



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JANUARY 15, 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, January 15, 1998.

A G E N D A

3:00 p.m. Reception at new affordable housing project, 1465 Park Avenue

Work Session - City Council Chambers - Lower Level

4:15 p.m. Council questions and comments
4:45 p.m. Sandridge parking lot project - Phase 2
5:15 p.m. GIS presentation
5:40 p.m. Review of regular meeting

Regular Meeting - City Council Chambers - Lower Level

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

1. Old Town residential parking program - Tom Hurd
2. Thanyes Canyon bus service - Tim Lapage

III COMMUNICATIONS FROM COUNCIL AND STAFF

Oath of office for Police Officer Edward B. Clouse

IV WORK SESSION NOTES AND MINUTES OF MEETING OF DECEMBER 18, 1997

V CONSENT AGENDA

Authorization for staff to enter into a contract with Echhoff, Watson & Preator for engineering services for Phases 3 and 4 of the fiber optics project in an amount not to exceed \$30,000

VI PUBLIC HEARING

Continuation of hearing on amendments to Chapters 9 and 13 of the Land Management Code to strengthen and clarify existing lighting standards

VII OLD BUSINESS

Amendments to Chapters 9 and 13 of the Land Management Code to strengthen and clarify existing lighting standards

VII ADJOURNMENT

A Redevelopment Agency Meeting will convene

Posted: 1/12/98



**PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JANUARY 15, 1998**

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

Toby Ross, City Manager; Jerry Gibbs, Public Works Director; Tom Bakaly, Finance Manager; Brooks Robinson, Planner; Beth Sunday, Technical Services Manager; Eric DeHaan, City Engineer; Meg Ryan, Planner

Russell Wong, Main Street Merchants Association

1. Council questions and comments. Paul Sincok relayed that he is a volunteer for the Sundance Film Festival, rode the shuttle, and it seems much better organized this year. He stated that he reported a parking violation to the Police Department at Mike Hale's. Chuck Klingenstein thanked the Parks Department for getting the cross-country ski track open. He commented that he continues to receive input on parking. One call was from a Main Street merchant who complained that business was down significantly and the other call was from a resident who typically would stay away from Main Street, but enjoyed the Main Street experience because she could now find a parking space. The marketing plan is important and he looks forward to residents visiting Main Street now that there is parking. He complimented the Eccles Performing Arts Center for its grand opening, and asked Council if there is interest in making a donation. Roger Harlan stated that he discussed this with Mr. Klingenstein, and Ms. Kerr felt it appropriate to fund a donation with youth grant monies and discussed the Saturday kids show. Council agreed that \$1,000 is appropriate.

Hugh Daniels noted that there is confusion on upper and lower Park Avenue the first time snow is hauled, and hoped there could be better communication in the future. He attended the interagency task force yesterday where transportation in the County and affordable housing were discussed. Commission Eric Shifferli is charged with transportation and UDOT and any information staff has with regard to SR248 would be appreciated, particularly with regard to the schools. Sheldon Richins is the President of UAC and Jim Soter is the Chairman of Mountainlands which could be helpful to the City if there are related key issues. The School District and County were provided a copy of the summary on regional service. The County is focusing on its commercial tax base. The Commissioners are hoping to get their service center and library finally completed and are working on a study on sewer and septic systems. There was discussion about KPCW using parking as its theme for its semi-annual fund-raiser. Hugh Daniels emphasized that the access to the north Marsac parking lot should be better signed for no parking as it has to be open for emergency access. He thanked staff for taking the brunt on parking. Mr. Daniels emphasized that he has received compliments about the courtesies of the Public Works staff. In response to a question from Chuck Klingenstein, Jerry Gibbs advised that out of the 350 hang-tags received this week, 270 have

been sold. The Mayor felt that the hang-tag should be better promoted because they are very convenient for locals. Mr. Daniels reminded Council and staff that the applications for the restaurant tax grants will be available March 1.

Shauna Kerr thanked the merchants who are doing positive things to promote the paid parking program and discussed Rugged Elegance's efforts. She felt it important to track the businesses not on Main Street to determine if it is City-wide or specific to Main Street. She received a suggestion for a "token man" on Main Street in a top hat and tails and Paul Sincock discussed the greeter in Laguna Beach. Ms. Kerr felt that may be a playful way to make tokens convenient for visitors. She stated that she also has received compliments about the Public Works staff, in spite of the fact that people did not like the paid parking program. Ms. Kerr was pleased to learn that the driver of the employee shuttle waits until people start their cars before leaving. There was discussion about the filing of the civil complaint for the Treasure Mountain Inn.

Roger Harlan reported on the Main Street Merchants Association meeting this week, and felt that Margie Hemsley of the Chamber did a great job in her presentation on hang-tags. Paul Sincock suggested these should be called "hang-dogs". Mr. Harlan heard negative and positive input and felt that the negative comments made at the Main Street Merchants meeting could be overcome. Mr. Sincock discussed a meeting with staff about the parking plan and explained information he formulated for merchants on employee training, and using parking meters and hang-tags for locals and visitors. There will be an ad in the paper on hang-tags. Myles Rademan advised that an ad campaign with the merchants and the Chamber after the Film Festival was discussed. Ms. Kerr noted that there is a misconception about hang-tags costing \$200 and agreed there needs to be a coordinated public information campaign. She stated that she is committed to doing "street-time" as a Council member to explain the parking plan to merchants, guests, and locals. It was suggested that Paul Sincock's informational pieces be distributed to merchants as soon as possible and not after the Film Festival when other programs are proposed. Paul Sincock recommended that Council members distribute the information. Russell Wong, Main Street Merchants, felt this is a good idea as many merchants felt they were not informed or part of the process and suggested that offices also receive the packet of material. Ms. Kerr suggested that the City prepare a table tent for restaurants.

2. Sandridge parking lot - Phase 2. Jerry Gibbs explained that the action before Council is authorization to proceed with 34 spaces for a net total of 80 spaces, which was approved four months ago, or the option of constructing 57 spaces for a total of 103 spaces. There was a computer assisted presentation. The cost of option one is \$216,000 which includes landscaping. He explained the two levels of parking, the green space to the north and between Phase 1 and the new construction. He discussed the 125 foot extension of the pipe, and illustrated different views of the site. Option 2 will have an entrance from Marsac Avenue where the landscaped area on the south end will be smaller to maximize parking spaces. Under both options there is pedestrian access to Swede Alley, China Bridge, and up to Marsac. There was a consideration of the east side, but because of snow plowing it was not suitable for pedestrians and the west side is a safer location for

year-round use. In response to a question from Shauna Kerr, Mr. Gibbs explained that the lots aren't connected because the parking lot would be required to be raised six feet with a 12 foot retaining wall, and is less of an impact for the houses on the west side. The connection will be open in the winter; there will be a lit sidewalk and stairway. Some trees and native shrubs will have to be removed for Option 2. Jerry Gibbs explained that the City is receiving free fill, but will have to purchase it later. It is hoped that that through the next three or four months, there will be enough fill so that it doesn't have to be purchased. He stated that the project will be finished this summer if Council approves an option; it will be bid by the middle of February, awarded the end of February, and construction should occur in the spring. He currently has a contractor working on the pipe and the fill. The projection for the fill was originally \$80,000 and by waiting, there is a substantial savings. The City is charging \$10 per load which is a savings of time and money for local contractors. The soil must be tested before dumping to avoid accepting contaminated material.

The landscaping and irrigation from China Bridge to the end of Phase 1 will be completed at one time and part of the Phase 2 construction project. There will be picnic areas. Mr. Gibbs explained that the rock retaining walls will have to be rebuilt to standards, which will eliminate the off-street parking on Sandridge. There will be a vertical crib wall at a cost of \$20,000 to \$25,000 which is not included in the cost estimate. The contractor was responsible for the rock wall; the City did not pay him for labor or materials, although the materials may be used in Phase 2. Parking for residents during the construction was discussed and there are no stream enhancements. Mr. Gibbs requested direction from Council. It is contemplated that this would be another free employee parking lot.

Shauna Kerr believed that the second alternative for the additional 23 spaces is a good deal for the price. The parking is closer to China Bridge and the parking district and increases the likelihood of being used. The small amount of landscaping lost is far out-weighed by the additional benefit to the community. Mr. Klingenstein agreed with Ms. Kerr but suggested that it go to Planning Commission as soon as possible so the neighborhood is on notice. This project will provide employees with more parking and cleans up a messy area. Roger Harlan also agreed and asked about compaction of fill; Jerry Gibbs explained the method to compact soil. Mr. Daniels asked about the original budget and additional appropriations to fund Option 2. Mr. Gibbs responded that Option 2 will cost approximately \$135,000 in additional funds for everything. Staff will be coming back to Council after the bid process with final numbers and fund information which will provide Council with another opportunity to confirm its decision. Mr. Daniels believed that the Main Street RDA bonds will provide funding. Finance Manager Tom Bakaly explained that there is \$2 million in new RDA money as a result of the bonds; approximately \$1 million was spent on the Burnis Watts purchase and the other million was earmarked for parking projects and is available for this project. Hugh Daniels supported the economy of scale by procuring more spaces and agreed that getting parking closer to the center of the parking district and providing more employee parking is desirable. Paul Sincock also agreed. Jerry Gibbs stated that he will schedule this matter before the Planning Commission. The current employee shuttle from the Sandridge lot was discussed

where the ridership has been minimal. Shauna Kerr added that the employee parking situation outside of the Marsac Building merits some more attention. If the Council needs to dictate that City employees park there and ride the bus, it should be considered.

3. GIS presentation. Planner Brooks Robinson explained that this presentation has been canceled because of the weather and will be rescheduled.

4. Review of regular meeting:

Fiber optics project. In response to a question from Roger Harlan, Beth Sunday explained that the line will cross Park Avenue in front of the Library and the project would be scheduled so that it would not interfere with events. Mr. Harlan pointed out safety concerns as the fire station is nearby. Beth Sunday responded that phases will be coordinated, and only a portion of the street could be done at one time. Paul Sincok understood that there are wireless systems. Ms. Sunday commented that there are a number of wireless systems, but it is not a service available to the City at this time, however, staff is looking at microwave for the Racquet Club. She assured Ms. Kerr that she has coordinated with the Golf Superintendent and Island Outpost so that the golf course is disturbed at the same time. Chuck Klingenstein asked if the hourly engineering rate in the staff report is a standard, as it appears high.

City Engineer Eric DeHaan agreed that Echhoff, Watson & Preator is one of the higher priced consulting engineering firms. He emphasized the value of properties including the golf course, and Island Outpost development, and the complexity of crossing the highway. The downside of having a learning curve for a less experienced engineer and inspector is profound as there could be a lot of damage and consequently, there was not a actual bid situation. EWP has experience with the City's system and the materials needed and staff feels that this professional service is worth it. The City Manager stressed that the City often doesn't use them when it is felt that the bid is out of line. He pointed out that this is a small contract and the differential will not add up to as much as a large project. Beth Sunday added that EWP was chosen because of the coordination with the Sewer District using EWP. Jodi Hoffman explained the insurance contractors are required to provide the City.

4. Review of regular meeting:

Amendments to LMC - lighting standards. Planner Meg Ryan relayed that Council looked at this in September. She explained that staff was instructed to include residential standards which are included in the new draft. She felt that the standards really need to work in the field and she has been working with Mountain States, a local company, and a sports company out of Seattle specializing in ski area lighting. She has been honing in on regulations with two goals in mind to prevent glare and light trespass and to provide for secure recreation and common lighting. The second goal is to make this as easy as possible to implement, read and understand which is a

challenge because a lot of this information is technical. Summit County is also looking at lighting standards and has taken a more technical approach, but it is desirable to be on the same standard which is basically high pressure sodium.

She clarified that the fixture, the light source, and the amount of light would be regulated on commercial structures, and there would be a somewhat different standard for residential. The light sources recommended are high pressure sodium and low pressure sodium. Low pressure sodium from the International Dark Sky Association and the Illuminating Association Society of Engineers of North America. High pressure sodium is a standard used for street lights already used in Park City. Low pressure sodium is also recommended; they are energy efficient and provide security. The compact florescent is the most energy efficient and can easily retrofit a incandescent fixture. The measurement of amount of light is wattage or average light distribution which is measured by average foot candles across the site. Previously only wattage was regulated, not a limit on fixtures or distribution of light across the site. Paul Sincock felt that lumens should be used as opposed to wattage. Ms. Ryan stated the reason wattage and amount of light distribution over the site is suggested is because of the complexity of lumen output; the ability to read it, and to obtain information for the application. It is easier for staff to measure with a light meter to obtain a point to point survey on an average foot candle. She hopes this meets the same goal with a different method. Ms. Sincock hoped that as technology changes, the ordinance is current. Ms. Kerr felt there could be an inconvenience to the consumer if lumens were used. Ms. Ryan explained that the Illuminating Association of Engineers and local standards have been used. Parking lots are set at an 1.5 foot candle. Landscaping is in a range from .25 to 1 foot candle; outdoor sales like gas stations at 10 foot candles. Recreational lighting should be broken down for courts, fields, and ski areas. The Public Works lot is a 1.5 foot candle distribution across the site, which staff is recommending. She discussed readings of different fixtures on buildings throughout town to describe the differences in distribution of light at several locations.

With regard to enforcement of lighting in residential areas, Ms. Ryan explained that three alternatives were presented. Staff is recommending medium enforcement where there would be a lighting condition on new buildings, although this would be an additional inspection requirement. Chuck Klingenstein recalled that residential lighting was also a priority of the Planning Commission. Ms. Ryan added that incandescent is the norm and the willingness to switch to compact florescent or use a high pressure sodium is unknown.

Paul Sincock referred to a provision for sky lights requiring them to fit flush to the roof surface which is impossible. Pat Putt noted that this language is in the city-wide guidelines and Historic District Guidelines. The intent is to avoid bubble ski lights; there was discussion about projecting light out of ski lights which is prohibited. Mr. Sincock felt this language could be clarified along with construction site lighting. Ms. Ryan agreed with Mr. Sincock that there could be some criteria for the amount and height of light poles on a project lot. Hugh Daniels noted that seasonal lights apply to all zones except General Commercial and Historic Commercial Business.

Ms. Ryan explained that this is consistent with the Sign Code and the objective is not to have flashing and blinking lights in the Historic District. It is not regulated in the residential zones. Mr. Daniels would prefer enforcement in the residential zones, but didn't feel that strongly about it. He pointed out that an infrared sensor is not a light and that needs to be corrected in the document.

She explained that when there is an application for a permit, commercial structures must be in compliance, which is not recommended for residential. If a residence is remodeled, the new construction must be in compliance. Roger Harlan suggested that "practice" or rehearsal" be added to field activities. See regular meeting minutes.

Prepared by Janet M. Scott



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JANUARY 15, 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, January 15, 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; Mark Harrington, Assistant City Attorney; and Jodi Hoffman, City Attorney.

II PUBLIC INPUT

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

1. Old Town residential parking program - Tom Hurd, Park Avenue resident, referred to an undated letter from the City sent to Old Town residents with permit stickers. He stated that he has tried to not personalize his public comments, but recently several of his friends were issued parking tickets at his home on Park Avenue. None were issued to him. There were protests and some of his friends were advised by City functionaries that since he is an outspoken critic of the parking problem, receiving tickets is the outcome they should expect by association with him. The purpose of parking permits in the Old Town area is to return the streets to the residents and the problem has been exasperated by the implementation of paid parking on Main Street. He continued that now there is a new complex system that is not understood by Old Town residents and others. He asked if residents have to apply to the City if they want to have visitors; how much advance notice would be necessary? He was advised that a week would be nice, which would throw spontaneity out the window. This is unacceptable. He talked with Shauna Kerr and it was suggested to issue as many guest permits to residents as wanted, and rely on their good judgment not to abuse the system. He believes that the neighborhood should be able to police itself while some other option is formulated. Mr. Hurd stated that he will not stand for the "ghettoization of his neighborhood by denying friends to visit his home.

Paul Sincock referred to his initial comment about retribution of City staff or officers; Mr. Hurd stated that he didn't want to get into that as it was third hand and he couldn't get things accurately clarified. The Mayor asked how many permits would he like; Mr. Hurd didn't know. Ms. Kerr interjected that in the past, the Old Town system didn't work because people obtained excess passes for their friends and it was abused. Mr. Hurd felt that the community needs to be allowed to

police itself. It should not be impossible to invite people over, as this is unacceptable. He admitted that there was poor enforcement in the past where employees with stickers parked in front of his house. Ms. Kerr asked how the guest pass would be different and how could that be enforced. Paul Sincock summarized that Mr. Hurd would like to accommodate short-term spontaneous guest parking and event passes should be available at City Hall which would expire in 24 hours. Mr. Hurd stated this would not work because he doesn't live in a police state and he shouldn't have to ask for permission to have guests over. The situation is unreasonable and asked Council how they would feel if they were subject to this process. Ms. Kerr feared that the guest passes would be inappropriately used and the reason for the specific parking areas in Old Town is to protect the residents. She added that Mr. Hurd shares the street with other neighbors and he shouldn't have an expectation that all of his guests will be able to park there, because it has never been that way and will never be, because of the numbers. The Mayor believed Mr. Hurd has brought up some good points and suggested that he personally be issued with guest passes with his name on them, and if he doesn't get them back, or if they are used in other parts of Old Town, Mr. Hurd could be liable for abuse of the hangers. Ms. Kerr added that there be a deposit for guest permits which may be reimbursed when returned. The Mayor asked for Mr. Hurd's patience in trying to work through some of these problems.

2. Thaynes Canyon bus service - The Council advised Mr. Lapage that this matter is scheduled next week. He advised Council that 50 households were contacted; 31 approve; four disapprove; six don't care; and nine homes were unavailable for comment. Chuck Klingenstein understood that there were going to be neighborhood gatherings on this issues and advised people that it would be discussed at the meeting of January 22. Council agreed to not discuss this now.

III COMMUNICATIONS FROM COUNCIL AND STAFF

Oath of office for Police Officer Edward B. Clouse - Chief Lloyd Evans introduced Mr. Clouse and the Mayor administered the oath of office.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF DECEMBER 18, 1997

Chuck Klingenstein, Shauna Kerr, Roger Harlan, and Hugh Daniels corrected the minutes and work session notes. The Mayor requested a motion to approve, as corrected. Chuck Klingenstein abstained as he was not in attendance. Paul Sincock, "I so move". Shauna Kerr seconded. Motion carried.

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

V CONSENT AGENDA

Authorization for staff to enter into a contract with Echhoff, Watson & Preator for engineering services for Phases 3 and 4 of the fiber optics project in an amount not to exceed \$30,000 - Chuck Klingenstein, "I move approval of the Consent Agenda". Roger Harlan seconded. Motion unanimously carried.

VI PUBLIC HEARING

Continuation of hearing on amendments to Chapters 9 and 13 of the Land Management Code to strengthen and clarify existing lighting standards - The Mayor explained that this was discussed in work session, and invited questions or comments from the Council and the public. With no input, the Mayor closed the public hearing.

VII OLD BUSINESS

Amendments to Chapters 9 and 13 of the Land Management Code to strengthen and clarify existing lighting standards - Hugh Daniels, "I move approval with the language clarifications pointed out in the work session". Chuck Klingenstein seconded. The City Manager suggested that this be continued so that the draft could be adjusted accordingly. Hugh Daniels withdrew his motion. Paul Sincock, "I move that we move this to a date uncertain". Shauna Kerr seconded. Motion carried unanimously.

VII ADJOURNMENT

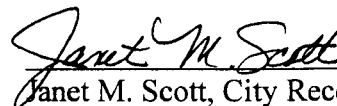
With no further business, the regular meeting of the City Council was adjourned and a Redevelopment Agency meeting convened.

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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, City Recorder



DATE: January 15, 1998
DEPARTMENT: Public Works
AUTHOR: Jerry W. Gibbs
TITLE: Sandridge Phase 2
TYPE OF ITEM: Informational

SUMMARY RECOMMENDATIONS: Authorize staff to complete the Sandridge Parking Facility Plan.

DESCRIPTION:

A. Topic. Completion of the Sandridge Surface Parking Program

B. Background: Council directed staff to develop parking alternatives for the Sandridge lot. Due to the limited width, the Council chose a one way, 80 space design that allowed a larger landscaped buffer area between the edge of the formal parking lot and the adjacent homes.

Staff met with the neighborhood numerous times to identify special needs or concerns. Staff modified the plan to include a driveway at the mid-point of the parking area to allow better access to the Sandridge neighborhood, the alternate southern access was accommodated and a one year renewable lease was approved by UPMC.

The bids received were higher than anticipated due to the short construction schedule and time of year. Council directed staff to reduce the scope and construct the upper lot. Phase 1 created 46 spaces. Landscaping and storm sewer installation was delayed. Council directed staff to have plans and specifications completed by January 1998 for phase 2

C. Analysis. The original proposal approved by Council provided a one-way 80 stall parking facility. The delay allowed Evergreen Engineering to review additional parking schemes for the lower section. The alignment of SR-224 (Marsac Ave) accommodates a wider parking lot section between China Bridge and the end of Phase 1. Each alternative provides double loading and a single access off of Marsac. This approach reduces the amount of fill and retaining walls

identified in the original parking lot layout. Attached to this report are reduced drawings and a letter from Claflin Associates comparing both options with respect to pedestrian access, landscaping and relative costs.

The drainage pipe is to be extended 120 feet to accommodate fill material. Contractors are bringing in approved backfill from other projects and paying a \$10 per load fee.

OPTION 1: This option provides an additional 34 spaces (80 parking spaces total). It also provides a greater opportunity to expand the pocket park south of China Bridge and create other pedestrian opportunities. Some existing vegetation may be salvageable. This option would create a larger visual green space. The estimate project cost including landscaping for both phase 1 and 2 is \$ 215,830.

OPTION 2: This option would create 57 additional spaces and 103 total parking spaces. The green space is reduced, additional stairs, shorter pedestrian pathway and more existing vegetation and trees are removed. The estimate project cost including landscaping for both phase 1 and 2 is \$247,600.

The phase 1 construction included 130 linear feet of rock wall along the west edge of the parking lot. The contractor built the wall prior to completing a soils report. The constructed wall is inadequate for the soil conditions. A proper rock wall design would be laid back at a 1 to 1 slope to meet earthquake standards. This would eliminate what little parking is available. The alternative proposed is a vertical keystone retaining wall. The cost will range between \$20,000 and \$25,000. The original contractor for phase 1 not be paid for the original work and will be responsible for the cost of removing the wall. The City will buy and reuse the rock from the first wall.

The original budget available including landscaping and irrigation was about \$310,000 in accounts 34-49099 (Sandridge) and 31-42997 (In Lieu Parking). The pocket park has a separate budget of about \$44,000 (1998 and 1999) in account 34-49007 (Swede Alley Park).

Phase 1 construction and engineering cost total about \$150,000. The pocket park project is estimated at \$50,000. With the revised retaining wall, design fees and the Phase 2 project, an additional \$105,000 to \$135,000 will be required to complete the projects based on the engineer's estimate.

If Council chooses to pursue option 2, the Planning Commission will have an opportunity to review the plans for additional parking prior to completion of plans and specifications.

D. Department Review. Public Works, Leisure Services and Community Development have reviewed the plans. The Parks Department found no significant advantage to Option 1 and would favor Option 2 if the Council desires more parking.

ALTERNATIVES:

- A. Direct staff to design phase 2 of the Sandridge Parking Facility with 34 spaces.
- B. Direct Staff to design phase 2 of the Sandridge Parking Facility with 57 spaces.
- C. Complete phase 1 to include irrigation, replace the retaining wall and proceed with the pocket park without additional parking.
- D. A modification of A and B:

SIGNIFICANT IMPACTS:

Alternative A provides the original number of parking spaces approved in last years design; a larger green space area between phase 1 and 2 and between phase 2 and China Bridge; fewer stairways. Alternative A requires approximately \$105,000 additional funding.

Alternative B provides 23 additional spaces compared to Alternative 1, less green space but usable pedestrian areas, more stairs, shorter walking distance between parking and China Bridge, requires Planning Commission review. Alternative B requires approximately \$135,000 additional funding.

Alternative C will complete the landscaping, irrigation and the retaining wall in phase 1. The pocket park would be included with the landscaping and irrigation plan. We would cease collecting fill material. Alternative B requires no additional funding.

Alternative D has a budget impact between Alternatives A and C and similar site impacts. Planning Commission review will be required.

RDA Bond proceeds are the most likely source for the additional money required by Alternatives A, B and D. About \$1 million remains to be committed from the recent bond issue. Other possible sources include the Transportation and Parking Fund; the CIP, Parking In-Lieu revenue; and Main Street RDA.

CONSEQUENCES OF NOT BUILDING ADDITIONAL PARKING:

Demand for free or permit parking space exceeds the available supply. Structure parking is estimated to cost \$10,000 to \$20,000 per space. The estimated costs per space for Option 1 and Option 2 are \$6,300 and \$4,300 per space (includes all landscaping) respectively.

RECOMMENDATION:

Authorize staff to complete the Sandridge Surface Parking Program.

1. Determine the additional number of parking spaces to design and construct (option 1 or 2).
2. Council will have an additional opportunity to review the cost of the selected

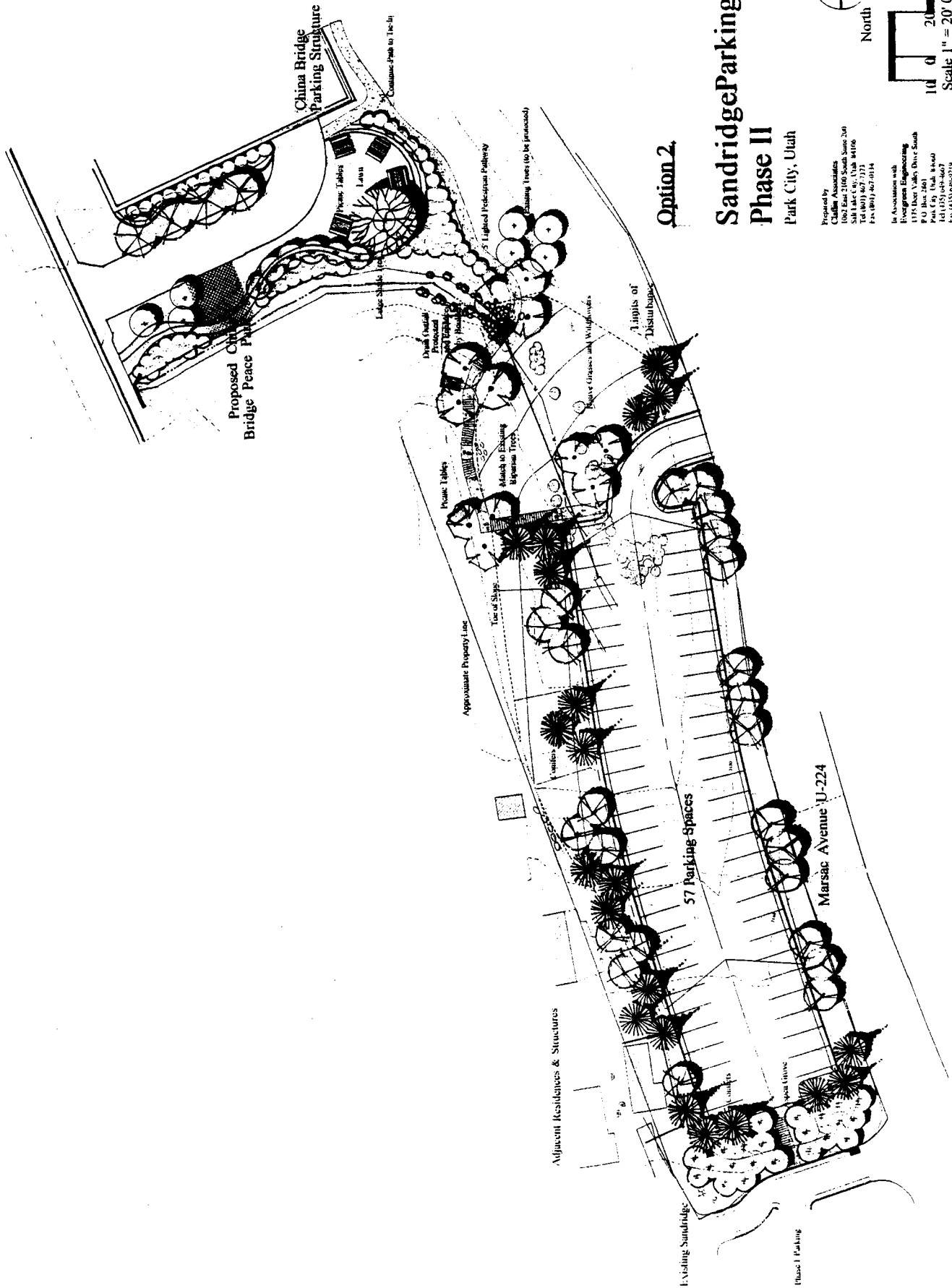
alternative as part of the award of bid.

Attachments:

Option 1

Option 2

Letter from Todd Claflin



Option 2.

Sandridge Parking Lot

Phase II

Park City, Utah



Prepared by
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 12/30/97

CLAFFLIN
ASSOCIATES
LAND PLANNING
LANDSCAPE ARCHITECTURE

January 9, 1997

Mr. Jerry Gibbs
Public Works Department
Park City Municipal Corporation
P.O. Box 1480
Park City, UT 84060

Dear Jerry,

The purpose of this letter is to summarize my recent correspondence with you in regard to the options you are considering for Phase II of The Sandridge Parking Lot. Among other items which you have asked me to respond to you have also asked me to render my professional opinion about the two options for Phase II of the parking lot. You have specifically requested my opinion as to the value and usability of the additional land left vacant by Option 1 for park use and pedestrian trail when combined with the land on the south side of the China Bridge Parking Structure which is being contemplated for development as a small park (to be called Park City Peace Park). At your request I am trying to look at these options only from the standpoint of the potential of the additional park land, whether or not pedestrian access is enhanced, and landscaping use. I am not considering the impact or value of the number of parking stalls provided in the different options.

It is my opinion that the land gained by building Option 1 is not significant nor is it essential to the success or enhancement of the proposed Peace Park and pedestrian walkway. Furthermore, the existing vegetation that is to be removed by implementing Option 2 is by no means irreplaceable. It is composed entirely of native trees and shrubs which could easily be reestablished if desired with healthier and newer plants which will grow fast especially with regular irrigation. Certainly the lost of large trees and existing plant materials is visually significant, but due to the types of these plant materials they can easily be reestablished in perhaps a more desirable location and grouping to enhance the trail and stairway from park to parking lot.

Starting the landscaping with a 'clean slate' so to speak, which Option 2 would require, will result in simplifying the entire construction of the landscaping, parking lot, and Peace Park. In addition, the Peace Park has already been designed with the assumption that Option 2 would be implemented. Should Option 1 be chosen by the city, my recommendation would be that the Peace Park be redesigned or 'tweaked' to better accommodate the additional land and vegetation that would be added (preserved) to the park by this option. If you have any further questions which I can answer, I would be happy to do so either verbally or in writing. I look forward to seeing you at the City Council work session on January 15, 1998.

Sincerely,

Todd F. Clafflin.

Todd F. Clafflin, President
Clafflin Associates
TFC:acc

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SALT LAKE CITY, UTAH 84108
TELEPHONE: 801 487 7373. FAX: 801 487 0134



DATE: January 2, 1998
DEPARTMENT: Technical Services
AUTHOR: Rod Daughette, Elizabeth Sunday
TITLE: Enter into contract with EWP (Eckhoff, Watson & Preator Engineering) to design, assist bidding, construction, engineering/contract administration of Phases 3 & 4 of the city-wide fiber optic plan.
TYPE OF ITEM: Award of Contract

SUMMARY RECOMMENDATIONS: Approval of a contract in an amount not to exceed \$26,850 with Eckhoff, Watson & Preator for engineering services for continued planning and development of the city-wide fiber optic plan for the Education Center, Miners Hospital, and Water/Golf Course Maintenance buildings. Services will include an estimate of construction costs, aerial mapping, targeting, preparation of construction drawings & documents, project management, construction staking & observation, project closeout & recording of drawings.

DESCRIPTION:

A. Topic:

Technical Services scheduled the design and installation of Phase 3 of the fiber optic plan for early 1998. Phase 3 entails taking fiber to Miners Hospital and the Education Center. Additionally, staff wishes to start Phase 4 to take fiber through the Golf Course because of construction opportunities created by the Island Outpost project. Phase 4 was previously scheduled for summer/fall 1998.

This project is a continuation of the city-wide fiber optic plan. Phases 1 & 2 were completed on time and within budget. Currently, we have installed approximately 5 kilometers of electrical/fiber optic conduit. The new Public Works building and Marsac building are connected via the City's fiber optic backbone. The new tele-data center is nearly finished. The next planning phase requires professional expertise that is not available with City resources. Due to timing of the telephone system installation and the construction of the Island Outpost Hotel, staff wishes to explore the feasibility of completing both Phase 3 & 4 this summer. Staff has estimated that the cost of Phases 3 & 4 including engineering costs would be approximately \$200,000.

To verify these estimates and assist with project planning, staff seeks approval to retain services from EWP in an amount not exceed \$26,850. Current engineering estimates for the project are \$26,850 (\$11,371 for water plant/golf course maintenance and \$15,479 for the Miners/Ed Center routes). Services from EWP are on a hourly basis.

The proposed scope of engineering services includes the design, bidding and construction phases. EWP has been the engineering firm for all facets of the project to date. All existing fiber design have already been mapped by EWP so the design process is easier and more economical. For these reasons, no proposals were solicited from other engineering firms.

City Council approved \$173,000 in capital funds for FY98 for fiber optic projects. Currently, \$147,443 is available in this budget. Additionally, \$65,000 has been budgeted in the FY99 plan. This brings the total available budget for Phases 3 & 4 to \$212,443 if the FY99 budget amount is appropriated in the Spring.

B. Analysis:

Technical Services proposes accelerating Phase 4 because of construction of the Island Outpost property. The golf course staff prefers that any construction through the golf course be completed at the same time that the Island Outpost construction occurs. This will minimize disturbance of the grounds as well as disruption to the public.

The proposed phase 3 & 4 of the PCMC Fiber Optic Network generally consists of the installation of the conduit and direct burial lines to the Water Filtration Plant, Miners Hospital and the Education Center from the existing Fiber Optic Network backbone that is centralized at the Public Works building. The proposed routing to the Spiro Tunnel Water Filtration Plant will extend from approximately the intersection of SR-224/SR-248 across the PCMC Golf Course in manner acceptable to the Parks & Golf Superintendent and the City Engineer. The proposed routing to the Miners Hospital and the Education Center (Park City Library) will extend north along the bike path, from an existing pull box, to the Miners Hospital then extend to the Education Resources building along existing roadways/walking paths.

C. Department Review: Reviewed by City Engineer and Technical Services staff.

ALTERNATIVES:

- A. Authorize staff to enter into contract with EWP for engineering services for Phases 3 & 4 of the fiber optic plan in an amount not to exceed \$26,850.
- B. Continue the Request. Direct staff to provide additional information or plans.
- C. Direct staff to proceed with project without as high a level of engineering assistance.
- D. Deny the request.

SIGNIFICANT IMPACTS: Authorization of the contract will allow staff to proceed with the design of the City's fiber optic backbone.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: The City will face delays and possibly miss opportunities to install fiber optic cable to City buildings with minimal disruption to the public. Staff will provide communications to City buildings via leased lines through US West.

RECOMMENDATION: Approve the contract in an amount not to exceed \$26,850 for aerial mapping, targeting, preparation of construction drawings & documents, project management, construction staking & observation, project closeout & recording of drawings of Phases 3 & 4 of the city-wide fiber optic project.

PROPOSED SCOPE OF ENGINEERING SERVICES
for
PARK CITY MUNICIPAL CORPORATION
FIBER OPTIC NETWORK PHASE 2 - DESIGN AND CONSTRUCTION PHASES

PROJECT DESCRIPTION:

Proposed Phase 2 of the PCMC Fiber Optic Network improvements generally consists of the installation of conduit and direct burial lines to the Spiro Tunnel Water Filtration Plant, the Miner's Hospital Building and the Education Resources Building from the existing Fiber Optic Network Backbone. The proposed routing to the Spiro Tunnel Water Filtration Plant will extend from approximately the intersection of SR-224/SR-248 across the PCMC Golf Course. The proposed routing to the Miner's Hospital Building and the Education Resources Building (Park City Library) will extend north along the bike path, from an existing pull box, to the Miner's Hospital then extend to the Education Resources Building along existing roadways.

It is anticipated that the construction will be publically bid by the PCMC and scheduled for installation in 1997 and 1998.

The following Tasks describe the engineering services to be provided:

PHASE 2A - SPIRO TUNNEL WATER FILTRATION PLANT ROUTING

TASK 1 - DESIGN PHASE

- Prepare final construction drawings (plan view only) utilizing aerial mapping information. Include approximate location of existing utilities. Geotechnical testing and reports are not a part of this Scope of Services.
- Prepare bidding and contract documents, including bidding schedules. Prepare a quantity estimate and opinion of construction costs.
- The conduit sizing and conductor materials and sizing will be determined by Park City.

TASK 2 - BIDDING AND CONSTRUCTION PHASE

- Provide project administration to assist the PCMC in evaluating bids and awarding and preparing contracts for construction.
- Attend pre-construction conference, meetings and other job conferences as required by the Contract. Provide contract administration. Issue all instructions to the Contractor, as requested by the City; issue necessary instructions and clarifications of the Contract Documents; have authority as City's Representative to require special inspection or testing of the Work. Verify monthly or final application for payments by the Contractor.
- Preparation of change orders and the evaluation of claims by the City or Contractor relating to the work is included in the Scope of Work but is not included in the estimate of costs. Costs for preparing, evaluating and negotiating change orders will be addressed on a case by case basis, with approval to be issued by the Contract Manager prior to the performance of the work.
- Provide construction staking for the project.
- Coordinate final layout of the proposed conduit with existing site conditions. Make horizontal and vertical field modifications to the design as necessary.

- Make periodic visits to the site to observe the progress and quality of the executed work and to determine in general if the work is proceeding in accordance with the Contract Documents. Conduct, in company of the City, a final inspection and prepare a final list of items to be completed or corrected. Verify that items on the final list have been completed or corrected, and make recommendations to the City concerning acceptance and final payment to the Contractor.
- Prepare mylar "record drawings". Provide one 24"x 36" mylar set and one half-sized set to PCMC.

PHASE 2B - MINER'S HOSPITAL & EDUCATION RESOURCES CENTER ROUTING

TASK 1 - DESIGN PHASE

- Same scope as Phase 2A.

TASK 2 - BIDDING AND CONSTRUCTION PHASE

- Same scope as Phase 2A.

EXHIBIT "B" TO THE AGREEMENT

TASK COST REPORT

Project Name: FIBER OPTIC NETWORK - PHASE 2 ENGINEERING SERVICES	Date: 06-OCT-97
Description: PREPARE DESIGN DRAWINGS AND BIDDING DOCUMENTS AND PROVIDE CONSTRUCTION ENGINEERING SERVICES FOR FIBER OPTIC CONDUIT INSTALLATION TO SPIRO WTP, MINER'S HOSPITAL AND EDUCATION CENTER	Filename: C:\PCMC\FIBEROPT\TCRPH2R.XLS Project No.: EP274097
Owner: PARK CITY MUNICIPAL CORPORATION	
Project Manag R.W. MCCLAIN	

COSTS

Engineering Services are to be billed at the current Direct Labor rate for personnel. The direct labor multiplier and estimated base hourly rate for personnel categories are shown below.

Direct Labor Multiplier: 2.90

Expense Multiplier: 1.10

Estimated Personnel Rates

Personnel Category	Estimated Base Rate/Hr.	Charge @ Multiplier
1 Principal	29.31	85.00
2 Project Engineer	27.25	79.03
3 Sr. Engineer	18.30	53.07
4 Jr. Engineer	15.00	43.50
5 Designer/Sr. Drafter	15.30	44.37
6 Drafter/Jr. Drafter	11.00	31.90
7 Sr. Surveyor	21.63	62.73
8 Survey Crew (2 person)	28.00	81.20
9 Survey Crew (GPS Crew)	35.00	101.50
10 Field Inspector	18.17	52.69

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EXHIBIT "B" TO THE AGREEMENT

TASK COST REPORT

PARK CITY MUNICIPAL CORPORATION
FIBER OPTIC NETWORK - PHASE 2

Date: 06-OCT-97

Project No.: EP274097

PREPARE DESIGN DRAWINGS AND BIDDING DOCUMENTS AND PROVIDE

1 Principal (Greg Thorpe)

2 Project Engineer (Roger McClain)

3 Sr. Engineer

4 Jr. Engineer (Tavis Timothy)

5 Designer/Sr. Drafter (Susan Pritchett)

6 Drafter/Jr. Drafter

7 Sr. Surveyor

8 Survey Crew (2 person)

9 Survey Crew (GPS Crew)

10 Field Inspector (Larry Van Tassel)

TASK	Labor Hours By Personnel Category										Total Hours	Other Direct Costs	Labor Charges	Other Direct Charges	Total Fee
	1	2	3	4	5	6	7	8	9	10					
PHASE 2A - SPIRO WTP ROUTING															
1 DESIGN PHASE															
AERIAL MAPPING, TARGETING AND CONTROL (6 TARGETS)		2		8			2		6		18	\$1,240.00	\$1,240.50	\$1,364.00	\$2,604.50
PREPARE CONSTRUCTION DRAWINGS & DOCUMENTS	1	8		40	4						53	\$250.00	\$2,634.68	\$275.00	\$2,909.68
2 BIDDING & CONSTRUCTION PHASE															
PROJECT MANAGEMENT		8									8	\$50.00	\$632.20	\$55.00	\$687.20
CONSTRUCTION STAKING & OBSERVATION		2		8			2	8		20	40	\$100.00	\$2,334.96	\$110.00	\$2,444.96
PROJECT CLOSEOUT & RECORD DRAWINGS		16		16	16						48	\$50.00	\$2,670.32	\$55.00	\$2,725.32
SUBTOTAL - PHASE 1	1	36	0	72	20	0	4	8	6	20	167	\$1,690.00	\$9,512.67	\$1,859.00	\$11,371.67
PHASE 2B - MINER'S HOSPITAL & EDUCATION CENTER ROUTING															
1 DESIGN PHASE															
AERIAL MAPPING, TARGETING AND CONTROL (4 TARGETS)		4		8			2		6		20	\$980.00	\$1,398.55	\$1,078.00	\$2,476.55
PREPARE CONSTRUCTION DRAWINGS & DOCUMENTS	2	16		60	8						86	\$250.00	\$4,399.36	\$275.00	\$4,674.36
2 BIDDING & CONSTRUCTION PHASE															
PROJECT MANAGEMENT		16									16	\$50.00	\$1,264.40	\$55.00	\$1,319.40
CONSTRUCTION OBSERVATION		4		16						60	80	\$100.00	\$4,173.68	\$110.00	\$4,283.68
PROJECT CLOSEOUT & RECORD DRAWINGS		16		16	16						48	\$50.00	\$2,670.32	\$55.00	\$2,725.32
SUBTOTAL - PHASE 2	2	56	0	100	24	0	2	0	6	60	250	\$1,430.00	\$13,906.31	\$1,573.00	\$15,479.31
PROJECT TOTALS	3	92	0	172	44	0	6	8	12	80	417	\$3,120.00	\$23,418.98	\$3,432.00	\$26,850.98

**ANTICIPATED PROJECT SCHEDULE
FIBER OPTIC NETWORK SYSTEM PHASE 2 - DESIGN AND CONSTRUCTION PHASE
ENGINEERING SERVICES**

ANTICIPATED SCHEDULE	
ACTIVITY	DATE
Phase 2 Aerial Mapping & Design Period	February 1 - March 15, 1998
Phase 2A Bidding & Award Period	April 1 - April 20, 1998
Phase 2B Bidding & Award Period	May 15 - June 1, 1998
Construction Period	May 15 - September 15, 1998
Project Closeout Period	September 15 - October 1, 1998

PARK CITY

1904

CITY COUNCIL STATE REPORT

DATE: January 6, 1998
DEPARTMENT: Planning Department
AUTHOR: Megan B. Ryan
TITLE: Amendment to Lighting Standards in Chapter 9.5.
(g) and (i) and Chapter 13.2 (c) of the Land
Management Code
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Discuss staff's response to the items raised at the public hearing held on September 3, 1997 on the proposed amendments to the standards for commercial and parking lot lighting in Park City and alternatives for residential lighting.

DESCRIPTION:

A. Topic.

The following are proposed amendments to Chapter 9 and Chapter 13 of the Land Management Code in regards to lighting standards. The objective of these amendments is to provide for uniform, low glare, controlled, energy efficient light sources in our mountain community. These amendments will meet one of the City Council's 1996 top priorities.

B. Background.

Process to date:

The proposed changes were discussed at the City Council work session meeting of July 31st. A public hearing was held on August 21, 1997 and on September 3, 1997.

The proposed amendments were discussed with at the Planning Commission level on the following dates:

1. Work Session - meeting of April 23.
2. A public hearing was held on May 14, 1997. No public testimony was given.
3. A second public hearing was held on June 25, 1997. No public testimony was given.

The Planning Commission voted on June 25, 1997 to forward a positive recommendation to the City Council on this item. The Commissioners also asked that the City Council consider including residential standards as well.

C. Analysis.

What are the Changes?

The proposed changes apply to Sections 9.1, and 9.5 (g) and (i) and 13.2 (c) of the Land Management Code. On August 21st and September 13, the City Council reviewed the proposed amendments to Chapter 9 and Chapter 13. Public input was also taken. Council directed staff to include the following changes:

1. Add Residential lighting standards

Staff Response: Staff provided the Council with three alternatives at the September meeting. The Council directed the staff to pursue a medium degree of enforcement and the changes are incorporated in Section 12. This alternative would not specify specific lumen or voltage standards but more general rules.

2. Maintain Historic Fixtures in Old Town.

Staff Response: Provisions were added to Section 6.1.

3. Non conforming Fixture and Bulbs.

Staff Response: One way fixtures will be brought into compliance is through building permit issuance. Any code deficiencies would have to be cured prior to issuance. This method will be effective but will take many years and may not reach all homes.

D. Department Review

The Community Development Department, Legal Department and Public Works Department have reviewed these proposed changes.

PUBLIC INPUT

Two public hearings have been held at the City Council and two hearings at the Planning Commission. No input was given at either of the Planning Commission meetings. The proposed amendments were noticed for the City Council hearing on August 6, 1997 and on September 3, 1997. At the public hearing on August 21, 1997 input was taken from Kevin Damen . Damen requested that the Council consider adopting residential lighting and "sport court" lighting standards. A letter was also received from David Barry requesting that the Council consider lighting standards for hillside residences. Mr. Barry continues to be in contact with the staff on this matter. No further input has been received at the time of this report.

SIGNIFICANT IMPACTS:

The proposed amendments will hopefully clarify the existing confusion in the current application of the lighting standards and:

- The enforcement time will be increased through these changes. The review time for the building permit review process should not be increased.
- The planning staff will need to review all electrical permits in the future.
- Property owners will incur additional expense by having to retrofit any unshielded light sources or fixtures that do not accommodate high pressure sodium bulbs.
- New projects will not incur any additional costs as these fixtures are readily available. Projects will actually recoup costs by using energy efficient, low maintenance light sources that cost less to maintain and run.
- The city will need to bring current fixtures into compliance and budget accordingly.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

Without taking the recommended action as the buildout of the city occurs the ability of visitors and residents to see the night sky will diminish. With the recommended action we may be able to preserve at least one element of the mountain community in which we live.

ALTERNATIVES

- A. Leave the amendments as currently drafted.
- B. Adopt the proposed changes.
- C. Rethink the ordinance entirely.

RECOMMENDATION:

Conduct a final public hearing and direct staff to prepare a final ordinance.

EXHIBITS

- Exhibit A – Proposed Code - Chapter 9.1 and 9.5, (g) and (i) and Chapter 13.2 (c)
- Exhibit B – Chapter 9.1 and 9.5, (g) and (i) - Current Code
- Exhibit C - Proposed Fact sheets and List of Associations

EXHIBIT A
Proposed Amendments to Chapter 9 and Chapter 13

9.1. POLICY AND PURPOSE. As a community dependent upon the tourism industry, the atmosphere and aesthetic features of the community take on an economic value for the residents and property owners of Park City. It is in the best interests of the general welfare of the community to protect the aesthetic values of the community through the elimination of those architectural styles, and those building materials which, by their nature, are foreign to this area, and this climate, and therefore tend to detract from the appearance of the community. Park City's older neighborhoods are a National Register Historic District, which is a point of considerable importance to the tourism industry. New development, while distinct from the Historic District, should not detract from it. Park City is densely developed due to the shortage of level, buildable land. The effects of one development are felt on the community as a whole. It is the policy of the City to foster good design within the constraints imposed by climate, land ownership patterns, and a unified architectural theme.

It is also the intent of this section to encourage lighting practices and systems which will minimize light pollution, glare, and light trespass; conserve energy and resources while maintaining night time safety, utility, and security; and curtail the degradation of the night time visual environment. It is recognized that the topography, atmospheric conditions and resort nature of Park City are unique and valuable to the community. The enjoyment of a starry night is an experience the community desires to preserve. The City of Park City, through the provisions herein contained, promotes the reduction of light pollution that interferes with enjoyment of the night sky.

9.5

(g) **Skylights and Solar Panels.** Skylights and solar panels must be designed to fit flush with the roof surface. If the Community Development Director can make special findings based on architectural standards, an exception may be made to raise the structures by a maximum of two feet above the roof's surface. No reflective materials may be used unless thoroughly shielded to prevent reflection into adjoining or nearby properties. Interior lighting directed upwards at the skylights, or any lighting resulting in direct illumination of skylights is prohibited.

(i) **Lighting.**

Section 1. Purpose. The functional objectives in providing exterior area lighting are to illuminate areas necessary for safe, comfortable and energy efficient use. The number of

fixtures shall be limited to provide for safe entry and egress and for sign or business identification.

Illumination of new building features for architectural enhancement is prohibited. Historic structures may be illuminated under the terms prescribed in this code.

The maximum lighting standards generally applied and recommended by the Illuminating Engineer's Society of North America may not necessarily be in accord with preserving the dark quality of the night sky in Park City.

Section 2. Conformance with applicable codes. All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of this Code, the Building Code, the Electrical Code, and the Sign Code under the appropriate permit and inspection. When discrepancies in these codes exist, the most restrictive shall apply.

Section 3. Definitions. As used in this Code, unless the context clearly indicates, certain word and phrases used in this chapter shall mean the following:

3.1. "Installed" means the attachment, or assembly fixed in place, whether or not connected to a power source, of any outdoor light fixture.

3.2. "Light Source" means a single artificial point source of luminescence that emits measurable radiant energy in or near the visible spectrum.

3.3. "Lumen" means a measurement of light output or the amount of light coming out of the luminaire from the source.

3.4 "Luminaire" means a complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.

3.5. "Footcandle" means a unit for measuring the amount of illumination on a surface. The measurement is candlepower divided by distance.

3.6. "Vertical Foot-candle" means a unit of illumination produced on a vertical surface, all points of which are one (1) foot from a uniform point source of one (1) foot candle.

3.7. "Horizontal Foot-candle (hfc)" means a unit of illumination produced on a horizontal surface, all points of which are one (1) foot from a uniform point source of one (1) foot candle.

3.8. "Average Foot-candle (afc)" means the level of light measured at an average point of illumination between the brightest and darkest areas. The measurement can be made at the ground surface or at four to five feet above the walkway surface.

3.9. "Illuminance" means the amount of light falling on a surface.

3.10. "Uniformity Ratio" means the ratio between the average and minimum light distribution or illuminance across a given area.

3.11. "Cutoff-type Luminaire" means a luminaire with elements such as shields, reflectors, or refractor panels that direct and cut off the light at a cutoff angle that is less than ninety (90) degrees.

3.12. "Partially Shielded" means luminaires that are constructed so that no more than ten percent of the light rays are emitted by the installed fixtures at angles above the horizontal plane as certified by a photometric test report. This means that the shield is not flush or parallel with the light source or bulb.

3.13. "Fully Shielded" means outdoor light fixtures shielded or constructed so that no light rays are emitted by the installed fixtures at angles above the horizontal plane as certified by a photometric test report. This means that the shield is not flush or parallel with the light source or bulb.

3.14. "Filtered" means any outdoor light fixture which has a refractive light source. Quartz or clear glass does not meet this requirement.

3.15. "Refractive light source," means a light source that controls the vertical and horizontal foot candles and eliminates glare.

3.16. "Outdoor Light Fixture" means electrically powered illuminated devices, outdoor lighting or reflective surfaces, lamps and similar devices, permanently installed or portable, used for illumination or advertisement. Such devices shall include but are not limited to exterior lights for:

1. All new residential projects;
2. hotel, commercial and light industrial structures;
3. recreational areas and facilities;
4. parking lot lighting;
5. landscape lighting for commercial, hotel, multi-family over four units and light industrial developments;
6. billboards and other signs (advertising or others)
7. street lighting;
8. outdoor product display area lighting;
9. building overhangs and open canopies (including gas stations);
10. underground parking garage entryways and;
11. public and private pedestrian thoroughfares.

Section 4. Approved Materials and Methods of Construction or Installation/Operation.

The provisions of this code are not intended to prevent the use of any design, material or method of installation or operation not specifically prescribed by this Code, provided any such alternate has been approved. The Chief Building Official may approve any such proposed alternate providing that he/she finds that:

- i) the alternative provides at least approximate equivalence to the applicable specific requirement of this Code;
- ii) is otherwise satisfactory and complies with the intent of this Code; or the alternate has been designed or approved by a registered professional engineer and the content and function promotes the intent of this Code.

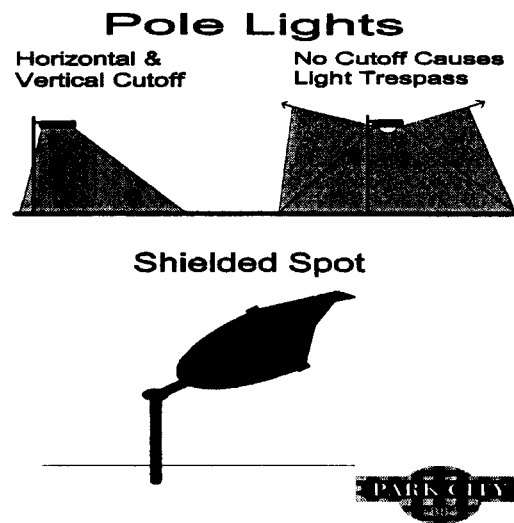
Section 5. Submissions of Plans and Evidence of Compliance with Code.

Sec. 5.1. Submission Contents. The applicant for any permit required by any provisions of the laws of this jurisdiction in connection with proposed work involving outdoor lighting fixtures shall submit (as part of the application for permit) evidence that the proposed lighting fixtures and light source will comply with this Code. The submission shall contain but shall not necessarily be limited to the following. Additional information may be required elsewhere in the laws of this jurisdiction upon application for the required permit:

- A. plans indicating the location on the premises, and the type of illumination devices, fixtures, lamps, supports, reflectors, installation and electrical details;
- B. description of illuminating devices, fixtures, lamps, supports, reflectors, and other devices and the description may include, but is not limited to, catalog cuts by manufacturers, and drawings, (including section where required);
- C. photometric data, such as that furnished by manufacturers or similar showing the angle of the cut off or light emission. The staff may also request a point by point light plan if necessary.

Section 5.2. Lamp or Fixture Substitution. Should any outdoor light fixture or the type of light source therein be changed after the permit has been issued, a change request must be submitted to the Community Development Department for approval, together with adequate information to assure compliance with this Code, which must be received prior to substitution.

Section 6. Shielding. All non-exempt outdoor lighting fixtures shall have shielding as



required by Table 7 of this Code.

6.1 Historic District Shielding and Fixture Exemption. Fixtures in the HR1, HR-2, HTO, HCB, and HRC Zoning Districts that replicate a historic fixture shall be permitted to be installed without partial shields with the approval of the Community Development Director. All fixtures shall be filtered and refractors that direct the light downward shall be installed if the bulb is exposed. Historic Fixtures that are fifty years or older and contribute to the architectural and cultural character of the Historic District are exempted from these requirements.

Section 7. Wattage/Fixture and light source requirements

Wattage, fixture and light source requirements as outlined below apply to all zones throughout the City.

Table 7. Permitted Light Sources, Shielding and Maximum Watt Requirements.

<u>Light Source</u>	<u>Fully Shielded</u>	<u>Partially Shielded</u>	<u>Watt</u> (Maximum per fixture)
High Pressure Sodium ¹		X	50
Low Pressure Sodium		X	55
Metal Halide ²	X		1000
Low Voltage/Halogen ³		X	50
Compact Fluorescent		X	75
Other Sources	As approved by the Community Development Director		

Note: "X" indicates the required standard.

¹ This is the standard light source for Park City and Summit County unless otherwise noted in a specific section. Fully shielded fixtures are preferred but not required with this light source. Other sources are only permitted as noted. Wattages outlined are the maximum and can be decreased under the building permit review process depending on the number and location of the fixture on each project. In no case shall the levels be reduced to levels below the Illuminating Engineering Society (IES) minimum standards.

² Metal Halide sources shall be permitted only for recreational sport field or ski area uses and installed only in 100% fully enclosed luminaries. Metal Halide lights shall also be filtered.

³ Low voltage/Halogen sources are permitted in landscaping lighting only.
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Section 7. Gas Station Canopies. Gas station canopies may not exceed an average horizontal illuminance level of fifteen (15) foot-candles and the maximum point levels should not exceed thirty (25) foot-candles within the area directly underneath the canopy.

Section 8. Area Lighting - Building Canopy and Soffit, Wall Mounted. Area, stand alone or wall mounted fixtures shall not be mounted above eighteen feet (18) as measured from the top of the fixture to the adjacent grade or horizontal plane being lit by the fixture. The horizontal illuminance level along the sidewalk or building façade shall not exceed .08 foot-candles with a uniformity ratio of 4:1.

Section 9. Construction sites. All commercial construction sites shall submit a lighting plan under the Construction Mitigation plan prior to building permit issuance. Criteria for review shall include duration, number, location, height, light source and hours of operation.

Section 10. Landscape Lighting. The primary function of landscape lighting is to provide illumination for pathways, steps, and entrances to buildings.

10.1 Pathway lighting. Two types of lights can be selected: Three-foot bollards with louvers and ten-foot, pole mounted, down-directed luminaries. Bollard lights may be low voltage. The intent of pathway lights is to provide pools of light to help direct pedestrians along the path, not to fully illuminate the path. Steps and path intersections should be illuminated for safety. A maximum foot-candle permitted on the ground is 1 horizontal foot-candle or less.

10.2 Highlighting, backlighting. Only low voltage systems are permitted. Lights must be partially shielded and light must not be directed off the property. A maximum foot candle permitted at 10' is 0.6 horizontal foot candles. Up-lighting is prohibited.

10.3 Moonlighting. Low voltage systems may be placed in trees or on buildings to give the effect of moonlight. Lights must be down-directed and partially shielded. A maximum foot candle permitted at 10' is 0.25 horizontal foot candles. Up-lighting is prohibited.

Section 11. Recreational Lighting. Because of their unique requirements for night time visibility and their limited hours of operation, baseball diamonds, playing fields, tennis courts and ski area runs may use the light source permitted under Table 6 of this Section of the Code with the following conditions and exceptions:

11.1. The height of outdoor recreational posts shall not exceed seventy (70) feet above natural grade. The average horizontal foot-candle shall not exceed 3.6 across the area boundary with a uniformity ratio of 4:1.

11.2. All fixtures used for event lighting shall be fully shielded as defined in Section 3 of this Code, or be designed or provided with sharp, cutoff capability, so as to minimize up-light, spill light and glare.

11.3. Recreational lighting shall be turned off within 30 minutes of the completion of the last game or event. In no case shall recreational lighting occur after 11:00 p.m.

Section 12. Residential Lighting.

12.1. All exterior lights on porches, garage doors or entryways shall be shielded to prevent:

- a) glare onto adjacent property or public right of ways and
- b) light trespass in to the night sky.

12.2. Lights shall be direct at walkways or entries and shall not be directed in to the night sky. High-pressure sodium fixtures are the recommended light source, compact fluorescent are also permitted.

12.3. Bare bulb light fixtures such as flood or spotlights are not permitted.

12.4. Landscape lighting shall be low voltage (50 watts or less), and down directed. Uplighting is prohibited.

12.5. Lighting exterior building features for architectural interest is prohibited.

12.6. Security lighting shall be fully shielded and shall be set on a timer or motion detector. Infrared sensor spotlights are the recommended light source.

12.7. Private sport court facilities shall use fully shielded fixtures and shall not use the lights past 11 p.m. See Section 11.

Section 13. Seasonal Display of lights

13.1 Seasonal restrictions apply to all zones except HR-1, HR-2, E, HRL, SF, RM, R-1, RDM, and RD. Winter seasonal lighting displays are permitted from the first of November to the 31st of March. Displays should be turned off at 12 p.m. Any color of lights may be used; however the lights shall not be used to create advertising messages or signs (e.g. spelling out the name of a business is prohibited). These lights shall not flash, blink or simulate motion.

Section 14. Outdoor Display Lots. Any light source permitted by this Code may be used for lighting of outdoor display lots such as but not limited to, automobile_sales or rental, recreational vehicle sales, building material sales, and seasonal goods, provided all the following conditions are met:

14.1. All fixtures shall be Fully Shielded as defined in Section xxx and 3.13 of this Chapter.

14.2. The maximum horizontal illuminance shall not exceed an average foot-candle of 2.4 across the site with a uniformity ratio of 4:1.

14.3. Display lighting shall be turned off within 30 minutes of closing of the business. Any lighting used after 11 p.m. shall be used as security lighting. Security lighting shall be required to be motion sensitive not permanently illuminated. Infrared sensors are the only types of security light permitted.

Section 15. Prohibitions. The following light fixtures and light sources are prohibited: Mercury Vapor Lamps, Laser Light sources, Unshielded Floodlights or Spotlights, Metal Halide (except for recreational uses - see Section xxx) and Searchlights.

Section 16. Other Exemptions.

16.1. Nonconformance. All other outdoor light fixtures lawfully installed prior to and operable on the effective date of the ordinance codified in this chapter are exempt from all requirements of this Code. Such fixtures shall be brought into compliance with this code upon issuance of any building or electrical permit.

16.2. Fossil Fuel Light. All outdoor light fixtures producing light directly by the combustion of natural gas or other fossil fuels are exempt from the requirements of this Code.

Section 17. Temporary Exemption.

17.1. Requests. Any person may submit a written request to the Community Development Director for a temporary exemption request. A temporary exemption request shall contain the following information:

- A. Specific exemption or exemption request;
- B. Type and use of outdoor light fixture involved;
- C. Duration of time for requested exemption;
- D. Total wattage;
- E. Proposed location on site;
- F. Description of event or reason for need of exemption;
- G. The Community Development Department staff may require such other data as deemed necessary.

17.2. Approval; Duration. The Community Development Department shall have ten business days from the date of a complete submission of the temporary request to act, in writing, on the request. The Community Development Department shall approve the request if it finds that the exemption is necessary for public safety, security or other public necessity and the exemption does not materially subvert the purpose of this Chapter. If approved, the exemption shall be valid for not more than thirty days from the date of approval. The approval shall be renewable by the Community Development Director upon consideration of all the circumstances and provided a finding of public safety/necessity is made, and no intent to circumvent the intent of this chapter is present. Each such renewed exemption shall be valid for not more than thirty days.

17.3. Denial/Appeal. If the request for a temporary exemption is denied, the person making the request, in writing, may appeal the decision to the Planning Commission within ten (10) days of the denial as provided for in Chapter 3 of this Code.

Chapter 13, Off- Street Parking, Section 13.2 (c)

13.2. (c) Parking Lot Lighting.

Amber colored low-pressure or high pressure sodium light sources are the only light sources permitted for this use. Lighting fixtures affixed to structures for the purposes of lighting parking areas shall be prohibited. Light levels should be designed with minimum trespass off-site by using a cut-off luminaire that is fully shielded with no light distributed above the horizontal plane of the luminaire.

1. Maximum Light Distribution. For uniformity in lighting and prevention of shadows, an average horizontal illuminance level of 1.5 foot candles with a 4:1 uniformity ratio over the site is the maximum allowed.

2. Pole Height/Wattage/Design. Lighting pole height, or luminaire mounting height, should be related to the size of the parking lot, building mass, location of the site with respect to other lighting sources, and surrounding land uses. Luminaire mounting height shall be in the range of 14', 16', 18' or 20' as determined by the Community Development Department. The maximum height shall only be permitted at the review and approval of the Community Development Department with specific findings. In general, higher poles would be considered appropriate for large parking lots exceeding 200 stalls that are not in close proximity to residential areas. Topography or other site features may also warrant the use of taller poles.

The luminaire for 14 and 16 foot poles shall not exceed 70 watts per pole. The lamp for 18 and 20 foot poles shall not exceed 150 watts per pole. Wood fixtures and fixtures mounted on wooden poles are encouraged. They should be naturally stained or painted in earth tones. If metal poles are used they should be black, dark brown or earth tone. Landscape planting at the base of poles is required. The base of the pole shall also be treated with paint, stain, wood or another form of decorative cover. Exposed concrete bases are prohibited.

4. Underground Parking Garage Entryways. Light sources within the first thirty feet of an open garage entryway shall be amber colored high-pressure sodium light sources with partially shielded fixtures.

5. Submission requirements. The submission shall contain but shall not necessarily be limited to the following, all or part of which may part or in addition to the information required elsewhere in the laws of this jurisdiction upon application for the required permit:

- A. plans indicating the location on the premises, and the type of illumination devices, fixtures, lamps, supports, reflectors, installation and electrical details;
- B. description of illuminating devices, fixtures, lamps, supports, reflectors, and other devices and the description may include, but is not limited to, catalog cuts by manufacturers, and drawings, (including section where required);
- C. photometric data, such as that furnished by manufacturers or similar showing the angle of the cut off or light emission. The staff may also request a point by point light plan if necessary.

EXHIBIT B

Existing Code Chapter 9:

9.1. **POLICY AND PURPOSE.** As a community dependent upon the tourism industry, the atmosphere and aesthetic features of the community take on an economic value for the residents and property owners of Park City. It is in the best interests of the general welfare of the community to protect the aesthetic values of the community through the elimination of those architectural styles, and those building materials which, by their nature, are foreign to this area, and this climate, and therefore tend to detract from the appearance of the community. Park City's older neighborhoods are a National Register Historic District, which is a point of considerable importance to the tourism industry. New development, while distinct from the Historic District, should not detract from it. Park City is densely developed due to the shortage of level, buildable land. The effects of one development are felt on the community as a whole. It is the policy of the City to foster good design within the constraints imposed by climate, land ownership patterns, and a unified architectural theme.

9.5. **ARCHITECTURAL DESIGN GUIDELINES**

(i) **Lighting.** With the exception of Americans with Disabilities Act lighting requirements and street lighting (regulated separately under Section 540 of the following design standards shall apply when exterior lighting is proposed and/or required:

1. **Shielding.** Exterior lighting shall be shielded and directed downward so that the light source (the actual bulb) is not visible from beyond the property line on which the structure is located. Exterior lighting shall not project above the horizontal plane of the building.
2. **Color.** Warm lighting colors are required. The blue-white colors of florescent and mercury vapor lamps are prohibited. Lamps emitting a color temperature in excess of 5,000 degrees Kelvin are prohibited.
3. **Parking Area Lighting.** In parking lots, a minimum foot candle of 1.0 at the perimeter and between light sources, and a maximum of 5.0 foot candles under light fixtures are required. The height of light fixtures shall be in proportion to the building mass and no more than 14 feet high. When all businesses are closed, only a minimum of security lighting shall be maintained. Shielded spotlights may be used when highlighting trees, artwork or other special landscape features. Lighting fixtures affixed to structures for the purposes of lighting parking areas shall be prohibited.
4. **Advertising.** The operation of searchlights or similar sources for advertising, display or any other commercial purpose is prohibited.

EXHIBIT C

1998 - Lighting Ordinance Outreach Program

Chamber of Commerce

Joan Caulder
1910 Propsector Avenue
Park City, UT 84060

Park City Board of Realtors

Sharon
1920 Prospector Avenue
Park City, UT 84060

Main Street Merchants

Steve Hooker, (o)649-1129
Red Rock Financial, (h)649-2343
Meetings: 1st Thursday of the month

Park City Restaurant Association

Paul Brown 645-9500
Wasatch Brew Pub
Park City UT 84060

Park City Resort Merchant Association

Patti Saccio, Moose's 649-8600
Office 649-0396
P.O. Box 851
Park City UT 84060
Meetings: January 13

Park City Lodging Association

Dennis Grey 649-7100 (Jean Lehan)
P.O. Box 1698
Park City UT 84060
Meetings: 3rd Monday of the month

Prospector Square Property Owners

Mark Cohen, 649-9525
P.O. Box 4319
Park City UT 84060
Meetings: 3rd Thursday of the month

Park City Plaza

Snow Creek Owners

Silver Lake Merchant's Association

Bryn Morgaine 649-2335

P.O. Box 1843

Park City UT 84060

Meetings: First Thursday of the month

All Homeowner Associations on File

All Contractors on File

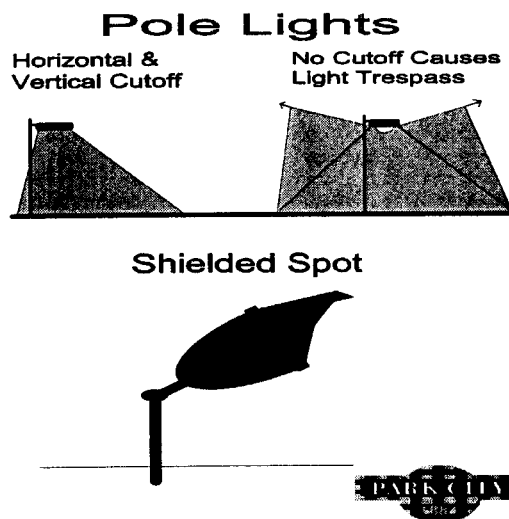
School District

INFORMATION ON RESIDENTIAL LIGHTING STANDARDS

It is the intent of Park City to encourage lighting practices and systems which will minimize light pollution, glare, and light trespass; conserve energy and resources while maintaining night time safety, utility, and security; and curtail the degradation of the night time visual environment. It is recognized that the topography, atmospheric conditions and resort nature of Park City are unique and valuable to the community. The enjoyment of clear night is an experience the community desires to preserve.

Park City promotes the reduction of light pollution that interferes with enjoyment of the night sky and has adopted the following standards for exterior residential subdivision lighting:

1. All exterior lights should be shielded and down directed.
2. High-pressure sodium light sources or compact fluorescent light sources are required in all new exterior lighting applications.
3. Security lighting should be shielded and down directed and should be installed with motion detectors. The light source should be infrared sensors, amber high-pressure sodium or compact fluorescent.
4. Landscape lighting should be down directed light features rather than



“uplit”. Low voltage systems are required.

5. Recreational uses, such as tennis courts, shall not be illuminated past 11 p.m. and shall be shielded from adjacent residential uses.

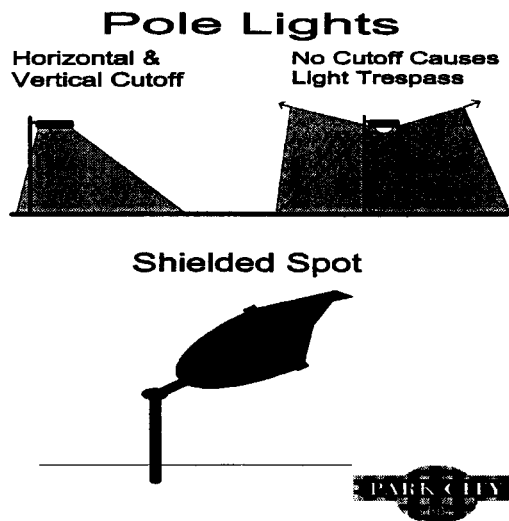
Commercial lighting standards have also been adopted. Please call the Community Development Dept. at 645-5021 for more information

INFORMATION ON COMMERCIAL LIGHTING STANDARDS

It is the intent of Park City to encourage lighting practices and systems which will minimize light pollution, glare, and light trespass; conserve energy and resources while maintaining night time safety, utility, and security; and curtail the degradation of the night time visual environment. It is recognized that the topography, atmospheric conditions and resort nature of Park City are unique and valuable to the community. The enjoyment of a clear night sky is an experience the community desires to preserve.

The regulations apply to the following uses:

1. All new residential projects;
2. hotel, commercial and light industrial structures;
3. recreational areas and facilities;
4. parking lot lighting;
5. landscape lighting for commercial, hotel, multi-family over four units and light industrial developments;
6. billboards and other signs (advertising or others)
7. street lighting;
8. outdoor product display area lighting;
9. building overhangs and open canopies (including gas stations);



10. underground parking garage entryways and;
11. public and private pedestrian thoroughfares.

Please call the Community Development Dept. at 645-5021 for more information