUY-IN	WATER RIGHTS	
PRIORITY 1 0-3 YEARS	1. SPIRO WTP UPGRADE: ENHANCED ARSENIC REMOVAL SYSTEM; EXPANDED WET WELL; REPLACE GAS CHLORINATION WITH SODIUM HYPOCHLORITE.	\$2,500,000							100.0%
	2. JUDGE TUNNEL WATER TREATMENT PLANT	\$2,750,000							100.0%
	3. A. BOOTHILL 2 MG RESERVOIR	\$2,100,000		100.0%					0.0%
	B. BOOTHILL 20-IN TRANSMISSION LINE TO HOLIDAY RANCH LOOP ROAD, 16-IN SUPPLY LINE MONITOR-BONANZA- WOODSIDE CONNECTION	\$850,000				50.0%			50.0%
	C. LAND ACQUISITION: 30 FOOT EASEMENT FOR TRANSMISSION LINE TO HOLIDAY RANCH LOOP ROAD	\$1,580,000				40.0%			60.0%
	4. JSSD LONG TERM LEASE	\$12,000,000			25.0%			75.0%	
	5. UPPER PARK AVE PIPELINE REPLACEMENT, FROM HEBER AVENUE TO KING ROAD	\$272,100				71.2%			28.8%
6. DALEY TO ROSSI HILL DRIVE	\$259,200							100.0%	
7. DEER VALLEY LOOP DRIVE	\$154,000							100.0%	
	TOTAL	\$22,465,200							

PARK CITY MUNICIPAL CORPORATION
2003 WATER SYSTEM CAPITAL FACILITIES PLAN
 LIST OF WATER SYSTEM IMPROVEMENTS

	PROJECT DESCRIPTION	PROJECT COST WITH CONTINGENCY AND ENGINEERING	DEVELOPER	CLASSIFICATION					REGULATORY
				GROWTH					
				STORAGE	SOURCE	DISTRIBUTION	BUY-IN	WATER RIGHTS	
Priority 2 3-5 years	1. NEW BOOTHILL 2,200 GPM PUMP STATION	\$1,200,000	13.0%	54.0%					33.0%
	2. UPSIZE BALD EAGLE PUMP STATION FROM 180 GPM TO 520 GPM	\$169,800	100.0%						
	3. UPSIZE THE OAKS/SOLAMERE PUMP STATION FROM 145 GPM TO 500 GPM	\$169,800		100.0%					
	4. LOWER NORFOLK PIPELINE REPLACEMENT, FROM 8TH ST. TO 13TH ST.	\$247,000							100.0%
	5. HILLSIDE PIPELINE REPLACEMENT	48,000							100.0%
	6. SANDRIDGE PIPELINE REPLACEMENT	62,800							100.0%
	7. ROCKPORT IMPORTATION (RESERVATION FEE - 5 YR. @ \$200,000 PER YR)	1,000,000			100.0%				
		\$2,897,400							

PARK CITY MUNICIPAL CORPORATION
2003 WATER SYSTEM CAPITAL FACILITIES PLAN
LIST OF WATER SYSTEM IMPROVEMENTS

	PROJECT DESCRIPTION	PROJECT COST	CLASSIFICATION							REGULATORY
		WITH CONTINGENCY AND ENGINEERING	DEVELOPER	GROWTH					WATER RIGHTS	
				STORAGE	SOURCE	DISTRIBUTION	BUY-IN			
PRIORITY 3 6-15 YEARS	1. A. 0.5 MG LOWER DEER VALLEY/SOLAMERE TANK TO SUPPLEMENT NECK; 12-INCH TRANSMISSION LINE	\$701,800	100.0%							50.0%
	B. LAND ACQUISITION: LOWER DEER VALLEY TANK SITE AND 30 FOOT EASEMENT FOR 1,000 LF OF 12-INCH SUPPLY LINE	\$1,344,400	100.0%			50.0%				50.0%
	2. LINE REPLACEMENT 16" SPIRO WTP to PCMR	\$250,400				71.2%				28.8%
	3. REPLACE ALL 4-INCH, 6-INCH, PERMASTRAND, AND ASBESTOS CEMENT WATER LINES AS OPPORTUNITIES ARISE.	\$300,000								100.0%
	4. SILVER KING PIPELINE REPLACEMENT	\$155,000								100.0%
	5. MCHENRY DRIVE PIPELINE REPLACEMENT	\$85,000								100.0%
	6. EMPIRE AND UPPER LOWELL AVE PIPELINE REPLACEMENT, FROM 9TH TO 13TH	\$610,000								100.0%
	7. PROSPECT AVENUE PIPELINE REPLACEMENT, KING ROAD TO HEBER AVENUE	\$90,000								100.0%
	8. WOODSIDE PIPELINE REPLACEMENT, NORTH OF 13TH STREET	\$145,000								100.0%
	9. 11TH, 12TH STREET PIPELINE REPLACEMENT	\$60,000								100.0%
	10. 13TH, 14TH, 15TH STREET PIPELINE REPLACEMENT	\$122,000								100.0%
11. ROCKPORT DESIGN, CONSTRUCTION	NA									
	TOTAL	\$3,863,600								