PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JUNE 15, 2000

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah, for the purposes and at the times as described below on Thursday, June 15, 2000.

Closed Session

3:45 p.m. Property acquisition

Work Session

4:30 p.m. Council questions and comments
5:00 p.m. Review of regular meeting
- Budget
- GIS interlocal agreement
- Divide well contract
- MFL - Park City Mountain Resort
- Other meeting questions/comments

5:50 p.m. Break

Regular Meeting

I ROLL CALL

II PUBLIC INPUT

III COMMUNICATIONS FROM COUNCIL AND STAFF

IV WORK SESSION NOTES AND MINUTES OF THE MEETING OF MAY 18, 2000

V CONSENT AGENDA PUBLIC HEARING

1. Master festival license for 2000 summer events - Park City Mountain Resort

2. Ordinance approving an amendment to the Little Belle Condominiums Record of Survey, Units 5, 6, 7 and 8 at 7195 Little Belle Court, Park City, Utah

3. Ordinance approving a final subdivision plat for 503 and 503 ½ Woodside Avenue, known as Treasure Hill Subdivision Phase 2, Park City, Utah

VI CONSENT AGENDA

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2. Ordinance approving an amendment to the Little Belle Condominiums Record of Survey, Units 5, 6, 7 and 8 at 7195 Little Belle Court, Park City, Utah

3. Ordinance approving a final subdivision plat for 503 and 503 ½ Woodside Avenue, known as Treasure Hill Subdivision Phase 2, Park City, Utah

4. Resolution approving the Interlocal Cooperation Agreement for geographic information systems between Park City Municipal Corporation, Snyderville Basin Sewer Improvement District and Summit County

VII PUBLIC HEARING

Continuation of hearing on final budget for fiscal year 1999-2000 and final budget for fiscal year 2000-2001 for Park City Municipal Corporation and its related agencies authorizing the computation of the property tax rate that reflects the issuance of general obligation bonds

VIII NEW BUSINESS

1. Award of contract to Hills Construction in the amount of $174,840 for installation of pump and motor and Nickerson Company for piping, equipment, and facilities in the amount of $37,779 for the Divide Well

2. Resolution adopting a revised budget for FY 1999-00 and a budget for FY 2000-01 for Park City Municipal Corporation and its related agencies

IX ADJOURNMENT

PARK CITY
1884

PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JUNE 15, 2000

Present: **Mayor Brad Olch; Council members Peg Bodell, Candace Erickson, Roger Harlan; Fred Jones; and Shauna Kerr**

Toby Ross, City Manager; Pat Putt, Planning and Zoning Administrator; Tom Bakaly, Director of Capital Projects & Budget; Beth Sunday, Technical Services Manager; John Lind, Water and Streets Superintendent; and Melissa Caffey, Special Projects Manager

1. **Council questions and comments.** Roger Harlan relayed the School District's appreciation of the use of City bleachers for the graduation ceremony. The mobile clinic operation in City Park for nine Tuesday nights has treated 165 patients. Of that number, 149 are Hispanic and 62 were infants to 11 years old. He commented on the grant Council recently awarded toward the purchase of the mobile clinic and felt the program is very successful. Council received correspondence regarding the responsibility of watering trees on the Bamberger property adjacent to the Park Avenue neighborhood. There will be a reception for Shauna Kerr, running for County Commission, at the Carden Academy at 7 p.m. Ms. Kerr thanked the Summit County Commission for hosting a dinner last Monday. The Mayor disclosed that he has received complaints about the messy garbage situation in front of the Claimjumper Restaurant on Main Street. Candace Erickson reported that Mountainlands Community Housing will be closing on the Holiday Village Apartments shortly and the City will be reimbursed for its loan. There are a number of projects in the works, including acquiring Parkside; last year there were 97 assistance calls, this year the number rose to 203. There will be a fund-raiser for Arts Kids in City Park on June 24 from 9 a.m. to 3 p.m. She indicated that Council received an update from the Police Department on upper Park Avenue, and again speeding doesn't seem to be the problem, but rather volume of traffic. The dinner with the School District and Summit County Commission was productive. Fred Jones stated that he has been discussing regional transit with Commissioner Pat Cone. The County is in the process of forming a special service district with businesses and it is hoped to have a bus system servicing The Canyons and Kimball Junction by the upcoming ski season. Mr. Jones added that he will be participating in a meeting at The Canyons next week; his interest is to assure that the product is a fully integrated system with minimal transfers for riders. He invited Council and staff to an Olympic Celebration Committee barbeque at his house on June 27 at 6:30 p.m. Peg Bodell reported on the Olympic Celebration Committee meeting. She has had conversations with Park Avenue residents with regard to acceptable commercial uses in the district. Ms. Kerr interjected that she received a copy of the trash collection contract and interprets that BFI is in violation because the bid was per dumpster not per user. Mr. Ross understood that BFI projected the number of dumps, added up the aggregate, and used a percentage assigned to customers not to total over 100%. Jerry Gibbs added that staff is obtaining information from the business licensing department and pointed out the different volumes produced by retail and restaurants.

Candace Erickson referred to the correspondence regarding watering the trees on Park Avenue and questioned why the City purchased trees when it should have been Bamberger's responsibility. Pat Putt explained that Bamberger purchased the cottonwood trees adjacent to the common property line of the Claimjumper Restaurant and in addition, the City supplemented additional trees in the right-of-way. Ms. Erickson is pleased that trees have been planted, but not at the City's expense.

2. Review of regular meeting:

Budget. Tom Bakaly stated that resolutions are scheduled for adoption this evening for the revised budget for FY 1999-00 and budget for FY 2000-01. The resolution also authorizes him to calculate the certified tax rate (no tax increase) as the information is not yet available to the City as of this date. Additionally, he will calculate the tax rate to generate the remaining $6 million in general obligation bonds authorized by the voters. There have been about $650,000 in General Fund reductions in order to balance the budget for the year. He pointed out end-of-the-year adjustments indicated in the staff report. In response to a question from Shauna Kerr about the Recreation Fund, Mr. Bakaly explained that staff recommends bringing the expense budget up to $90,000 to ensure that the Fund will not exceed its expenditures. From a cash standpoint, the cash is available and the increase in expenses seem to be from programs that will generate revenues. Staff believes $90,000 is a conservative number. The Mayor hoped the flower basket program will be feasible next year. Fred Jones felt there will be plenty of time in the next six months to review programs as Council studies expenditures of the City.

GIS interlocal agreement. Beth Sunday explained that staff has been working with the Sewer District and Summit County over the last 18 months to develop and implement a GIS system. Each entity will sign the interlocal agreement. She emphasized that the goals of each entity are fitting together well and everyone has been very cooperative. Ms. Kerr relayed that Rex Ausburn of the Sewer District told her that this has been the best example of cooperation he had experienced yet in his years of public service. Ms. Sunday indicated that the Summit County Commissioners also support the interlocal agreement. The Mayor thanked Ms. Sunday for her efforts.

Divide well contract. John Lind stated that the City drilled three test wells last year, one of which is the divide well. He referred to his staff report and indicated to Roger Harlan that Hills Construction has a good reputation in Salt Lake City. People in the area will be contacted and times of construction will be 7 a.m. to 9 p.m. Although not relating to this project, Mr. Lind discussed the schedule for the slurry seal program and the Bonanza cross-walk.

MFL - Park City Mountain Resort. Melissa Caffey explained that this is an outdoor music series which will be held on the mountain stage, which was originally intended for City Park. There is agreement with property owners about stage placement and it is anticipated that the sound manager will be the same as for the other stages. It is planned to have music on the 4th of

July for the first time from 6 p.m. to 10 p.m. and people will be allowed on the hill since construction is complete. Staff feels that this event will mitigate problems in the past with last minute fireworks watchers, who may arrive early this year for activities. This venue will not be monitored as closely for sound as the other stages as the zoning is different. Ms. Bodell asked about recorded outdoor music at restaurants and the City Attorney explained that this is part of a conditional use application that must be approved by the Planning Commission. There was discussion about the mountain stages and contracts with the Arts Council.

See regular meeting minutes.

Prepared by Janet M. Scott

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JUNE 15, 2000

I ROLL CALL

Mayor Brad Olch called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, June 15, 2000. Members in attendance were Brad Olch, Peg Bodell, Candace Erickson, Roger Harlan, Fred Jones, and Shauna Kerr. Staff present were Toby Ross, City Manager; Mark Harrington, City Attorney; Jerry Gibbs, Public Works Director; Melissa Caffey, Special Events Manager; Tom Bakaly, Director of Capital Projects & Budget; Kirsten Whetstone, Senior Planner; and Alison Kuhlow, Planner.

II PUBLIC INPUT

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

Trash collection:

Diane Mellen, Vice President of the Aerie Home Owners Association, stated that the Association wrote a letter last December to LaMar Richins regarding concerns on the new trash refuse program, including the high winds in the neighborhood. She did not receive a response. Last week, when there were high winds, there was garbage blown all over the neighborhood and she understood that BFI would pick up garbage around containers, which did not occur. When she called BFI, Ms. Mellen stated that she did not receive a satisfactory response and finds it hard to believe that latched bins are not available. BFI is not meeting its obligations to the community and she stated that there has been no response from the County. In response to a comment made by the Mayor, Jerry Gibbs believed that the contract contains a hand pick-up option which must be approved by the County Commission. He relayed that he told Ms. Mellen before the meeting that he will talk with LaMar Richins and if necessary, BFI about the situation in the Aerie.

John Roberts, 961 Norfolk Avenue, urged Council to reconsider an ordinance requiring trash cans off the street after pick-up. There are still a tremendous number of blue containers on the streets in Old Town and Deer Valley, and unfortunately an ordinance may be needed to motivate residents. Ms. Erickson relayed that there are also problems in Park Meadows.

Kathy Lengeling, 955 Norfolk Avenue, stated that she is a part-time resident and has received negative comments about the trash cans on the street from visitors. If the City wants to keep Old Town *the jewel* of Park City, something has to done about storing the cans. There are many communities that have BFI and have containers removed in a timely fashion. She urged

Council to adopt and enforce an ordinance removing cans from the street. She distributed photos to Council of the condition of streets in Old Town on Monday, several days after trash pick-up. In response to a question regarding provisions of an ordinance from Peg Bodell, Ms. Lengeling explained that in her home town, trash could be put outside at 10 p.m. the night before and the container removed from the street by 10 p.m. on trash day. Mark Harrington interjected that an ordinance has been drafted but with regard to enforcement, the Council would have to make a financial commitment to a program.

Rosemary Sweeney, Old Town resident, stated she counted 210 cans in the Old Town area on Sunday and something needs to be done. Old Town has no home owners association and needs the City Council to protect them. Ms. Bodell asked about residents swapping the blue containers for the smaller brown ones and Jerry Gibbs stated that there are close to 500 cans on order; 270 people signed up and about 125 have been delivered.

Diane Roberts, Old Town resident, discussed the regulation of garage sale signs by the City yet the BFI containers create clutter and hazards in the narrow streets of Old Town, and also take up parking. The blue bins are much more onerous than garage sale signs.

Linda McReynolds, 843 Norfolk, reported that the Historical Society will be conducting a tour on Saturday and there were about 35 cans on her street this afternoon. She added that she signed up for manual pick-up and her trash has been picked up once in seven weeks. There have been numerous calls to BFI, but her trash is never picked-up. The Mayor encouraged Mr. Gibbs to talk to these residents about their concerns and to follow-up with Mr. Richins at the County. He also encouraged the public to attend a Summit County Commission meeting on Mondays as it is a County contract and it may be beneficial for them to hear public input. Ms. Kerr added that BFI is paid by the County which is motivation for responsiveness to terms of the contract. Because the County doesn't have a public input session per se, it is difficult to determine when to address them on issues not scheduled on the agenda.

There was discussion from the audience about the streets of Salt Lake being cleared of trash containers and enforcement of an ordinance. Ms. Kerr felt that it comes down to citizens being responsible and if an ordinance is enacted, it will cost money to enforce it, which may result in some compliance but not total compliance. Discussion ensued about the theory that people are obstinate because the blue trash containers *landed* at their house with no warning. Ms. Kerr felt it's possible that they may feel better about the program if there is a smaller container that can be stored.

John Plunkett, Park Avenue resident, felt that most agree that the 90 gallon blue containers were a mistake and there has been a good effort to correct it by offering five options. However, five options may be too complex and that may be why it is not working. He suggested that instead of making the *mandatory* starting point 90 gallons, make it the 30 gallon brown can. This would be in better scale with Old Town and something that could be stored easier. He agreed there may be folks who are leaving the cans on the street to be obstinate. With regard to zoning enforcement and the trees on Park Avenue, he hoped to hear back from City Council. He felt that the report from the Manager's Office is somewhat misleading as the trees have not been regularly watered by the developer or by the City. He is upset that developers ignore zoning requirements which should be enforced. Although the City watered the trees today, the developer should be required to honor his agreement.

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

III COMMUNICATIONS FROM COUNCIL AND STAFF

Mark Harrington noted that Prosecutor Terry Christiansen has been invited to the next meeting. He has been our prosecutor for many years and has been appointed a judgeship. Pat Putt reported that a commissioners workshop will be conducted on Monday, June 26 starting at 9 a.m. This will be an orientation for new board members and an update for tenured members. The Snyderville Basin Planning Commission will join the meeting in the afternoon for the mock public hearing exercise. It is the intention to hold workshops on a regular basis when there are new appointments. Tom Bakaly reported on the closure of Marsac Avenue at Deer Valley for the transit center construction.

IV WORK SESSION NOTES AND MINUTES OF THE MEETING OF MAY 18, 2000

Peg Bodell corrected her comment in the work session notes to insert to *continue* to redefine goals. With that correction, the Mayor requested a motion to approve. Roger Harlan, "I so move". Shauna Kerr seconded. Motion carried unanimously.

V CONSENT AGENDA PUBLIC HEARING

1. Master festival license for 2000 summer events - Park City Mountain Resort - See staff report and work session comments. Melissa Caffey stated that based on letters of support from adjacent property owners, the benefits of additional entertainment for residents and visitors in the community, and good utilization for one of the new mountain stages, staff recommends approval of the master festival license for an outdoor music program, as proposed. In response to a question from Peg Bodell, Ms. Caffey clarified that four events are allowed per week, which could include amplified music for all performances. There has been no negative input regarding this application and Ms. Caffey described the location of the stage. With no further comments or questions from the Council or the public, the Mayor closed the public hearing.

2. Ordinance approving an amendment to the Little Belle Condominiums Record of Survey, Units 5, 6, 7 and 8 at 7195 Little Belle Court, Park City, Utah - Alison Kuhlow explained that this amendment changes common area to individual ownership. The open space and setbacks

are maintained according to the Land Management Code. The Planning Commission recommends approval 4-1 in favor of the amendment. Fred Jones felt it unusual that this is application is before Council tonight as it was just approved last night by the Planning Commission. Although this is not typical procedure, Ms. Kuhlow felt the application is straight-forward and action could be taken by Council. With no questions or comments from the Council or the public, the public hearing was closed.

3. Ordinance approving a final subdivision plat for 503 and 503 ½ Woodside Avenue, known as Treasure Hill Subdivision Phase 2, Park City, Utah - Kirsten Whetstone explained these are the *5th Street lots* within the Sweeney Master Plan. The Master Plan includes 126 acres on Treasure Hill with 109 acres of open space. This is Phase 2 of the Treasure Hill Plat, the first phase included four single family lots; two off of King Road and two off of Norfolk Avenue. The addresses are located on the 5th Street right-of-way and Council will be asked to consider encroachment permits after the final designs have been approved. Ms. Whetstone explained that the concept is to tunnel under the existing ski access and the homes would be adjacent to the run. The Planning Commission held a public hearing on May 24 and there was no public input. The Commission forwarded a positive recommendation to the City Council with findings of fact, conclusions of law, and conditions of approval as stated in the staff report. She added that there is a condition of approval regarding a stairway which would connect with trails. Although Mr. Sweeney did an excellent job of designing and staging construction for the first phase of construction, Mr. Harlan expressed concern about the visibility of the site. Ms. Whetstone stated that the application must go to the Historic District Commission for the design of the driveway and because this is a master plan, the development of the lots will be a conditional use permit, resulting in additional layers of review.

With no further comments or questions, the public hearing was closed.

VI CONSENT AGENDA

The Mayor requested a motion to approve the Consent Agenda. Roger Harlan, "I move approval of Consent Agenda Items 1 - 4". Shauna Kerr seconded. Motion unanimously carried.

1. Master festival license for 2000 summer events - Park City Mountain Resort - See staff report and public hearing.

2. Ordinance approving an amendment to the Little Belle Condominiums Record of Survey, Units 5, 6, 7 and 8 at 7195 Little Belle Court, Park City, Utah - See staff report and public hearing.

3. Ordinance approving a final subdivision plat for 503 and 503 ½ Woodside Avenue, known as Treasure Hill Subdivision Phase 2, Park City, Utah - See staff report and public hearing.

4. Resolution approving the Interlocal Cooperation Agreement for geographic information systems between Park City Municipal Corporation, Snyderville Basin Sewer Improvement District and Summit County - See staff report and work session notes.

VII PUBLIC HEARING

Continuation of hearing on final budget for fiscal year 1999-2000 and final budget for fiscal year 2000-2001 for Park City Municipal Corporation and its related agencies authorizing the computation of the property tax rate that reflects the issuance of general obligation bonds - Tom Bakaly referred to the work session discussion; this is the third and final public hearing on the budget. Staff is recommending adoption of a revised budget for this year and the budget for FY 2000-2001. It is also recommended that Council authorize him to calculate the certified *no increase* property tax rate and to issue the remaining $6 million in open space bonds. Through the budget review, Mr. Bakaly stressed that five year projections were presented to the City Council on the General Fund. Council directed staff to reduce budgeted expenditures by $650,000 and to perform a program and resource analysis over the next three to six months. Candy Erickson emphasized that the upcoming year's budget can be adjusted, and changes may be a result of the study. The Mayor invited the public to comment.

Chris Brand, upper Park Avenue resident, stated that residents would like the road repaired in the summer of 2001 and urged Council to consider this project time line.

John Plunkett, UPAPA, noted that the neighborhood is somewhat disappointed that the numbers are not in the budget to rebuild upper Park Avenue next summer. However, they are encouraged that Council is willing to reconsider this project in the fall.

Howard Wallack, resident, commented that the City seems to have an expanding budget every year. It is the City's job to provide essential services to residents and visitors and other than that, there are wish lists. He questioned the City claiming that there have been no property tax increases, as people receive higher tax bills. People are fortunate that property taxes have risen but more taxes are paid and because of that, the City receives greater income. To say that there have been no property tax increases while most people are paying more than they were several years ago, is misleading. It is important that the City looks at how it spends its money especially for personnel and service costs.

Mike Williams, resident, felt the public should be more involved in the budget process and asked if the City Council is interested in implementing a voter 2/3rds approval for tax increases. Buses run empty and he believed not providing a free bus system would save over $2 million. The bus system doesn't need to be eliminated but the scope of service should be reduced.

Fred Jones referred to Mr. Wallack's comments which he believed contained common misconceptions about property taxes. Tom Bakaly explained that in the state of Utah, property tax revenues that cities receive need to be *neutral*. This means that any increase in assessed value from new growth or new construction only can be added to the base. However, when property is reassessed and the value goes up within the base, the property tax rate actually decreases in order that the base remain neutral. He added that not everyone's assessed value is increasing at the same time or at the same rate, but everyone's tax rate for Park City's portion has been decreasing. Concurrently, other entities like the School District or Summit County have raised their tax rate which causes confusion about the tax bill. This year, there will be no delineation on the open space bond and Mr. Bakaly hoped this could be made clearer to property owners. The study to be conducted in the next couple of months could produce an educational aspect for the public, which could be an important component. Candy Erickson expressed her confusion on this issue during her campaign last year and actually checked her tax information back to 1989 and learned that she was paying lower City property taxes in 1997 than in 1989. Since 1989, the School District has added mill levies which has increased her property tax bill over the years.

Fred Jones stated that the Council is committed to study the funding for essential services and operations and to maintain a better ratio of expenses to revenues. In response to a comment made by Mike Williams about lack of public participation, Peg Bodell emphasized that there has been standing-room only meetings with residents testifying on the budget. Mr. Williams suggested televising Council meetings because people would rather watch a meeting on television than attend a meeting. However, he warned that it invites a forum for people to perform for the cameras, but it would result in more input and trying new methods is a goal of City Council.

Hearing no further comments or questions from the Council or the public, the public hearing was closed.

VIII NEW BUSINESS

1. <u>Award of contract to Hills Construction in the amount of $174,840 for installation of pump and motor and Nickerson Company for piping, equipment, and facilities in the amount of $37,779 for the Divide Well</u> - See staff report and work session comments. The Mayor requested a motion to approve. Shauna Kerr, "<u>I so move</u>". Roger Harlan seconded. <u>Motion carried unanimously</u>.

2. <u>Resolution adopting a revised budget for FY 1999-00 and a budget for FY 2000-01 for Park City Municipal Corporation and its related agencies</u> - See staff report, work session notes, and public hearing. With no further comments, the Mayor requested a motion to approve. Roger Harlan, "<u>I move that we adopt the revised budget for FY 1999-00 and adopt a budget for FY 2000-01</u>

for Park City Municipal Corporation and its related agencies, and authorize the issuance of $6 million in general obligation bonds for open space". Candy Erickson seconded. Motion carried unanimously.

IX ADJOURNMENT

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

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MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 3:45 p.m. Members in attendance were Mayor Brad Olch, Peg Bodell, Candace Erickson, Roger Harlan, Fred Jones, and Shauna Kerr. Staff present were Toby Ross, City Manager; and Mark Harrington, City Attorney. Shauna Kerr, "I move to close the meeting to discuss property and litigation". Roger Harlan seconded. Motion carried unanimously.

The meeting opened at approximately 4:30 p.m.

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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

PARK CITY SUMMIT COUNTY UTAH
CORPORATE
Seal
MARCH 1,
1884

PARK CITY

CITY COUNCIL
STAFF REPORT

DATE: June 15, 2000
DEPARTMENT: Facilities and Special Events
AUTHOR: Melissa Caffey
TITLE: Facilities and Special Events Manager
TYPE OF ITEM: Master Festival License approval for Park City Mountain Resort Outdoor Music

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SUMMARY RECOMMENDATIONS: **Discuss proposal to program musical events at Park City Mountain Resort, conduct a public hearing, consider public input and approve proposed schedule for Park City Mountain Resort as conditioned by staff.**

DESCRIPTION:

A. Topic: Summer music series at Park City Mountain Resort.

B. Background:
Park City Mountain Resort is requesting a Master Festival Licence for a new free concert series. The Resort proposes to utilize one of the Arts Council's music shacks that were designed by Hank Louis and will be utilized in Old Town on a trial basis.

C. Analysis:
The musical events are intended to complement the existing summer activities operating at the Resort. Park City Mountain Resort will be the licencee of the events and the Park City Arts Council will own the Stage. The Resort will hire a program manager who will be responsible for general management of events at the Resort and responsible for on-sight oversight for each event. The stage will be located on an existing concrete pad near the Payday lift.

The Resort proposes no more than four events a week and two larger public events, the Resort's grand opening on June 17 and festivities on the 4th of July. All events will conclude at 8pm. The season will run from June 17th to October 1st. Adjacent property owners have been contacted and are in support of the events. Events will not be programmed on days that other special events are occurring at the Resort and are primarily envisioned for use on the weekends. The programs will be mainly marketed to local residents and Resort guests. The kickoff event is scheduled for the grand opening of the Legacy Lodge on June 17. July fourth events are anticipated from 6 - 10 pm prior to the fireworks display. The public will be allowed to view the fireworks from the hillside on the resort. No other programmed events have been scheduled at this time. The maximum crowd anticipated at general events (outside the 17th and 4th) is no more than 200 people. Parking for events will be handled on the Resort's existing lots and underground parking facilities. Construction activity at the Resort is not anticipated to restrict any parking spaces.

The Staff is comfortable with allowing the outdoor music series at Park City Mountain Resort for the summer of 2000 under the proposed conditions. The City also reserves the right to cancel any additional concerts at the venue if any significant problems occur.

D. Department Review:
The Public Works, Public Safety, Transportation, Building, Planning, Engineering, and Special Events Departments have all contributed to the review of the proposed concert series. The City Attorney's office has reviewed the conditions of approval and the City Manager's Office has approved the staff's recommendation.

ALTERNATIVES:

A. Approve the Request: Approve the proposed Master Festival License application for the 2000 summer outdoor music concerts at the Park City Mountain Resort as conditioned.

B. Deny the Request: Deny the Master Festival License request for the proposed 2000 summer outdoor music series at Park City Mountain Resort.

C. Continue the Item: Continue the item to another City Council meeting.

SIGNIFICANT IMPACTS:

If approved, the significant negative impacts of the proposed concert series at Park City Mountain Resort include issues of noise, potential additional burden on the Public Safety Department, and additional traffic impacts. The positive impacts would include a potential increase in tourist business and increased opportunities for residents to enjoy local amenities. Other benefits potentially include increased sales tax revenues and increased revenues to Park City Mountain Resort during the summer season.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

The consequences of not taking the recommended action for the proposed new Park City Mountain Resort concert series would be to require outdoor performances scheduled to date to be canceled and no outdoor musical entertainment could occur on the Resort's grand opening or possibly on July 4th.

RECOMMENDATION:

Staff recommends that City Council hold a public hearing and approve the [illegible] applications for the proposed 2000 outdoor music concert series at the Park City Mountain Resort with the following Findings of Fact, Conclusions of Law and Conditions of Approval:

Findings of Facts:

1) The Park City Mountain Resort, located in the Resort Commercial zoning district, proposes to have an outdoor music series that will run from June to October 1st 2000 on resort owned property near commercial and resort residential uses.

2) A stage designed to mitigate sound will be utilized for the musical events.

3) The events will be run no more than four days a week and will conclude by 8 pm.

4) No additional crowd or traffic control services from the City are anticipated in order for the event to run smoothly.

5) A program manager will run the events and will review the program schedule with the City's Special Events Department.

6) Signs proposed for the event are on resort property and along the city right of way and will comply with the municipal sign ordinance.

7). The conduct of the events will not substantially interrupt the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of its venue.

8). The conduct of the events will not require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.

9). The concentration of persons, vehicles, or animals will not unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.

10). The events will not substantially interfere with any other Special Event or Master Festival for which a license has already been granted or with the provision of City services in support of other such events or governmental functions.

11). The Applicant has demonstrated an ability and willingness to conduct the event pursuant to the terms and conditions of the Park City Municipal Code and has never failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.

Conclusions of Law:

1). The application is consistent with the requirements of the Park City Municipal Code, Title 4, Chapter 8.

Conditions of Approval:

1). Musical events at the Resort shall run for no more than four days a week and shall conclude by 8 pm except for the grand opening on June 17 and festivities on July 4th where music shall conclude at 10 pm. The events will run from June to October 1st 2000 on resort owned property.

2). Park City Mountain Resort will submit a master program schedule to the Special Events Department at the beginning of each month.

3). Events will not be programmed on days that other special events are occurring at the Resort and are primarily envisioned for use on the weekends.

4). The City retains the right to revoke this Master Festival License or modify these conditions of approval with no penalties, financial or otherwise, if, at its sole discretion, the City determines that a significant negative situation or incident occurs at any concert event or negatively impactes the Park City community or Park City Mountain Resort, City Council may revoke this Master Festival Licenses held by the applicant, therefore canceling any remaining musical events with NO PENALTY TO PARK CITY MUNICIPAL CORPORATION WHATSOEVER.

5). It is unlawful for the licensee or any person or business to allow the sale, storage, supply, or consumption of alcoholic beverages on the music plaza, unless licensed pursuant to Chapters 4-6 of Title 4, as applicable.

6). Signs proposed for the event shall be submitted for review and compliance with the municipal sign ordinance. Signs on the stage itself are not subject to review.

Exhibit A - Letters from Park City Resort owners

David Holland's
RESORT LODGING & CONFERENCE SERVICES

MEMORANDUM

TO: Vern Greco

FROM: David Holland Zatz

CC: Trent Davis

DATE: June 9, 2000

RE: Music between the Legacy Lodge and Payday Lift

On behalf of the Village Loft, the Lodge at the Mountain Village, the Gables Hotel and Shadow Ridge Resort Hotel and Conference Center, we do not have any problem with Park City Mountain Resort providing music at the times and locations in the attached letter.

P.O. Box 905 • Park City, Utah 84060
1-800-SKI-2002 • 435-649-1801 • Fax 435-647-0865

PARK CITY RESORT MERCHANTS ASSOCIATION

P.O. BOX 682064
PARK CITY, UTAH 84068

June 8, 2000

Vern Greco
Park City Mt. Resort
P.O. Box 39
Park City, UT. 84060

Dear Vern:

The Park City Resort Merchant Association feels that an outdoor stage and music for the summer of 2000 would be a beneficial addition to the summer activities the Resort is offering to it's visitors. We feel it will create a fun and festive summer atmosphere and enhance our appeal to the local community and surrounding areas. The Association supports the Master Festival license.

Sincerely,

Patti Saccio

Patti Saccio
President of the
Park City Resort Merchants Assoc.

Post-it® Fax Note 7671	Date 6/9/00	# of pages ▸ 3
To Melissa Caffrey	From Gloria Awbrey	
Co./Dept. PCMC 4	Co. PCMR	
Phone # 615.5151	Phone # 658.5525	
Fax # 615.4911	Fax # 658.5515	

MARSAC MILL MANOR & SILVER MILL HOUSE CONDOMINIUM HOMEOWNERS ASSOCIATION

FACSIMILE TRANSMITTAL SHEET

TO: Park City Municipal Corporation	FROM: Rob Slettom
FAX NUMBER: 658-5515	DATE: June 9, 2000
COMPANY:	TOTAL NO. OF PAGES INCLUDING COVER: 1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Park City Mountain Resort Master Festival License	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

The Marsac Mill Manor and Silver Mill House Condominium Association does not have any objections in regards to the Master Festival License as proposed by the Park City Mountain Resort.

Sincerely,

Rob Slettom

Registered Agent and Manager

MMM & SMH Condominium Homeowners Assoc.

PO BOX 779 • PARK CITY UTAH
PHONE: 435-649-5100 • FAX: 435-649-5107

PARK CITY 1884

CITY COUNCIL STAFF REPORT

DATE: June 15, 2000
DEPARTMENT: Planning Department
AUTHOR: Kirsten A. Whetstone, AICP KAW
TITLE: 503 and 503½ Woodside Avenue- Treasure Hill Subdivision Phase II
TYPE OF ITEM: Preliminary and Final Subdivision plat

SUMMARY RECOMMENDATIONS: Staff requests the City Council hold a public hearing, consider public input, and approve the two lot subdivision plat for 503 and 503 ½ Woodside Avenue with findings of fact, conclusions of law, and conditions of approval as stated in this staff report.

DESCRIPTION:

A. Topic

PROJECT STATISTICS

Applicant:	Floyd Hatch, John R Anderson, and Sweeney Land Company
Location:	503 ½ Woodside Avenue
Zoning:	HR-1- MPD (Sweeney Properties Master Plan)
Adjacent Land Uses:	Single family houses, duplexes, vacant
Date of Application:	February 1, 2000

B. Background

On February 1, 2000 the applicant submitted this request for a subdivision plat to create two legally platted lots from a metes and bounds parcel located at 503 and 503 ½ Woodside (see Exhibit A). The parcel is a portion of the Sweeney Properties Master Planned Development (SPMPD) known as the Fifth Street Single Family Lots parcel. The SPMPD identifies this parcel for two single family units, "if those units can be safely accessed". See Exhibit B, from the SPMPD summary, for specific conditions of approval for this parcel. The following is a summary of these conditions, as approved by the City Council in October of 1987:

1. Each lot was to be 0.5 acres in size and approved for one single family unit each.
2. The lots are zoned HR-1/E-MPD and the Historic District Design Guidelines apply.

3. Access to the lots shall be by a common underground driveway within the 5th Street right-of-way.
4. Utilities shall be extended from Norfolk (water) and Woodside Avenues.
5. Setbacks are 10' from all property lines, at a minimum.
6. Maximum allowable height is 25' (plus height exceptions as stated in the LMC) with some exceptions permitted for access, stairwells, elevators, etc. and non-habitable areas).
7. Two covered parking spaces are required for each dwelling.
8. Conditional Use review, as a small-scale MPD, is required prior to building permit issuance The review will take into consideration access, utilities, drainage, site disturbance, and visual impacts.
9. Building footprints are limited to 3,500 sf, including the garage, but excluding open walks, decks, stairs, and driveways.
10. Careful consideration and mitigation of drainage issues is required.
11. Residential fire sprinkler systems and/or other mitigation measures are likely to be required.
12. Specific design review of the underground driveway, including provisions for covering the driveway and parking with sod to maintain as much as possible the current "green-open look" of 5th Street, is required.
13. Construction of a 4 foot wide stairway from the ski run to Woodside Avenue shall be part of the CUP.
14. Replacement of utilities on the adjacent lot to the north (Lot 1, Block 28) is required where necessary, as part of the driveway construction. (Any adverse impacts on the adjacent lot to the south would need to be carefully considered in the design and construction of the driveway.)
15. The plat needs to document existing easements, such as the recorded Town Lift easements, waterline easements for Norfolk, utility easements as needed from Woodside or Fifth Street, summertime construction and access easements from Norfolk, cross access easements for the driveway, pedestrian and skier access easements, etc.

On May 13, 1999 the applicants submitted an application for a Determination of Significance for the existing structure at 503 Woodside. There is currently inadequate fire and emergency access to the existing structure, by current Building Department standards (there is no frontage on an existing paved street and access is by a rickety set of stairs off of Woodside Avenue). Staff made a determination that the original, south portion of the structure was historic. The north portion was added on in recent years and was deemed to be non-historic. The applicants intend to apply for a historic district design review to remove the non-historic portions and re-locate the historic portion of the house to one of the vacant lots that they own adjacent to 505 Woodside. It may be feasible to restore and add on to the historic portion of 503 Woodside in generally the same location as it exists today (the structure would need to be moved temporarily during to construction of the driveway and utilities). Design of the houses and possible re-location of 503 Woodside requires compliance with the Historic District Design Guidelines.

On May 24, 2000 the Planning Commission held a public hearing and forwarded to the Council a positive recommendation to approve the 2 lot Treasure Hill Phase II Subdivision plat.

C. Project Description

Location

The parcel is located on the west side of Woodside Avenue west of (behind) 501, 505, 521, and 537 Woodside (see Exhibit A). The property (Exhibit B) consists of one 1.719 acre parcel.

Subdivision Plat

The applicant is requesting approval of a minor subdivision plat to create two lots from one un-platted metes and bounds parcel. No new city streets are proposed. A public hearing before the Planning Commission, with final approval by the City Council, is required before the plat may be recorded and final building permits issued. This subdivision plat was reviewed for conformance with Chapter 15 of the Land Management Code.

Small-scale MPD

Planning Commission review and approval of a small scale MPD, reviewed against the conditional use criteria (Section 15-1-10) of the LMC is required before any building permits can be issued for houses or driveways/garages on these lots.

Utility Plan

A utility plan was submitted for the City Engineer to review and approve. Utilities are existing in Woodside and in the Open Space lands of the Sweeney MPD. The applicant's engineering representative met with staff, including the City Engineer, to discuss the proposed plat and utility plan. Issues raised included provisions for adequate access, utility installation obstacles, utility and ski/pedestrian trails easements; and plat notes that will need to be added to satisfy conditions of the MPD as well as details regarding construction mitigation. All outstanding utility issues must be resolved to the satisfaction of the City Engineer and Fire Marshall prior to recording of the final plat. A financial guarantee for all public improvements shall be posted with the City prior to recordation of the plat. All construction shall conform to UBC and Fire Code applicable at the time of building permit application, including provisions for residential fire sprinkler systems. Because of the relocation of the large Norfolk Avenue water line, as well as all the improvements in the Fifth Street right-of-way, the financial guarantee will be higher than normal for a two lot subdivision.

Landscape Plan

A landscape and grading plan shall be submitted with the small-scale MPD (Conditional Use Permit) application for review and approval by the Planning Commission and Staff. As a condition of building permit issuance planning staff will inspect the limits of disturbance orange fencing to ensure that significant vegetation is identified and protected from construction disturbance.

Access

Access to the parcel is from Woodside Avenue via construction of a private driveway within the Fifth Street right-of-way. An encroachment permit, approved by the City Engineer and City Council, is required prior to any construction in the city ROW and prior to issuance of any building permits on the newly created lots. The actual construction will be disruptive to the existing landscaping within the Fifth Street right-of-way. The area will be re-landscaped at the applicants expense.

Historic District Design Guidelines
Prior to issuance of any building permits for these lots, including construction of the underground driveway, house and driveway plans shall be reviewed for compliance with the Historic District Design Guidelines. All exterior lighting shall conform to the Park City lighting ordinance and regulations. Staff recommends a note be added to the plat stating that as a condition of building permit issuance, the Historic District Commission shall review and approve the architectural design for the underground driveway/garage. Design of the entrance onto Woodside, whether it is a garage facade or a "tunnel opening", is important in the review of this project from a neighborhood compatibility standpoint.

Design of the houses and possible re-location of 503 Woodside requires compliance with the Historic District design guidelines. Staff recommends that the historic portion of 503 Woodside be re-located to another lot in the Historic District with frontage on a Street and be rehabilitated or restored.

Sweeney Properties Master Plan
Staff is recommending additional notes be added to the plat to be consistent with the Sweeney Properties Master Plan and the Treasure Hill Subdivision (Phase I). These notes relate to the footprint, building area limits, construction disturbance limits, height, massing, utilities, etc. Staff has listed these notes in the "Conditions of Approval" section of this staff report. With these plat notes, staff finds the subdivision plat to be consistent with the SPMPD.

D. <u>Analysis</u>
The plat, as conditioned, is consistent with all requisite requirements of the Land Management Code, specifically Chapter 15 (LMC - February 25, 1998) for development of a subdivision, and is consistent with the Sweeney Properties Master Planned Development.

A final utility plan shall be reviewed and approved by the City Engineer prior to plat recordation. A financial guarantee for completion of all required public improvements shall be submitted to the City prior to plat recordation. All required encroachment permits for work within the City right-of-way shall be obtained prior to issuance of any building permits, and shall be so noted on the plat.

A landscape plan shall be reviewed and approved by the Community Development Department prior to issuance of any building permits. A preliminary landscape and grading plan shall be submitted for review and approval by the Planning Commission and staff at the time of the small scale MPD. A note shall be added to the plat regarding Historic District Commission review and approval of the driveway design prior to issuance of any building permits. The houses and driveways shall be reviewed for compliance with the Historic District Design Guidelines.

E. Public Input

Notice of this amendment and the public hearing were properly published and posted. Letters were sent to property owners within 300' of the property on April 11, 2000. As of the date of this report, staff has spoken with an adjacent property owner regarding this subdivision plat. David Belz, a neighbor to the south had concerns about the design of the driveway and wanted to make sure that the plat addressed design review of the driveway so that it would be consistent with the requirements of the SPMPD. These concerns have been addressed by the conditions of approval. The Planning Commission conducted a public hearing on May 24, 2000, there was no public comment.

F. Department Review

City staff reviewed this proposal at the March 7, 2000 staff review meeting. Any issues raised have been mitigated through conditions of approval and plat notes. The City Attorney and City Engineer will review the plat for compliance with the Land Management Code, Utah State Subdivision law, and all conditions of approval prior to recordation of the plat.

ALTERNATIVES:

A. Approve the subdivision plat as conditioned to create two legal lots from one metes and bounds parcel at 503 and 503 ½ Woodside Avenue for the purpose of allowing the applicants to receive title to these lots (from the Sweeney Land Company) and prepare the necessary plans and architectural elevations as required for a Conditional Use Permit and an HDC design review application. Building permits for the two single family homes and underground driveway can only be issued if the Planning Commission approves a small-scale MPD (Conditional Use Permit review) and the Historic District Commission approves the architectural design for the driveway/entrance.

B. Deny the subdivision plat as proposed, and provide direction to staff and the applicant on acceptable alternatives.

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

SIGNIFICANT IMPACTS:

The proposed subdivision plat results in two platted lots located west of Block 28 of the Park City Survey at 503 and 503 ½ Woodside. The plat will allow ownership of the property to be conveyed to the two applicant's from the Sweeney Land Company, as specified in the Sweeney MPD documents. Construction of two single family homes and a common underground driveway will require Conditional Use Permit approval from the Planning Commission as well as design approval from the Historic District Commission.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

If the subdivision plat is not approved as proposed, title to the lots may not be transferred to the applicants and the applicants will not be able to obtain building permits for any use, as a platted lot is required for permits and a subdivision plat is required, according to the SPMPD, prior to selling the parcels.

RECOMMENDATION:

The Planning Commission and Staff recommend the City Council approve the Treasure Hill Phase II Subdivision plat based on the following:

Findings of Fact

1. The property is located in the HR-1-MPD zoning district and is subject to requirements and conditions of the Sweeney Properties Master Plan (SPMPD) (1986, amended in 1987 and 1995).

2. There is an existing structure located at 503 Woodside of which the original southern portion has been determined by the Planning Department and HDC to be historically significant.

3. There are several existing clumps of trees and shrubs on the property. Design of future buildings will need to incorporate a landscape plan preserving existing vegetation to the greatest extent possible and measures to mitigate for any loss of significant vegetation.

4. The proposed subdivision plat creates two platted lots for the purpose of allowing title to be transferred to the applicants and for building permits to be issued on this property for two single family houses.

5. The property is approximately 1.719 acres in area. Open space area of approximately 0.719 acres has been added to the lot areas to incorporate the ski easements as perpetually dedicated open space areas. The actual lots sizes for Lots 1 and 2 are 0.794 and 0.925 acres respectively. Building pads and limits of construction disturbance are indicated on the plat.

6. The project is located off of Woodside Avenue with high intensity residential uses and with minimal construction staging area.

7. A financial guarantee for all public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.

8. The SPMPD states that access to these lots shall be from a common underground driveway within the Fifth Street right-of-way. The master plan also states that construction of single family houses on the Fifth Street lots is subject to review under the Conditional Use review criteria of the LMC. The SPMPD specifically states that the applicant must demonstrate that all significant impacts which result from the construction of these units and access to the units can be adequately mitigated.

9. The SPMPD requires that prior to the sale of individual lots, the site must be considered under and meet the requirements of the Park City Subdivision Ordinance (Chapter 15 of the LMC- February 25, 1998 edition or as amended).

10. Construction of the proposed driveway will occur adjacent to Historic structures. Design and construction of the driveway may have potential impacts on existing Historic structures.

11. The applicant stipulates to the conditions of approval.

Conclusions of Law

1. The subdivision plat is consistent with the Park City Land Management Code (Forty-Sixth Edition) Chapters 7 and 15.

2. The subdivision plat is consistent with State subdivision requirements.

3. As conditioned, neither the public nor any person will be materially injured by the proposed subdivision.

4. As conditioned the plat is consistent with requirements of the Sweeney Properties Master Planned Development.

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 plat recordation.

2. All Standard Project Conditions shall apply.

3. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. Measures to protect existing trees shall be included the Construction Mitigation Plan (CMP). Measures to protect adjacent houses, foundations, utilities, landscaping, and access shall be included in the CMP.

4. A financial guarantee, for the value of all public improvements to be completed, shall be provided to the City prior to final plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

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

6. In order to ensure compliance with the SPMPD the following notes shall be included on the plat:

   a. FOOTPRINT. The maximum footprint, calculated from the outside face of walls and subject to the massing requirements of Note f, shall be three thousand five hundred (3,500) square feet including garages. The following shall not count towards the foot print calculation:

- Decks which are open on at least two sides (but may have railings as required), covered or uncovered, and have no above grade living space below or above them;
- Exterior walkways;
- Exterior stairs;
- Driveways.

b. BUILDING AREA LIMITS. Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on the Plat or as consistent with the approved construction drawings of the driveway, ski bridges and utility plans) shall be limited to the Building Area Limits noted on the plat. Notwithstanding the foregoing notes, flat areas located on the Ski Trail Easements directly adjacent to and east of the Building Area Limits of Lots 1 and 2 may be landscaped with irrigated grasses.

c. CONSTRUCTION DISTURBANCE. Unless otherwise provided in agreements with Park City Municipal Corporation which are of record, temporary construction disturbance shall be limited to twenty (20') feet beyond the Building Area Limits or to adjoining lot property lines, which ever is closer. Such disturbed area shall be re-vegetated with native landscaping, and a guarantee for the cost of re-vegetation shall be posted with the City at the time of building permit issuance. The adjacent ski trails may be used for construction staging.

d. HEIGHT. The building height shall be measured from existing grade. The maximum height shall be twenty five (25') feet for roofs and roof elements that generally are parallel to natural grade and thirty (30') feet for roof ridges that are generally oriented (in the horizontal plane) perpendicular to existing contour lines, for example, dormers. The Planning Commission may, during the small-scale MPD approval process, grant height exceptions up to a maximum height of thirty three (33') feet for pitched roofs for the expressed purpose of accommodating access, ie stairwells and/or elevators between floor levels.

e. FACADE HEIGHT, EASTERLY FACING. The maximum facade height for the Easterly facing facades, without a step back of at least five (5') feet shall be twenty-five (25') feet from existing or re-established grade, whichever is greater.

f. MASSING. House designs may be comprised of one or more connected or unconnected building masses. No one building mass within the 3,500 square foot footprint shall have a footprint that exceeds 1,500 square feet. Massing elements shall be separated by horizontal and/or vertical facade breaks. This requirement shall be interpreted to mean that there will be significant variation of roof heights for the different building masses.

g. ACCESS. The lots shall be accessed by a common underground driveway within the 5th Street right-of-way. Minimum vertical clearance in the tunnel shall be 10 feet, or as determined by the Chief Building Official. The Historic District Commission shall review the design of the entrance onto Woodside and the driveway. The design shall include provisions for covering the driveway/parking structure with vegetation/sod to maintain as much as possible the current "green-open look" of 5th Street. HDC approval of this design is required prior to issuance of a building permit for the driveway.

h. UTILITIES. Utilities shall be extended from Norfolk Waterline and from Woodside Avenue. Where necessary, utilities for 501 Woodside (Lot 1, Block 28, Park City Survey) shall be replaced as part of construction of the underground driveway at the expense of the developer of the 2 Lots. Maintenance and replacement of sewer laterals shall be the responsibility of their respective owners and not that of the Snyderville Basin Sewer Improvement District. The approved plan shall include proposed methodology to minimize inconvenience to neighbors during construction.

i. FIRE SPRINKLERS. Residential fire sprinkling and/or other safety features shall be required at the determination of the Chief Building Official at the time of building permit issuance. Wood roofing material shall be prohibited.

j. STAIRWAY. A four foot wide stairway serving the ski run as well as the adjacent properties on Woodside shall be constructed as part of the driveway access construction for the lots in this subdivision.

k. EASEMENTS. These lots are subject to the Town Lift Easements as recorded in Book 01228, pages 213, Summit County Recorder's Office, Summit County, Utah and as shown on Sheet 14 of the SPMPD. These lots are subject to the Norfolk Waterline Easement as recorded in Book 458, pages 5-7, Summit County Recorder's Office, Summit County, Utah and the developer shall pay for any necessary rerouting of such and shall provide a new easement if necessary. These lots are subject to ski/pedestrian easements as described in the SPMPD, Section 4.4 of the Master Plan Summary and as shown on Sheets 1, 2, and 4-9 of the SPMPD.

l. PRECEDENCE. The above special restrictions are covenants of and consistent with the Sweeney Properties Master Plan approved by the Park City Council on October 16, 1986 and as subsequently amended on October 14, 1987; December 30, 1992; and November 7, 1996. Final house design shall be reviewed under the Small Scale Master Plan process as a Conditional Use Permit, in accordance with the SPMPD. These lots shall not be further subdivided.

7. A summertime easement for construction and service access across the SPMPD ski trails shall be required. Easements for the driveway across the Master Planned open space tract

and across Lot 2 for access to Lot 1 are required. All areas disturbed by this construction shall be re-vegetated with native grasses and vegetation.

8. City Engineer review and approval of all appropriate grading, utility installation, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.

9. Prior to issuance of any building permits for the driveway and entrance onto Woodside Avenue, the Historic District Commission shall review and approve the plans for compliance with the Historic District Design Guidelines. The Planning Commission shall review house design for compliance with the Historic District Design Guidelines at the time of review of the small scale MPD.

10. A preliminary landscape plan showing grading and developed landscaping around the houses, as well as grading and re-vegetation proposed for all disturbed areas, including the driveway area and the Fifth Street right-of-way, shall be submitted as part of the small scale MPD for the houses and driveway design. A final landscape plan, consistent with the preliminary plan, shall be submitted for review and approval by the Planning Department, at the time of building permit issuance.

11. The existing historic structure shall be relocated to another lot in the Historic District that has frontage on a Street.

12. A design for the driveway shall be approved by the Historic District Commission and Community Development Department prior to plat recordation.

EXHIBITS:
Exhibit A- Proposed plat
Exhibit B- Location map
Exhibit C- Sweeney Master Plan Summary sheet for 5th Street lots

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Ordinance No. 2000-

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR 503 and 503 ½ WOODSIDE AVENUE, KNOWN AS TREASURE HILL SUBDIVISION PHASE II, PARK CITY , UTAH

WHEREAS, the owners of the property at 503 AND 503 ½ Woodside Avenue, known as Treasure Hill Subdivision Phase II, petitioned the City Council for approval of a final subdivision plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on May 24, 2000 to receive input on the proposed subdivision; and

WHEREAS, on June 15, 2000 the City Council reviewed the proposed subdivision plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the final subdivision plat for 503 and 503 ½ Woodside Avenue.

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

SECTION 1. FINDINGS. The following findings are hereby adopted:

1. The property is located in the HR-1-MPD zoning district and is subject to requirements and conditions of the Sweeney Properties Master Plan (SPMPD) (1986, amended in 1987 and 1995).

2. There is an existing structure located at 503 Woodside of which the original southern portion has been determined by the Planning Department and HDC to be historically significant.

3. There are several existing clumps of trees and shrubs on the property. Design of future buildings will need to incorporate a landscape plan preserving existing vegetation to the greatest extent possible and measures to mitigate for any loss of significant vegetation.

4. The proposed subdivision plat creates two platted lots for the purpose of allowing title to be transferred to the applicants and for building permits to be issued on this property for two single family houses.

5. The property is approximately 1.719 acres in area. Open space area of approximately 0.719 acres has been added to the lot areas to incorporate the ski easements as perpetually dedicated open space areas. The actual lots sizes for Lots 1 and 2 are 0.794 and 0.925 acres respectively. Building pads and limits of construction disturbance are indicated on the plat.

6. The project is located off of Woodside Avenue with high intensity residential uses and with minimal construction staging area.

7. A financial guarantee for all public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.

8. The SPMPD states that access to these lots shall be from a common underground driveway within the Fifth Street right-of-way. The master plan also states that construction of single family houses on the Fifth Street lots is subject to review under the Conditional Use review criteria of the LMC. The SPMPD specifically states that the applicant must demonstrate that all significant impacts which result from the construction of these units and access to the units can be adequately mitigated.

9. The SPMPD requires that prior to the sale of individual lots, the site must be considered under and meet the requirements of the Park City Subdivision Ordinance (Chapter 15 of the LMC- February 25, 1998 edition or as amended).

10. Construction of the proposed driveway will occur adjacent to Historic structures. Design and construction of the driveway may have potential impacts on existing Historic structures.

11. The applicant stipulates to the conditions of approval.

12. On May 24, 2000 the Planning Commission conducted a public hearing and forwarded a positive recommendation to the City Council.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned subdivision plat, that neither the public nor any person will be materially injured by the proposed amendment. The final plat is consistent the Park City Land Management Code, the Sweeney Property Master Plan, and State subdivision requirements.

SECTION 3. PLAT APPROVAL. The final subdivision plat for 503 and 503 ½ Woodside Avenue, known as Treasure Hill Subdivision, is approved as shown on Exhibit A, with the following conditions:

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 plat recordation.

2. All Standard Project Conditions shall apply.

3. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. Measures to protect existing trees shall be included the Construction Mitigation Plan (CMP). Measures to protect adjacent houses, foundations, utilities, landscaping, and access shall be included in the CMP.

4. A financial guarantee, for the value of all public improvements to be completed, shall be provided to the City prior to final plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

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

6. In order to ensure compliance with the SPMPD the following notes shall be included on the plat:

   a. FOOTPRINT. The maximum footprint, calculated from the outside face of walls and subject to the massing requirements of Note f, shall be three thousand five hundred (3,500) square feet including garages. The following shall not count towards the foot print calculation:
      - Decks which are open on at least two sides (but may have railings as required), covered or uncovered, and have no above grade living space below or above them;
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      - Exterior stairs;
      - Driveways.

   b. BUILDING AREA LIMITS. Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on the Plat or as consistent with the approved construction drawings of the driveway, ski bridges and utility plans) shall be limited to the Building Area Limits noted on the plat. Notwithstanding the foregoing notes, flat areas located on the Ski Trail Easements directly adjacent to and east of the Building Area Limits of Lots 1 and 2 may be landscaped with irrigated grasses.

   c. CONSTRUCTION DISTURBANCE. Unless otherwise provided in agreements with Park City Municipal Corporation which are of record, temporary construction disturbance shall be limited to twenty (20') feet beyond the Building Area Limits or to adjoining lot property lines, which ever is closer. Such disturbed area shall be re-vegetated with native landscaping, and a guarantee for the cost of re-vegetation shall be posted with the City at the time of building permit issuance. The adjacent ski trails may be used for construction staging.

d. HEIGHT. The building height shall be measured from existing grade. The maximum height shall be twenty five (25') feet for roofs and roof elements that generally are parallel to natural grade and thirty (30') feet for roof ridges that are generally oriented (in the horizontal plane) perpendicular to existing contour lines, for example, dormers. The Planning Commission may, during the small-scale MPD approval process, grant height exceptions up to a maximum height of thirty three (33') feet for pitched roofs for the expressed purpose of accommodating access, ie stairwells and/or elevators between floor levels.

e. FACADE HEIGHT, EASTERLY FACING. The maximum facade height for the Easterly facing facades, without a step back of at least five (5') feet shall be twenty-five (25') feet from existing or re-established grade, whichever is greater.

f. MASSING. House designs may be comprised of one or more connected or unconnected building masses. No one building mass within the 3,500 square foot footprint shall have a footprint that exceeds 1,500 square feet. Massing elements shall be separated by horizontal and/or vertical facade breaks. This requirement shall be interpreted to mean that there will be significant variation of roof heights for the different building masses.

g. ACCESS. The lots shall be accessed by a common underground driveway within the 5th Street right-of-way. Minimum vertical clearance in the tunnel shall be 10 feet, or as determined by the Chief Building Official. The Historic District Commission shall review the design of the entrance onto Woodside and the driveway. The design shall include provisions for covering the driveway/parking structure with vegetation/sod to maintain as much as possible the current "green-open look" of 5th Street. HDC approval of this design is required prior to issuance of a building permit for the driveway.

h. UTILITIES. Utilities shall be extended from Norfolk Waterline and from Woodside Avenue. Where necessary, utilities for 501 Woodside (Lot 1, Block 28, Park City Survey) shall be replaced as part of construction of the underground driveway at the expense of the developer of the 2 Lots. Maintenance and replacement of sewer laterals shall be the responsibility of their respective owners and not that of the Snyderville Basin Sewer Improvement District. The approved plan shall include proposed methodology to minimize inconvenience to neighbors during construction.

i. FIRE SPRINKLERS. Residential fire sprinkling and/or other safety features shall be required at the determination of the Chief Building Official at the time of building permit issuance. Wood roofing material shall be prohibited.

j. STAIRWAY. A four foot wide stairway serving the ski run as well as the adjacent properties on Woodside shall be constructed as part of the driveway access construction for the lots in this subdivision.

k. EASEMENTS. These lots are subject to the Town Lift Easements as recorded in Book 01228, pages 213, Summit County Recorder's Office, Summit County, Utah and as shown on Sheet 14 of the SPMPD. These lots are subject to the Norfolk Waterline Easement as recorded in Book 458, pages 5-7, Summit County Recorder's Office, Summit County, Utah and the developer shall pay for any necessary rerouting of such and shall provide a new easement if necessary. These lots are subject to ski/pedestrian easements as described in the SPMPD, Section 4.4 of the Master Plan Summary and as shown on Sheets 1, 2, and 4-9 of the SPMPD.

l. PRECEDENCE. The above special restrictions are covenants of and consistent with the Sweeney Properties Master Plan approved by the Park City Council on October 16, 1986 and as subsequently amended on October 14, 1987; December 30, 1992; and November 7, 1996. Final house design shall be reviewed under the Small Scale Master Plan process as a Conditional Use Permit, in accordance with the SPMPD. These lots shall not be further subdivided.

7. A summertime easement for construction and service access across the SPMPD ski trails shall be required. Easements for the driveway across the Master Planned open space tract and across Lot 2 for access to Lot 1 are required. All areas disturbed by this construction shall be re-vegetated with native grasses and vegetation.

8. City Engineer review and approval of all appropriate grading, utility installation, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.

9. Prior to issuance of any building permits for the driveway and entrance onto Woodside Avenue, the Historic District Commission shall review and approve the plans for compliance with the Historic District Design Guidelines. The Planning Commission shall review house design for compliance with the Historic District Design Guidelines at the time of review of the small scale MPD.

10. A preliminary landscape plan showing grading and developed landscaping around the houses, as well as grading and re-vegetation proposed for all disturbed areas, including the driveway area and the Fifth Street right-of-way, shall be submitted as part of the small scale MPD for the houses and driveway design. A final landscape plan, consistent with the preliminary plan, shall be submitted for review and approval by the Planning Department, at the time of building permit issuance.

11. The existing historic structure shall be relocated to another lot in the Historic District that has frontage on a Street.

12. A design for the driveway shall be approved by the Historic District Commission and Community Development Department prior to plat recordation.

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

PASSED AND ADOPTED this 15 th day of June, 2000.

PARK CITY MUNICIPAL CORPORATION

____
Mayor Bradley A. Olch

Attest:

____
Janet M. Scott, City Recorder

Approved as to form:

____
Mark D. Harrington, City Attorney

503 Woodside Ave.

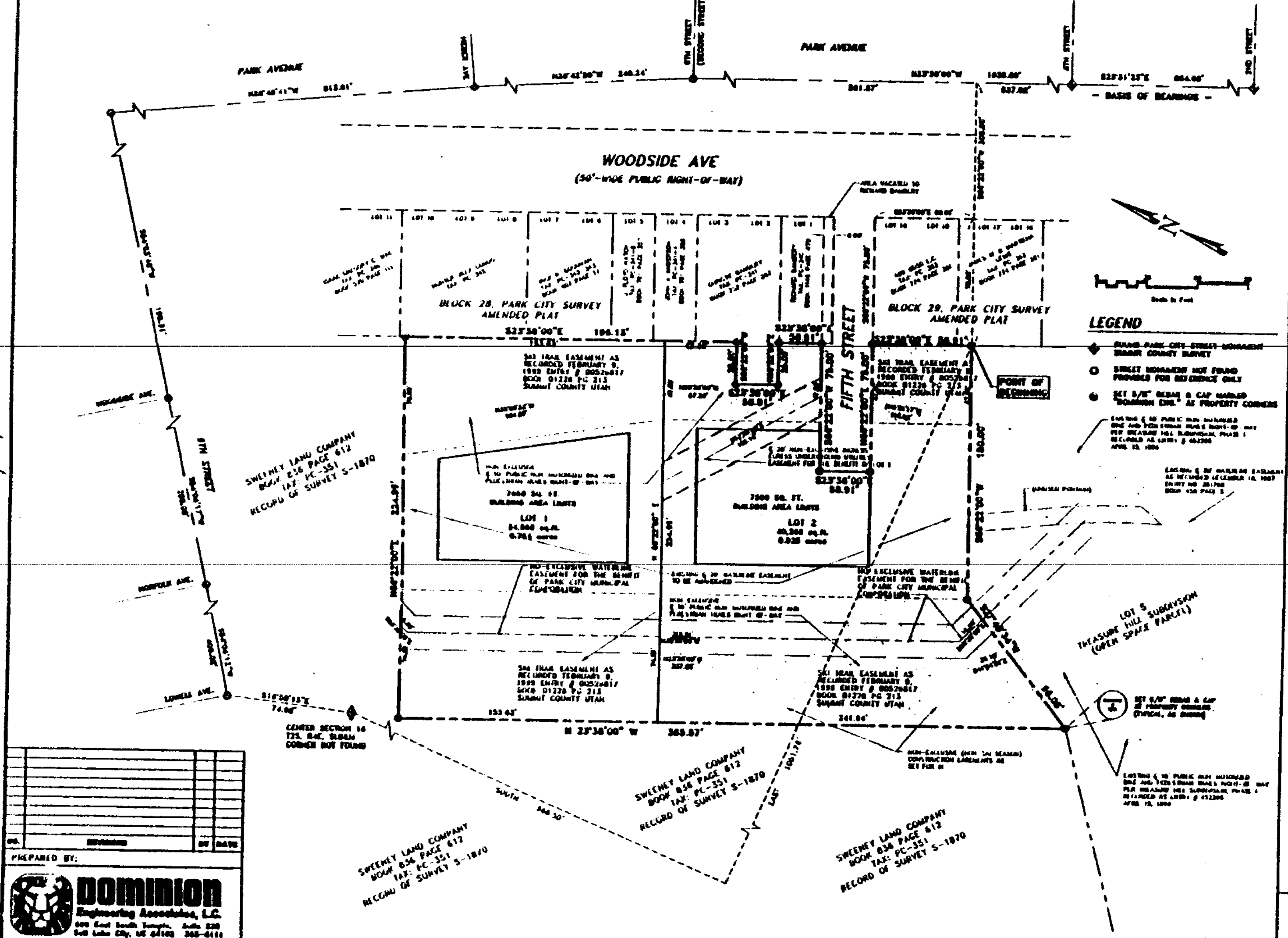
PARK CITY
1884

Exhibit A
Vicinity Map

N

QUITTING TIME SUBDIVISION
PHASE II TREASURE HILL SUBDIVISION

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



SURVEYOR'S CERTIFICATE

I, James V. Wehde, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 334451, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land in lots and streets, hereafter to be known as

QUITTING TIME SUBDIVISION PHASE II TREASURE HILL SUBDIVISION

and that same has been correctly surveyed and staked on the ground as shown on this plat.

Date

James V. Wehde, PLS
License No. 334451

LEGAL DESCRIPTION

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 a point which is 75.00 feet South 66°22'00" West and 86.01 feet South 23°38' East from the Northeast corner of Block 29, Park City Survey, Amended Plat, said point of beginning also being 306.00 feet South 66°22'00" West and 637.42 feet North 23°38'00" West from a Park City Monument at the intersection of Park Avenue and 4th Street, said point also being the point of beginning of Treasure Hill Subdivision, as recorded in the Summit County Recorder's Office, and running thence South 66°22'00" West 130.00 feet along the Northerly line of said Treasure Hill Subdivision; thence continuing along said line South 27°40'34" West 96.00 feet; thence North 23°38'00" West 365.37 feet; thence North 66°22'00" East 224.90 feet; thence South 23°38'00" East 106.13 feet to the Southwest corner of Lot 3, Block 28, Park City Survey, Amended Plat; thence East 66°22'00" West 25.00 feet; thence South 23°38'00" East 25.00 feet; thence North 66°22'00" East 25.00 feet to the Northwest corner of Lot 1 of said Block 28; thence South 23°38'00" East 25.40 feet to the Southwest corner of said Lot 1; thence South 66°22'00" West 75.00 feet; thence South 23°38'00" East 50.00 feet; thence North 66°22'00" East 75.00 feet to the Northwest corner of Lot 16 of Block 29, Park City Survey, Amended Plat; thence South 23°38'00" East 86.01 feet to the point of beginning. Contains 1.710 acres, more or less.

BASIS OF BEARINGS

The basis of bearing is South 23°31'23" East along the Monument Line of Park Avenue between the Park City Monuments found at the intersections of 4th Street and 2nd Street.

OWNERS OFFER OF DEDICATION

The owners of their representatives, hereby irrevocably offer for dedication to the City of Park City all the streets, trails right-of-way, land for local government uses, easements, parks and required utilities and easements shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication subject to easements, deeds of record and agreements of record.

IN WITNESS WHEREOF, the undersigned sets their hands this ____ day of ____, 2000.

EDWARD J. BEAULIEU

SWEENEY LAND COMPANY, a Utah general partnership
By ____
Patrick J. Sweeney
Managing Partner

ACKNOWLEDGEMENT

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

On the ____ day of ____, 2000, personally appeared before me EDWARD J. BEAULIEU, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing at: ____
My Commission Expires: ____

ACKNOWLEDGEMENT

STATE OF NEW MEXICO) ss.
COUNTY OF SAN JUAN)

On the ____ day of ____, 2000, personally appeared before me CLYDE CARLIN, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing at: ____
My Commission Expires: ____

ACKNOWLEDGEMENT

STATE OF UTAH) ss.
COUNTY OF SUMMIT)

On the ____ day of ____, 2000, personally appeared before me PATRICK J. SWEENEY, who being by me duly sworn, did say that he is the Managing General Partner of Sweeney Land Company, a Utah general partnership, and that the foregoing instrument was signed on behalf of said partnership, and said PATRICK J. SWEENEY acknowledged to me that said partnership executed the same.

NOTARY PUBLIC
Residing at: ____
My Commission Expires: ____

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 1 OF 3

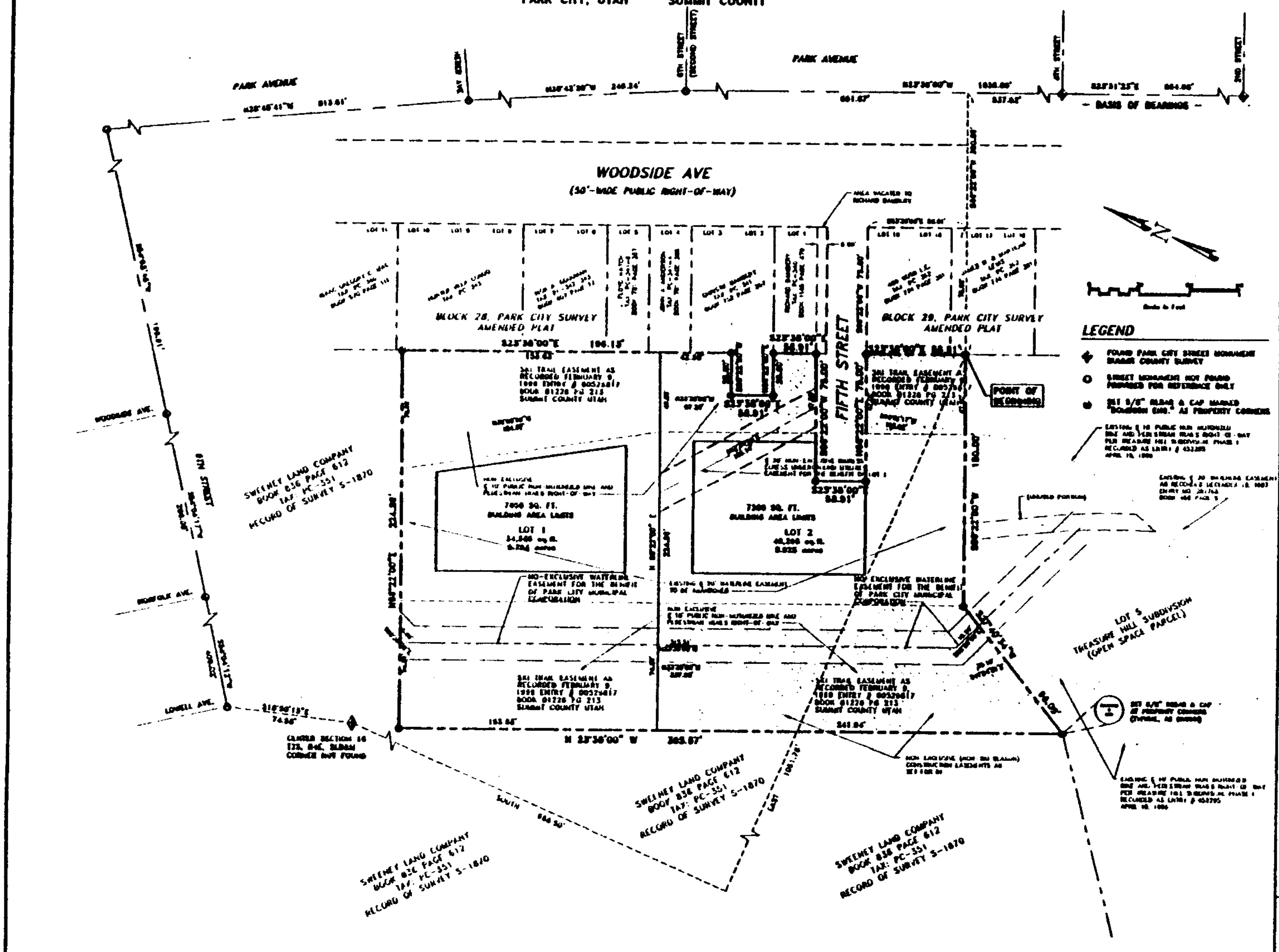
NUMBER ____ ACCOUNT ____ SHEET 1 OF 1 SHEETS	SNYDERVILLE BASIN SEWER IMP. DIST.	PLANNING COMMISSION	ENGINEERS' CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
	BY ____ S.B.S.I.D.	BY ____ CHAIRMAN	BY ____ PARK CITY ENGINEER	BY ____ PARK CITY ATTORNEY	BY ____ PARK CITY RECORDER	BY ____ MAYOR	STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF ____ FEE ____ SUMMIT COUNTY RECORDER

RECEIVED
MAY 16 2000
PARK CITY PLANNING DEPT.

44

QUITTING TIME SUBDIVISION
PHASE II TREASURE HILL SUBDIVISION

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



8th STREET SOUTH LOT

[illegible]

Containing [illegible] Acres, more or less.

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

[illegible]

8th STREET NORTH LOT

[illegible]

Containing [illegible] Acres, more or less.

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

[illegible]

5th Street Trail Easements

[illegible]

PAGE 2 OF 3

PREPARED BY:

DOMINION Engineering Associates, L.C.

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

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF

RECEIVED

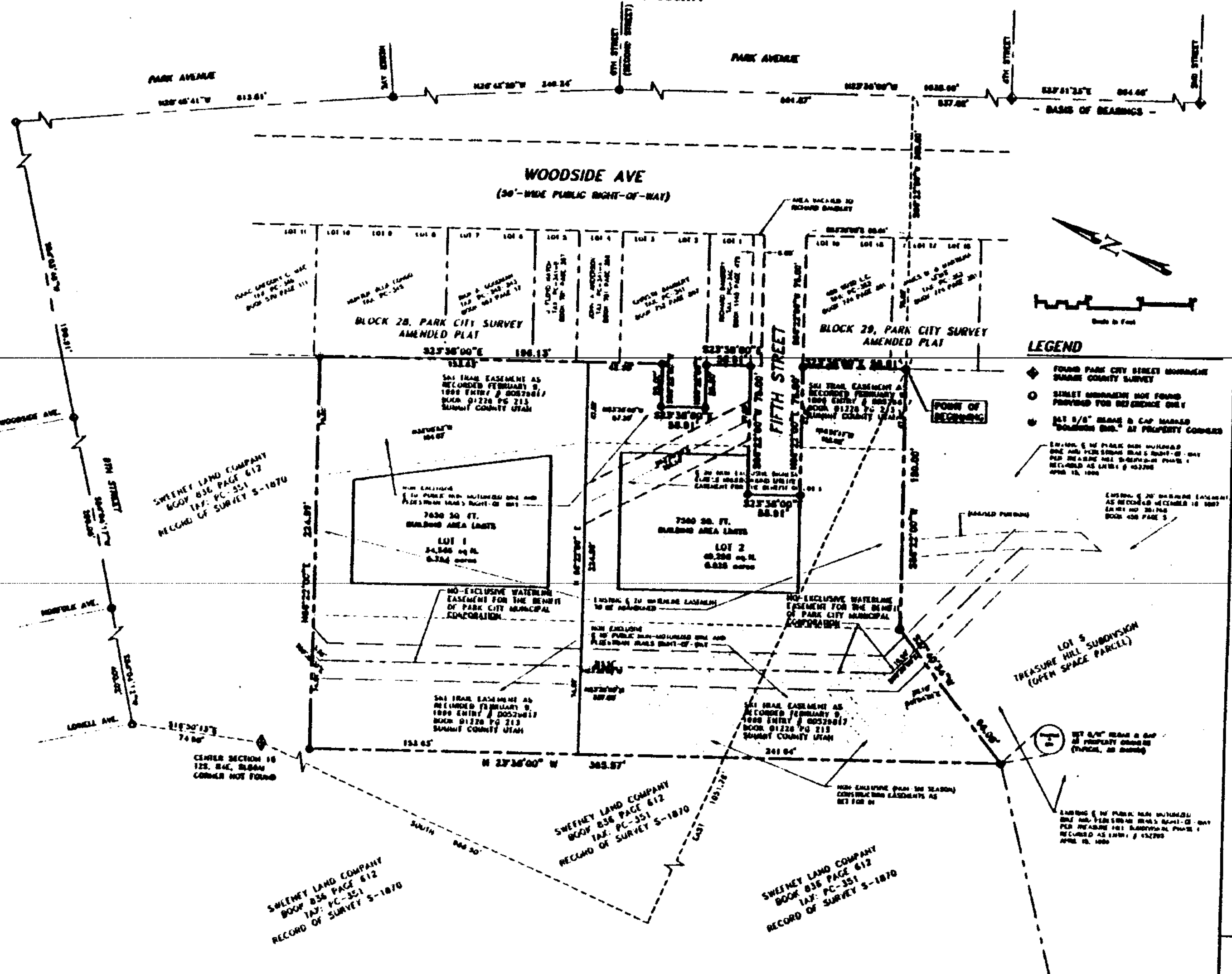
MAY 16 2000

PARK CITY
PLANNING DEPT.

45

QUITTING TIME SUBDIVISION
PHASE II TREASURE HILL SUBDIVISION

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF 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 Engineering Associates, L.C.

1. FOOTPRINT. [illegible]

(a) [illegible]
(b) [illegible]
(c) [illegible]
(d) [illegible]

2. BUILDING AREA LIMITS. [illegible]

3. CONSTRUCTION DISTURBANCE. [illegible]

4. HEIGHT. [illegible]

5. FACADE HEIGHT, EASTERLY FACING. [illegible]

6. MASSING. [illegible]

7. SEWER LATERALS. [illegible]

8. FIRE SPRINKLING. [illegible]

9. PRECEDENCE. [illegible]

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

RECEIVED
MAY 16 2000
PARK CI
PLANNING

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6.4 5TH STREET SINGLE FAMILY LOTS APPROVAL SUMMARY.

The following in concert with *Sheet 14* defines the specific conditions of approval for the 5th Street Single Families portion of the Sweeney Properties Master Plan as submitted by MPE Inc. and approved by Park City Municipal Corporation on October 14, 1987.

6.4.1 SIZE. Each single family lot shall be .5 acres.

6.4.2 LOCATION. The lot site is located off of 5th Street west of Woodside Avenue.

6.4.3 DENSITY. The site is approved for two single family units if those units can be safely accessed.

6.4.4 ZONE. The lots shall be zoned HR1/Estate MPD. The Historic District architectural guidelines shall apply.

6.4.5 ACCESS. The lots shall be accessed by a common underground driveway up 5th Street.

6.4.6 UTILITIES. Utilities shall be extended from the Norfolk Waterline and Woodside Avenue.

6.4.7 SETBACKS. The minimum setback shall be 10 feet from all property lines.

6.4.8 HEIGHT. In general the maximum allowable building height shall be 25 feet measured from existing grade. Height exceptions to 28 feet may be approved for the expressed purpose of accommodating access, i.e. stairwells and/or elevators, between floor levels. The height provisions of Section 8.17 of the Park City Land Management Code passed December 22, 1983 and as subsequently amended shall apply.

6.4.9 PARKING. The parking requirement for each single family unit shall be a minimum of 2 enclosed spaces.

6.4.10 APPROVAL PROCESS. These two single family units shall be subject to consideration under the full conditional use process by the Park City Planning Staff and Park City Planning Commission. The Planning Commission, using the Conditional Use Process as set forth in Section 1.14 of the Park City Land Management Code passed December 22, 1983 and as subsequently amended, shall have the discretion to approve or deny the proposed units. The applicant must demonstrate that all significant impacts which may result from the construction of these units and the access to these units can be adequately mitigated. Prior to the sell of individual lots this site must be considered under and meet all the requirements of the Park City Subdivision Ordinance.

6.4.11 SPECIAL CONSIDERATIONS.

6.4.11.1 GENERAL UNDERSTANDING. These single family units represent a special challenge in terms of achieving access, providing water and sanitary sewer utilities, controlling drainage, and limiting site disturbance and visual impact, and, therefore, if approved will most likely be very expensive to build.

6.4.11.2 BUILDING FOOTPRINT. The building footprint shall be restricted to 3500 square feet including the garage, but excluding open walks, decks and stairs.

6.4.11.3 DRAINAGE. All reasonable engineering means shall be employed to avoid the concentration and acceleration of water thereby maintaining sheet drainage to the greatest extent possible.

6.4.11.4 FIRE/SAFETY REQUIREMENTS. Fire sprinkling and/or other safety features maybe required.

6.4.11.5 UNDERGROUND DRIVEWAY. The underground driveway and parking shall be covered with sod with the intention to maintain the current green open feeling of 5th Street. Minimum vertical clearance shall be 10 feet. A 4 foot wide stairway serving the ski run as well as adjacent properties shall be constructed as part of the driveway-parking structure.

6.4.11.6 PIRRAGLIO UTILITIES. Where necessary, PIRRAGLIO utilities (Lot 1, Block 28, Park City Survey) shall be replaced as part of the construction of the underground driveway.

6.4.11.7 TOWN LIFT EASEMENTS. The lots are subject to the Town Lift Easements as recorded in Book 441, pages 614-627, Summit County Recorder's Office, Summit County, Utah and as shown on *Sheet 14*.

6.4.11.8 WATERLINE EASEMENT. The lots shall be subject to the Norfolk Waterline Easement as recorded in Book 458, pages 5-7, Summit County Recorder's Office, Summit County, Utah and the developer shall pay for any necessary rerouting of such and provide a new easement.

6.4.11.9 CONSTRUCTION AND SERVICE ACCESS EASEMENT. A summertime easement for construction and service access across the Master Plan ski trails shall be required. The lots shall be subject to an easement for the same.

6.4.11.10 DRIVEWAY EASEMENT. An easement for a driveway across the Master Plan open space shall be required.

6.4.11.11 UTILITY EASEMENTS. An easement for utilities across the Master Plan open space shall be required.

6.4.11.12 TRAIL EASEMENT. The lots shall be subject to an easement along the Master Plan ski trails for a path as described in Section 4.4.

6.5 UPPER NORFOLK SINGLE FAMILY LOTS APPROVAL SUMMARY.

The following in concert with *Sheet 15* defines the conditions of approval for the Upper Norfolk Single Families portion of the Sweeney Properties Master Plan as submitted by MPE Inc. and approved by Park City Municipal Corporation October 14, 1987.

6.5.1 SIZE. Each single family lot shall be .5 acres. Additional open space parcels may be included. These shall be left in their natural state, undisturbed, other than paths and necessary access and utility improvements. Open space parcels shall not affect set back requirements for the actual building lots.

6.5.2 LOCATION. The lot site is located to the north of Upper Norfolk Avenue.

6.5.3 DENSITY. The site is approved for two single family units.

6.5.4 ZONE. The lots shall be zoned HR1/Estate MPD. The Historic District architectural guidelines shall apply.

6.5.5 ACCESS. The lots shall be accessed by a driveway originating off of Upper Norfolk Avenue.

6.5.6 UTILITIES. Water, power, gas, telephone, and cable TV utilities shall be extended from Upper Norfolk Avenue. The sanitary sewer shall connect to Woodside Avenue via 4th Street.

6.5.7 SETBACKS. The minimum setback shall be 10 feet from all property lines.

6.5.8 HEIGHT. In general the maximum allowable building height shall be 25 feet measured from existing grade. Height exceptions to 28 feet may be approved for the expressed purpose of accommodating access, i.e. stairwells and/or elevators, between floor levels. The height provisions of Section 8.17 of the Park City Land Management Code passed December 22, 1983 and as

PARK CITY
1884

DATE: June 9, 2000
DEPARTMENT: Administrative Services Department
AUTHOR: Robert W. Stephens
TITLE: Administrative Services Director

SUMMARY RECOMMENDATIONS: City Council should approve the Interlocal Cooperation Agreement with Summit County and the Snyderville Basin Sewer Improvement District for Geographic Information Systems (GIS).

DESCRIPTION:

A. Topic: Currently PCMC, SBSID and Summit County are and have been developing Geographic Information Systems ("GIS"). Because these entities have a geographical overlap, the Interlocal Cooperation Agreement would require each to cooperate on the basis of mutual advantage and to provide the benefit of economies of scale. The agreement primarily addresses three areas of cooperation. First, the parties agree to use the same or a compatible mapping coordinate system. Second, the parties agree to coordinate the acquisition of common data and to share and exchange such data. Third, the parties agree to meet on a regular basis to enhance communication and to develop strategies that enhance data collection and sharing.

B. Background: In 1998, PCMC applied for and received a grant from Environmental Systems Research Institute, Inc. (" ESRI") providing the City with GIS software known as ArcInfo valued at $18,000. In receiving this grant, the City agreed to produce digitized maps depicting the streets and parcels in Park City. Both SBSID and Summit County began implementing GIS strategies at approximately the same time, with SBSID using outside consultants and Summit County hiring a GIS Specialist on staff.

For the past 12 months PCMC and SBSID have been negotiating on strategies to cooperate on the implementation of GIS. In May 2000, PCMC hired a half-time contract employee to a 12 month contract to coordinate the generation of the two maps required by the ESRI grant. SBSID hired the same individual, Gary Tackman, also as a half-time contract employee for a 12 month period. For all practical purposes, PCMC and SBSID share the services of Tackman and negotiated the independent contracts in concert. PCMC and SBSID have also shared in the cost of aerial photography of the Park City area and in the purchase of a geographic positioning system (GPS).

Simultaneous to the efforts between PCMC and SBSID negotiations and meetings have been ongoing with Summit County. A task force was formed in the Fall of 1999 to develop a strategic GIS plan initiative between PCMC , SBSID and Summit County. Dave Actor (SBSID), Beth Sunday (PCMC), Jeff Ward (Summit County) and Gary Tackman (then a consultant with Baker Engineering) met almost weekly to develop a GIS plan that would benefit each of the parties. This phase was completed in late 1999. This plan will, for all practical purposes, be the operations manual utilized when the Interlocal Cooperation Agreement is signed by all the entities. It addresses in detail the areas of mapping coordinates, accuracy levels, software platforms, etc.

C. **Analysis**: While the Interlocal Cooperation Agreement deals primarily with the establishment of agreed upon GIS standards which will make the sharing of information easier between parties, it also leaves room for negotiated opportunities to reduce data-gathering costs. This is a win-win-win scenario. The Park City Fire District has also expressed an interest and may be willing to assist with manpower to obtain GPS readings of attributes that could not be captured from the aerial photography, such things as street lights, manholes, and fire hydrants. Summit County has agreed that when not working on special GIS projects, to concentrate on the Synderville Basin.

The Interlocal Cooperation Agreement is aligned with Council's goals for working with the County on regional issues and with cost effective service delivery by the City.

The Interlocal Cooperation Agreement has already been signed by the SBSID Board of Directors. It is scheduled for the County Commission agenda in the first week of July.

D. **Department Review**: The Interlocal Cooperation Agreement has been reviewed by Technical Services and the Legal Department. The GIS project has been discussed with Community Development, Public Works, and the City Engineer.

E. **Significant Impacts**: The Interlocal Cooperation Agreement mandates coordination and information sharing which require some staff time. The agreement should reduce or eliminate duplication of effort which will more than offset the staff time. There are no direct financial costs.

ALTERNATIVES:

A. Approve the Interlocal Cooperation Agreement.
B. Defer Action. Wait until it has been approved by the Summit County Commission.
C. Have staff modify the agreement and then forward changes to the other entities for comments and approval.

RECOMMENDATION: **Staff recommends approving the Interlocal Cooperation Agreement for GIS. Approval will formalize the cooperation that has been accomplished at the staff level of the three entities.**

Resolution No.

A RESOLUTION APPROVING THE INTERLOCAL COOPERATION AGREEMENT FOR GEOGRAPHIC INFORMATION SYSTEMS BETWEEN PARK CITY MUNICIPAL CORPORATION, SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT AND SUMMIT COUNTY

WHEREAS, the Interlocal Cooperation Act provides that any power that may be exercised by any public agency may be exercised and enjoyed jointly with other public agencies pursuant to an agreement approved by resolution of the governing bodies of each such public agencies; and

WHEREAS, Park City Municipal Corporation ("PCMC"), Synderville Basin Sewer Improvement District ("SBSID"), and Summit County ("County") are and have been developing Geographic Information Systems; and

WHEREAS, the Park City Municipal Corporation will benefit from the coordinated operations contemplated by this Agreement; and

WHEREAS, PCMC, SBSID and the County have jointly created a Strategic GIS Plan Initiative outlining numerous areas of agreement for GIS implementation; and

WHEREAS, this agreement does not obligate any of the signing parties to any financial requirements:

NOW, THEREFORE, BE IT RESOLVED by the City Council of Park City, Utah that the City Council hereby approves the execution of the Interlocal Cooperation Agreement, (attached as "Exhibit A") in a form approved by the City Attorney's Office.

PASSED AND ADOPTED this 15th day of June, 2000.

PARK CITY MUNICIPAL CORPORATION

____

Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

Approved to form:

Mark D. Harrington, Deputy City Attorney

INTERLOCAL COOPERATION AGREEMENT FOR

GEOGRAPHIC INFORMATION SYSTEMS

THIS AGREEMENT is made and entered into this _____ day of _________, 2000, by and between Park City Municipal Corporation ("Park City") a body politic of the State of Utah, the Snyderville Basin Sewer Improvement District ("SBSID"), a political subdivision of the State of Utah organized and existing pursuant to the authority contained in Utah Code Ann. § 17A-2-301 et seq. and Summit County, a body politic of the State of Utah, hereinafter referred to as "the Parties".

WITNESSETH:

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Ann. 1953, as amended, public agencies are authorized to enter into contracts and agreements with one another in order to make the most efficient use of their powers by enabling them to cooperate with each other on the basis of mutual advantage and to provide the benefit of economies of scale for the overall promotion of the general welfare of the state; and

WHEREAS, the Interlocal Co-Operation Act provides that any power that may be exercised by any public agency may be exercised and enjoyed jointly with other public agencies pursuant to an agreement approved by resolution of the governing bodies of each such public agencies; and

WHEREAS, the parties are and have been developing Geographic Information Systems ("GIS").

WHEREAS, the parties have determined by vote of their respective governing bodies to enter into this Interlocal Co-Operative Agreement to enhance the effectiveness of cooperative efforts between the parties with respect to the development of GIS; and

WHEREAS, the parties will benefit from the coordinated operations contemplated by this Agreement; and

NOW THEREFORE, in consideration of the mutual agreements contained herein, and upon further consideration of the recitals herein above set forth, the following is hereby agreed by the parties:

1. <u>Interlocal Co-Operation Agreement</u>. This Agreement is made between the above-described public bodies pursuant to the authority granted in the Interlocal Co-Operation Agreement Act of the State of Utah, Title 11, Chapter 13, Utah Code Ann. 1953, as amended.

2. <u>Duration and Termination</u>. This Agreement shall remain in force and effect until revoked or rescinded by mutual written agreement of the parties. In no event shall this Agreement last longer than 50 years.

3. <u>Purpose</u>. The purpose of this Agreement is to ensure effective cooperation between the parties with respect to the development of each parties' GIS. The areas of cooperation include, but are not limited to: a) using the same or compatible coordinate control network and similar standards of accuracy; b) coordinating the acquisition of common data and sharing/exchanging these common data to reduce the duplication of effort. Those data include roads, parcels, topography, hydrography, current and future planning/development information, and population study projections, as well as other features that include building information, signs, street lights, fire hydrants, fire stations and district boundaries, police stations and district boundaries, election districts, storm water system information, sewer system information, culinary water system information including reservoirs

and facilities, park and recreation facilities and trails, power and telephone lines, fiber optic lines, natural gas and other pipeline information, schools and school districts, and flood zone information (FEEMA and other community derived flood data); and c) prioritizing acquisition of these data. No separate legal or administrative entity shall be created for or by this Agreement.

4. Financing. No budget shall be created to perform the terms of this Agreement. Each party shall be responsible for its own costs and expenses arising from the tasks contemplated by this Agreement.

5. Effective Date. The terms and conditions of this Agreement shall apply as of the date of full execution of this Agreement.

6. Joint Administration. The parties each agree to appoint a representative to coordinate the efforts of the Parties with respect to this Agreement. The representatives will form a joint ad hoc board responsible for administering the cooperative undertaking described in this Agreement (Section 11-13-7).

7. Vote by Governing Entity of Participants. The parties hereby warrant that they are authorized by law to perform the services, activities or undertaking which the parties hereby agree to perform and that each is duly authorized by its governing entity to enter into this agreement.

8. Attorney Approval. The parties, shall seek and obtain prior approval of this agreement by their respective legal counsel as required by Title 11, Chapter 13, Section 9, Utah Code Ann.

9. Amendments. This agreement may not be amended, changed, modified or altered except by written instrument, which shall be: a) duly approved by the governing body of each participant; b) executed by a duly authorized official of each participant; c) submitted to and approved by an authorized attorney, as required by Section 11-13-9 of the Interlocal Co-Operation

Act; and (d) filed in the official records of each participant.

10. Severability. If any term or provision of this agreement or the application thereof shall be deemed invalid or unenforceable to any extent, the remainder of this agreement, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law that would render any of the terms of this agreement unenforceable.

11. Governing Law. All questions with respect to the construction of this agreement, and the rights and liability of the parties hereto shall be governed by the laws of the state of Utah.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed and attested in their respective corporate names by their duly authorized officers all as of the date first above written.

PARK CITY MUNICIPAL CORPORATION,
a body politic of the State of Utah

By: ______________________________
Its: ______________________________

Attest:

____
Clerk

____
Attorney for Park City

Attested by:

____

SUMMIT COUNTY
a body politic of the State of Utah

By: ______________________________
Its: ______________________________

Attest:

____
Clerk

____
Attorney for Summit County

Attested by:

____

Snyderville Basin Sewer Improvement District
CORPORATE
SEAL
Summit County
UTAH

SNYDERVILLE BASIN SEWER
IMPROVEMENT DISTRICT

By: ______________________________
Chair, Board of Trustees

Attested by:
____
Clerk

____
Jeffrey W. Appel,
Attorney for Snyderville Basin
Sewer Improvement District

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PARK CITY 1884

DATE: June 15, 2000
DEPARTMENT: Public Works
AUTHOR: John Lind
TITLE: Divide Well Construction
TYPE OF ITEM: Contractual

SUMMARY RECOMMENDATIONS: Authorize staff to enter into contracts with Hills Construction for construction of Divide Well in the amount of $174,840 and Nickerson Company for pump and motor in the amount of $ 37,779.

DESCRIPTION:

A. **Topic:** Construction of Divide Well located by existing Park Meadows well.

B. **Background:** The test/production well was drilled during the past winter by Lang Exploratory Drilling on the Old Sewer Plant site southwest of the existing Park Meadows well. Weston Engineering provided oversight of the test pumping efforts. The tested pumping showed a production capacity of 1000 gallons per minute (g.p.m.). The State has given their preliminary yield authorization at 671 g.p.m. and allowed it to be equipped to pump 1000.p.m.. Long term monitoring data will need to be supplied to Division of Drinking Water for re-evaluation of the well capacity to increase the yield to 1000 g.p.m..

A task force was created early this year with Public Works, Planning, Building, and Engineering representatives to develop the best and most cost effective way to build the pump station and meet all of the planning issues. The team recommended the approach of utilizing a separate vault and not enlarge the Park Meadows Pump Station. This participation and cooperation accelerated the project significantly. Plans were then developed based on the team's consensus and recommendations.

The Planning Commission approved the Conditional Use Permit request for an 8' x 16' vault system that will be bermed on the three exposed sides. The vault system will house the pumps, piping and valves.

Nickerson Company supplies pumps and motors for all of Park City's wells and pump stations. Nickerson Company has agreed to maintain replacement pumps and motors for our system in stock. This service allows us to repair and replace equipment within 48 hours of an outage. Nickerson Company has provided pricing for the required pump, motor, and installation of the 200 horse power motor. Their price is in line with other providers.

The telemetering will be provided and installed by Remote Controls. They have installed all of our existing telemetering and computer monitoring equipment. Their price for installation and hook up is in accord with other providers.

Entranco will be the engineer of record for the design and inspection services of this project. Entranco, EWP/Stantec and Montgomery Watson were selected from a field of eight firms by the city council and pre-approved for water engineering related services.

C. <u>Analysis</u>: The advertisement for bids was placed in the Park Record and Intermountain Contractor magazine. The ads were placed for the required two week time period. A required pre-bid meeting was also held and it was conducted on May 25, 2000. Each bidder was required to submit a 5% bid bond along with their bid. Bid closing and public bid opening was held Thursday, June 1, 2000.

The table below shows the bids and other project related cost.

Contractor	Hills Construction	Counter Point Construction	Weyher Construction	Nelson Brothers Construction	Engineer's Estimate
Bid	$174,840	$224,514	$187,250	$183,350	$170,000
Nickerson Pumps	$37,779	$37,779	$37,779	$37,779	$37,779
Remote Control	$7,600	$7,600	$7,600	$7,600	$7,600
UP&L	$6,715	$6,715	$6,715	$6,715	$6,715
Entrnaco	$9,980	$9,980	$9,980	$9,980	$9,980
Project Total	$236,914	$286,588	$249,324	$245,424	$232,074

A pre-construction meeting was held Monday, June 5, 2000 with Hills Construction to review the project, coordination of equipment provided by others, inspections, scheduling, and completion. The meeting confirmed Hill Construction is committed to provide the manpower and resources to complete the required work in a timely and professional manner.

The estimated time of completion is 45 days upon receipt of a "Notice to Proceed."
All area residences within the immediate project area will be notified in advance of work and the allowed work hours will be adhered to.

The construction of this well is accord with the Capital Improvement Budget Program, Project number 705, Water Source Storage and Delivery. Estimated cost for this project was at $320,000. The team staff approach was able to reduce the estimated cost of the project.

The total cost of the Divide well construction project will be: Hills Construction, $174 840; Nickerson Company, $37,779; Remote Controls, $7,600; UP&L, $6,715; Entranco, $9,980; with project total being $236,914.

D. <u>Department Review</u>:
This has been reviewed by Public Works, City Attorney's office, Finance, Office of Capital Management and Budget, Engineering, Building, and Planning Departments.

<u>ALTERNATIVES</u>:

A. **<u>Authorize staff to enter into agreements with the lowest qualified bidder with Hill Construction in the amount of $174,840 for construction and Nickerson Company in the amount of $37,779 for the pump and motor.</u>** This is the staff recommended alternative

B. <u>Reject the low bid and authorize staff to enter into agreements with the second lowest qualified bidder with Nelson Brothers Construction in the amount of $183,350 for construction and Nickerson Company in the amount of $37,779 for the pump and motor.</u>

C. <u>Reject all bids and rebid</u>:

D. <u>Postpone a decision until</u> the last meeting in July: Bids are good for 60 days from date of the bid opening.

E. <u>Postpone the project indefinitely:</u>

<u>SIGNIFICANT IMPACTS</u>:
This summer is anticipated to be drier than normal. Current demands are meeting or exceeding our ability to provide water. The media is being utilized to encourage water conservation cooperation at this time. Last summer's peak day was 8.5 million gallons per day (mgd). Our maximum production capability, based on current performance, is 8.9 mgd. This years low precipitation and warm weather has already begin to increase the amount of water demand. As an example, in May 00 twice as much water was produced as in May of 1999. Currently, the flow from the Judge source is at 61% of normal and the Thiriot Spring is at 83% of normal. The other sources are performing consistent. The Divide Well will provide an additional 1.44 mgd to the City peak water production ability.

Hill Construction has met all of the contractual requirements of the bid. Rejecting their bid could create a legal issue postponing the construction of the well until a resolution is found.

July, August, and September are traditionally the highest water use months. The project as outlined would be completed by late July or early August. Any delay in authorizing a contract will provide a minimum delay of installation into late August.

<u>CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION</u>:
Delaying the decision to construct and equip an additional water source will adversely affect the

City's water management program. Additional conservation efforts may be required to bring water use inline with production capabilities.

RECOMMENDATION:

Authorize staff to enter into agreement will Hills Construction in the amount of $174,840 for construction of Divide Well; and Nickerson Company in the amount of $37,779 to supply and install pump and motor.

PARK CITY
1884

COUNCIL AGENDA REPORT

DATE: June 15, 2000
DEPARTMENT: Office of Capital Management and Budget
AUTHOR: Tom Bakaly, Mark Christensen
TITLE: FY2001 Budget (next year) & FY2000 Revised Budget (current year)
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATION:

1) Pass and Adopt the Resolution that contains the following items:

   a) Adopt the Amended Budget for FY 1999-00 (with adjustments that have occurred during the budget process) as shown in Attachment A.

   b) Adopt the FY 2000-01 City Manager's Recommended Budget presented to City Council on May 4th, 2000 (with adjustments that have occurred during the budget process).

   c) Authorization for the City's Director of Capital Management and Budget to compute the City's Certified Property Tax Rate for FY 2001 at a "No Tax Increase Rate" and file said rate with the County.

   d) Authorization for the City's Director of Capital Management and Budget to compute the City's tax rate in regards to the issuance of $6 million General Obligation Bond for the Open Space Bond as approved by voters.

   e) Adopt the Redevelopment Area Budget for Fiscal Years 1999-00 and 2000-2001.

   f) Adopt the Municipal Building Authority Budget for Fiscal Years 1999-00 and 2000-2001.

   g) Adopt the City's budget policy regarding public service contracts as amended.

DESCRIPTION:

A. **Topic**: Final Budget Adoption of the FY 1999-00 Amended Budget and FY 2000-01 Recommended Budget in accordance with Utah State Law.

B. **Background**: On May 4, 2000, Staff presented City Council with a balanced amended budget for FY 1999-00 (current year) and a recommended budget for FY 2000-01 (next year). Since that time there have been several changes made to both the FY2000 Budget (current year) and the FY2001Budget (next year). These changes are included in Attachment A of this report. The focus of the June 15th meeting will be to review and comment on the changes that were made through the budget process and move on the aforementioned resolution.

On May 4, 2000 City Council was informed that to balance the General Fund Budget in FY2001, beginning balance reserves were used. Since that time ending balance reserves have been reinstated. At the May 11th meeting alternatives were presented to balance the budget. Council chose to take all of the General Fund Reductions as well as accept the BORC recommended options. At the May 18th meeting Council reviewed Transient Room Tax (TRT), changes to the Capital Improvement Budget, City Services Agreements and wrapped up changes for the budget. June 1, 2000 Council conducted a public hearing on the budget. On June 1, 2000 City Council adopted the Tentative Budget as prescribed by State law. The following is the recommended schedule for adopting the FY2000-2001 Budget:

Budget Review Schedule

June 15th	The schedule for June 15, 2000 will be as follows: (No Tax Increase) Continuation and closure of the public hearing on the budget, with final adoption, by resolution, of both the FY2001 Budget, the FY2000 Adjusted Budget and the certified no increase tax rate for FY 2001.

C. **Analysis**:

Operating Budget: This year there have been changes to the Operating budget within the City including both reduced and increased expenditures in a wide variety of programs. On May 11th, 2000 City Council directed staff to take all of the proposed General Fund Reductions totaling $657, 602 in FY2001. Because the reductions, including decreased personnel costs, the vacancy factor was reduced. The total reductions controlling for the vacancy factor is $655,159. These reductions represent a 5% reduction in General Fund Expenditures. Please note that some of the reductions, such the decrease in hanging baskets on Main Street will not be actually felt until the Spring and Summer of 2001.

In addition to General Fund reductions, City Council authorized the new [illegible] for FY 2000 totaling $96,546 and $127,483 in FY 2001. (Attachment A)

Staff have also presented several options for revenue enhancements. On May 18th, City Council informed staff that at this time the City will not impose a Transient Room Tax, nor will they increase property taxes for FY2001. Instead they directed staff to conduct a comprehensive review of potential revenues, expenditures and programs. This study will begin this summer and by early fall staff will complete a detailed cost analysis determining the costs associated with the city's services.

Capital Improvement Program(CIP): As explained on May18th, there have been relatively few changes in the CIP. Last year the City went through a comprehensive prioritization process for the CIP. On May 18th Staff provided more detailed descriptions of projects and expenditures planned for FY2001. Staff recommends that the CIP remain basically as prioritized last year and amended this year. At present there have been four projects added to the CIP. In addition to the four new projects, money has been moved from several projects as shown below. The following list shows the changes to the CIP.

Project #	Project Title	FY2000 Adjusted	FY2001 Adjusted
32	Old Town Stairs	(511,508)	511,508
37	Hillside Avenue Design and Widening	(78,969)	
48	City Park Improvements	(1,060,891)	829,095
445	Affordable Housing	(381,054)	381,054
485	Lower Park Avenue	(328,825)	328,825
579	Library Donations Expenditures	29,001	70,750
630	Bus Turn Out and Shelters	40,000	
648	5 Year CIP Project Funding	(200,000)	(200,000)
672	Old Town Transit Center	600,000	
681	Golf Pro Shop	(200,000)	1,665,000
699	Open Space Acquisition	(6,000,000)	6,000,000
705	Water Source, Storage and Delivery	(58,255)	
708	Trails Master Plan Implementation	(841,291)	861,291
709	Property Improvements	(92,000)	92,000
712	Building Replacement & Enhancement	22,000	
713	Golf Course Improvements	100,000	(80,000)
719	Snow Creek Parcel	2,239,702	
740	CIP Transfer to General Fund	0	0
741	Storm Water Runoff - Upper Park Ave.	200,000	
743	DVD equipment for PC Film Series.	40,000	
744	Snowcat Replacement	6,524	
		($6,475,567)	$10,459,523

On June 1, Council was approached by residents of the Upper Park Avenue requesting an $800,000 appropriation for FY2001. A majority of Council was hesitant in funding the full project until after the engineering and design work were completed in the fall of 2000. As stated above, this project has $200,000 budgeted for FY 2000-01.

Changes from June 1, Tentative Budget: During the last two weeks, it has become necessary to make a few changes to the tentative budget that City Council adopted.

1. Attachment A: Changes from the June 1, 2000 Attachment A have been incorporated into the budget and are reflected in Attachment A of this document.

2. Transit Center CIP (Project # 672): Staff has anticipated using the Transportation Fund as the source of funds for environmental and other costs relating to the transit center that cannot be reimbursed by the FTA grant. This action memorializes this fact by transferring funds in the amount of $600,000 from the fund balance of the Transportation Fund to the transit center project. This brings the total budget for ineligible grant related costs to $800,000. Original estimates for these costs were roughly $500,000. A portion of this expense will be offset by a contribution from Flagstaff for the Roundabout for $110,000. The Flagstaff contribution will reimbursed to the Transportation Fund when it becomes available. This action is only budgetary, and staff hopes the figures are conservative (high).

3. General Fund Transfer: Staff recommends that for the current fiscal year (FY 1999-00), $900,000 be transferred from the General Fund to the Municipal Building Authority debt service fund. This amount roughly equals the annual debt service needed for the City's annual MBA debt that helps fund current and future capital projects. Again this figure is conservative (high). Staff is recommending that the funds be transferred to the MBA debt service fund instead of the CIP until the Council directed City-wide budget analysis can be completed next year, ant to guarantee repayment of the City's debt.

4. Recreation Fund: It appears as though the Recreation Fund will exceed its authorized budget expenditure appropriation for FY2000. This is largely due to increases in revenue producing activities at the Racquet Club such as tennis lessons and personal training. In order to be in compliance with State Law, it has become necessary to increase expenditure authorization for the Recreation Fund by $90,000. This action is precautionary in nature to ensure adequate budget expenditure authorization. The excess expenditure will be spent from the Recreation Fund Balance. Historically, Recreation Fund revenues are on a four year upward trend with a projected dip in FY2000 due to the County Memorandum of Understanding (MOU) decreasing Intergovernmental Revenues. This "dip" is offset in FY 2000 with an increase in the General Fund Transfer to the Recreation Fund. If Recreation Fund Revenues are controlled for the MOU there is an upward trend for Recreation Fund revenues.

Budget Wrap-up: This report completes the discussion of budget changes for the revised FY2000 budget and FY2001 budget. City Council indicated on May 11th that they would be willing to reduce General Fund expenses by roughly $657,000. Council also stated on May 11th that they were not interested in increasing property taxes at this time. Council has directed staff to begin a comprehensive expenditure and program analysis reporting findings by early fall. This study will include expenditures, revenues and program analysis as they pertain to service levels and current community needs. Staff will return to council for further direction as needed.

D. Department Review: - Department review has been provided as needed throughout the budget process.

ALTERNATIVES:

A. Adopt the Budget

B. Amend the Budget Presented and Adopt the Budget with Amendments

C. Do Nothing

SIGNIFICANT IMPACTS: The significant impacts of the budget have been discussed in this report and summarized in Attachment A.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: The City will be out of compliance with State Law if a Budget is not adopted on June 15, 2000.

RECOMMENDATION: The Council should Adopt the Resolution that contains the following:

a) Final adoption of the Amended Budget for FY 1999-00 (Attachment A).

b) Final adoption of the FY 2000-01City Manager's Recommended Budget presented to City Council on May 4th, 2000 (Attachment A).

c) Authorization for the City's Director of Capital Management and Budget to compute the City's Certified Property Tax Rate for FY 2001 at a "No Tax Increase Rate" and file said rate with the County.

d) Authorization for the City's Director of Capital Management and Budget to compute the City's Tax rate in regards to the issuance of $6 million General Obligation Bond for the Open Space Bond as approved by voters.

e) Adopt the Redevelopment Area Budget for Fiscal Year 2000-2001.

f) Adopt the Municipal Building Authority Budget for Fiscal Year 2000-2001.

g) Adopt the City's budget policy regarding public service contracts as amended.

Attachments:

A. Budget Update Revisions
B. Grants Spreadsheet and Policy Update
C. Resolution adopting the Revised FY 1999-00 Budget & FY2000-2001 Budget.
D. Resolution Adopting the Revised FY 1999-00 Budget and FY2000-2001 Municipal Building Authority Budget.
E. Resolution Adopting the Revised FY 1999-00 Budget & FY2000-2001 Redevelopment Agency Budget.

Park City Municipal Budget for FY2000 & 2001

	FY 00 Budget				FY 01 Budget			
	Original	Adjusted	Change		Plan	Adjusted	Change	
Total all funds Combined	**79,791,675**	**106,659,912**	**26,868,237**	33.7%	$ **53,480,279**	**73,899,657**	**20,419,378**	38.2%
LESS:								
Interfund	(10,996,603)	(12,367,198)	(1,370,595)		(6,937,658)	(13,282,285)	(6,344,627)	
Ending Balance	(16,146,788)	(24,384,664)	(8,237,876)		(14,776,260)	(19,668,795)	(4,892,535)	
	$ **52,648,284**	**69,908,050**	17,259,766	32.8%	$ **31,766,361**	**40,948,577**	9,182,216	28.9%
Less: Adjustment Due to Carry-over of Prior Year Appropriations for Capital Improvements			(19,644,492)					
New Appropriations			**(2,384,726)**	-4.5%			**9,182,216**	28.9%
Capital Improvement Budget (New appropriations)			(6,475,567)				10,459,523	
Operating Budget:								
Adjustments & Options								
Public Works			98,995				(94,534)	
Leisure			16,517				(88,930)	
Police			(1,504)				(123,952)	
Community Development			0				(119,093)	
Administrative Services			549				(88,213)	
General Government			2,502				(84,003)	
Non-Departmental			0				95,000	
Grants			0				17,798	
Debt Service			4,498,782				(541,380)	
Contingency			(525,000)				(250,000)	
			(2,384,726)				**9,182,216**	

ATTACHMENT A

Park City Municipal Budget for FY2000 & 2001

	FY 00 Budget Original	FY 00 Budget Adjusted	FY 00 Change	FY 01 Budget Plan	FY 01 Budget Adjusted	FY 01 Change
RESOURCES:						
Sales Tax	7,050,000	7,050,000	0	$ 7,050,000	7,050,000	0
Building/Planning	3,318,056	3,398,056	80,000	3,157,509	2,957,509	(200,000)
Charges for Services	2,614,850	4,755,248	2,140,398	4,876,575	4,808,575	(68,000)
Intergovernmental	8,723,651	8,900,271	176,620	2,794,585	2,794,585	0
Franchise Tax	1,150,000	1,150,000	0	1,200,000	1,200,000	0
Other	14,591,527	18,545,139	3,953,612	2,449,380	8,520,130	6,070,750
Interfund Transactions	10,996,603	12,367,198	1,370,595	6,937,658	13,282,285	6,344,627
Property Tax	8,346,909	8,346,909	0	8,851,909	8,901,909	50,000
Beginning Balance	23,000,079	42,147,091	19,147,012	16,162,663	24,384,664	8,222,001
	$ **79,791,675**	**106,659,912**	**26,868,237**	$ **53,480,279**	**73,899,657**	**20,419,378**
REQUIREMENTS:						
Community Development	2,324,085	2,324,085	0	$ 2,356,895	2,237,802	(119,093)
Public Works	5,757,735	5,856,730	98,995	5,728,871	5,634,337	(94,534)
Public Safety	2,364,140	2,362,636	(1,504)	2,384,494	2,260,542	(123,952)
CIP Budget	26,888,803	40,057,728	13,168,925	5,878,439	16,337,962	10,459,523
Leisure Services	4,672,785	4,689,302	16,517	4,808,093	4,719,163	(88,930)
Administrative Services	1,938,743	1,939,292	549	1,974,580	1,886,367	(88,213)
General Government	1,812,301	1,814,803	2,502	1,837,646	1,753,643	(84,003)
Non-Departmental	1,504,390	1,504,390	0	1,484,390	1,579,390	95,000
Grants	321,583	321,583	0	249,055	266,853	17,798
Debt Service	4,538,719	9,037,501	4,498,782	4,538,898	3,997,518	(541,380)
Contingency	525,000	0	(525,000)	525,000	275,000	(250,000)
Interfund Transfers	10,996,603	12,367,198	1,370,595	6,937,658	13,282,285	6,344,627
Ending Balance	16,146,788	24,384,664	8,237,876	14,776,260	19,668,795	4,892,535
	$ **79,791,675**	**106,659,912**	**26,868,237**	$ **53,480,279**	**73,899,657**	**20,419,378**
			0	0	0	0
REQUIREMENTS:						
Personnel	11,673,580	11,666,323	(7,257)	$ 11,963,595	11,890,838	(72,757)
Materials, Supplies & Services	8,071,357	8,444,207	372,850	8,055,504	7,824,500	(231,004)
Capital Outlay	27,839,628	40,969,569	13,129,941	6,683,364	16,960,721	10,277,357
Debt Service	4,538,719	8,827,951	4,289,232	4,538,898	3,997,518	(541,380)
Interfund Transactions	10,996,603	12,367,198	1,370,595	6,937,658	13,282,285	6,344,627
Contingencies	525,000	0	(525,000)	525,000	275,000	(250,000)
Ending Balance	16,146,788	24,384,664	8,237,876	14,776,260	19,668,795	4,892,535
	$ **79,791,675**	**106,659,912**	**26,868,237**	$ **53,480,279**	**73,899,657**	**20,419,378**

ATTACHMENT A

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Park City Municipal Budget for FY2000 & 2001

	FY2000 ADJ Budget	FY2001 Budget
Park City Municipal Corporation:		
General Fund	16,678,799	15,664,101
Recreation Fund	1,712,143	1,696,619
Golf Course Fund	1,699,423	1,742,847
Water Fund	9,630,218	5,009,594
Transportation Fund	15,313,676	6,197,730
Debt Service Fund	4,971,764	2,112,207
SID - Debt Service Fund	0	0
SID - Guarantee Fund	0	0
Central Garage Fund (Fleet)	979,143	992,956
Circuit Court	231,485	220,232
Equipment Replacement Fund	2,920,622	927,593
Self Insurance Fund	2,859,449	2,718,377
Police Special Revenue Fund	7,767	7,767
Capital Improvements Fund	21,751,646	14,043,795
	78,756,135	**51,333,818**
Park City Redevelopment Agency:		
Main Street Debt Service	1,344,548	1,534,656
Main Street RDA	3,722,721	2,110,048
Lower Park Avenue Debt Service	5,267,177	4,738,691
Lower Park Avenue RDA	5,569,913	4,765,419
	15,904,359	**13,148,814**
Park City Municipal Building Authority:		
Debt Service Fund	11,340,056	7,713,476
Building Authority	600,716	1,653,344
	11,940,772	**9,366,820**
Park City Housing Authority:		
Park City Housing Authority	58,646	50,205
	58,646	**50,205**
Grand Total (All Units)	**106,659,912**	**73,899,657**
LESS: Interfund Transfers	(12,367,198)	(13,282,285)
Ending Balance	(24,384,664)	(19,668,795)
	$ **69,908,050**	$ **40,948,577**

ATTACHMENT A

Fund Expenditure by Major Object
FY2000

	Operating Budget	Capital Outlay	Debt Service	Contingencies	Interfund Transfers	Ending Balance	FY2000 ADJ Budget
Park City Municipal Corporation:							
11 General Fund	12,016,647	585,125			3,216,685	860,342 $	16,678,799
54 Recreation Fund	1,506,306	31,100			59,518	115,219	1,712,143
55 Golf Course Fund	783,891	273,741			201,077	440,714	1,699,423
51 Water Fund	1,553,863	4,373,090	918,563		1,067,458	1,717,244	9,630,218
57 Transportation Fund	1,708,472	11,140,451			1,326,898	1,137,855	15,313,676
71 Debt Service Fund	80,533		640,950		3,420,703	829,578	4,971,764
62 Central Garage Fund (Fleet)	874,187	30,000				74,956	979,143
67 Circuit Court	118,224				51,045	62,216	231,485
63 Equipment Replacement Fund		2,446,027				474,595	2,920,622
64 Self Insurance Fund	674,390					2,185,059	2,859,449
21 Police Special Revenue Fund						7,767	7,767
31 Capital Improvements Fund		15,304,170			735,754	5,711,722	21,751,646
	19,316,513	34,183,704	1,559,513	0	10,079,138	13,617,267	78,756,135
Park City Redevelopment Agency:							
72 Main Street Debt Service			762,892			581,656	1,344,548
34 Main Street RDA	360,000	2,179,673			868,000	315,048	3,722,721
76 Lower Park Avenue Debt Service			682,485		536,001	4,048,691	5,267,177
33 Lower Park Avenue RDA	305,000	4,203,379			834,059	227,475	5,569,913
	665,000	6,383,052	1,445,377	0	2,238,060	5,172,870	15,904,359
Park City Municipal Building Authority:							
73 Debt Service Fund	129,017		5,823,061		50,000	5,337,978	11,340,056
35 Building Authority		394,372				206,344	600,716
	129,017	394,372	5,823,061	0	50,000	5,544,322	11,940,772
Park City Housing Authority:							
36 Park City Housing Authority		8,441				50,205	58,646
	0	0	0	0	0	50,205	58,646
						Total Budget	**106,659,912**
LESS: Interfund Transfers							(12,367,198)
Ending Balance							(24,384,664)
	20,110,530	**40,961,128**	**8,827,951**	**0**	**12,367,198**	**24,384,664**	**69,908,050**

ATTACHMENT A

Fund Expenditure by Major Object
FY2001

Park City Municipal Corporation:	Operating Budget	Capital Outlay	Debt Service	Contingencies	Interfund Transfers	Ending Balance	FY2001 Budget
11 General Fund	11,821,386	359,575		275,000	2,333,870	874,270 $	15,664,101
54 Recreation Fund	1,415,269	31,100			59,518	190,732	1,696,619
55 Golf Course Fund	803,286	79,984			201,077	658,500	1,742,847
51 Water Fund	1,565,569	983,100	911,475		1,072,458	476,992	5,009,594
57 Transportation Fund	1,741,423	2,429,121			1,396,898	630,288	6,197,730
71 Debt Service Fund			662,935		630,465	818,807	2,112,207
62 Central Garage Fund (Fleet)	859,498	5,000				128,458	992,956
67 Circuit Court	119,517				51,045	49,670	220,232
63 Equipment Replacement Fund		705,081				222,512	927,593
64 Self Insurance Fund	674,390					2,043,987	2,718,377
21 Police Special Revenue Fund						7,767	7,767
31 Capital Improvements Fund		7,466,987			886,010	5,690,798	14,043,795
	19,000,338	12,059,948	1,574,410	275,000	6,631,341	11,792,781	51,333,818
Park City Redevelopment Agency:							
72 Main Street Debt Service			762,486		295000	477,170	1,534,656
34 Main Street RDA	360,000	379,307			983,000	387,741	2,110,048
76 Lower Park Avenue Debt Service			682,685		3,237,944	818,062	4,738,691
33 Lower Park Avenue RDA	355,000	3,074,466			720,000	615,953	4,765,419
	715,000	3,453,773	1,445,171	0	5,235,944	2,298,926	13,148,814
Park City Municipal Building Authority:							
73 Debt Service Fund			977,937		1,415,000	5,320,539	7,713,476
35 Building Authority		1,447,000				206,344	1,653,344
	0	1,447,000	977,937	0	1,415,000	5,526,883	9,366,820
Park City Housing Authority:							
36 Park City Housing Authority						50,205	50,205
	0	0	0	0	0	50,205	50,205
						Total Budget	**73,899,657**
LESS: Interfund Transfers							(13,282,285)
Ending Balance							(19,668,795)
	19,715,338	**16,960,721**	**3,997,518**	**275,000**	**13,282,285**	**19,668,795**	**40,948,577**

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Park City Municipal Budget for FY2000 & 2001

Capital Improvement Adjustments

'oject #	Project Title	FY2000 Adjusted	FY2001 Adjusted
32	Old Town Stairs	(511,508)	511,508
37	Hillside Avenue Design and Widening	(78,969)	
48	City Park Improvements	(1,060,891)	829,095
445	Affordable Housing	(381,054)	381,054
485	Lower Park Avenue	(328,825)	328,825
579	Library Donations Expenditures	29,001	70,750
648	5 Year CIP Project Funding	(200,000)	(200,000)
672	Old Town Transit Center	600,000	
681	Golf Pro Shop	(200,000)	1,665,000
699	Open Space Acquisition	(6,000,000)	6,000,000
705	Water Source, Storage and Delivery	(58,255)	
708	Trails Master Plan Implementation	(841,292)	861,291
709	Property Improvements	(92,000)	92,000
712	Building Replacement & Enhancement	22,000	
713	Golf Course Improvements	100,000	(80,000)
719	Snow Creek Parcel	2,239,702	
740	CIP Transfer to General Fund INTERFUND XFER	0	0
741	Storm Water Runoff and Water Quality	200,000	
630	Bus Turn Out and Shelters	40,000	
743	DVD Equipment Grant- PC Film Series	40,000	
744	Snowcat Replacement	6,524	
		($6,475,567)	$10,459,523

City policy allows for carry forward amounts in capital improvement projects.
The adjusted carryforward amounts are not included in this listing.

* $231,796 has been transferred to the Golf Course Fund to fund an operating revenue shortfall. Impact Fee revenues have not been modified leaving a FY2001 project ballance for the City Park project of roughly $1 million. This money represents a loan to be repaid by Golf Fund revenues within two years at an interest rate of 6%. If the loan is not repaid in this time period the City Council should identify other revenues to repay this loan.

PARK CITY MUNICIPAL COPRPORATION
GRANTS FY 2001 - Revised - May 18, 2000
Does not include Carry Forward from FY 1999-00 for Youth or Contingency

CATEGORY/DESCRIPTION	GRANT $ FY2000 Budget	% of BUDGET GENERAL FUND	FY 2001 Budget Recommended	% of BUDGET GENERAL FUND	FY 2001 Budget 5% Reductions	% of BUDGET GENERAL FUND
SPECIAL SERVICES						
Recycling	$10,828		$10,828		$10,287	
Mountainlands Community Housing Trust	$20,000		$20,000		$19,000	
Arts Council			$14,500		$13,775	
Chamber Bureau	$81,210		$81,210		$77,150	
Historical Society	$25,121		$25,121		$23,865	
Domestic Peace Task Force	$27,405		$27,405		$26,035	
Sub-total Special Services	$164,564	1.19%	$179,064	1.30%	170,111	1.30%
ARTS/CULTURE/HUMANITIES						
Sub-total Arts	40,928	0.30%	26,428	0.19%	25,107	0.19%
YOUTH						
Sub-total Youth	33,871	0.25%	33,871	0.25%	32,177	0.25%
RENT CONTRIBUTIONS						
KPCW	25,172		25,172		23,913	
State Liquor Store	15,320		15,320		14,554	
Recycling	9,000		9,000		8,550	
Historical Society	16,800		16,800		15,960	
Sub-total Rent Contribution	66,292	0.48%	66,292	0.48%	62,977	0.48%
GRANT CONTINGENCY FUND	4,692	0.03%	4,692	0.03%	4,457	0.03%
TOTAL GRANTS - GENERAL FUND	310,347	2.25%	310,347	2.25%	294,830	2.25%
GENERAL FUND BUDGET	13,800,000		13,800,000		**13,110,000**	
HOUSING/RDA						
Mountainlands Community Housing Trust	5,000		5,000		5,000	
Sub-total Housing	5,000		5,000		5,000	
HISTORIC PRESERVATION						
Sub-total Historic Preservation	200,000		200,000		200,000	
TOTAL GRANTS - All FUNDS	**$515,347**		**$515,347**		**$499,830**	

~~GRANTS POLICY~~ PUBLIC SERVICE CONTRACTS- Amended 5/11/00

As part of the budget process, the City Council appropriates funds to organizations and endeavors whose ~~missions~~services are consistent with ~~those~~the needs and goals of the City. Depending upon the type of ~~grant~~service category, ~~grants~~payment terms of the contracts may take the form of cash ~~contributions~~payment, one-time capital project joint participation~~donations~~, and/or ~~foregone~~offset of fees or rent relating to City property in exchange for value-in-kind services. The use of the ~~grant funds~~ public service contracts will be for specific services rendered~~, special projects, or organizational "seed" money~~ in an amount consistent with the current fair market value of said services.

~~Grant~~Public Service Fund Distribution Criteria: Organizations or projects must meet the following criteria in order to be eligible for a public service contracts in Fund Categories 1-5 below ~~grant~~: 1) Accountability and Sustainability of Organization; 2) Program Need and ~~General Public~~Specific City Benefit; ~~and~~ 3) Fiscal Stability and Other Financial Support; and 4) Fair Market Value of the Service.

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

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

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

Criterion #4 - The scope of services included in the public service contract must equal or exceed fair market value of any form of payment from the City.

Fund Category 6 has its own criteria as set forth below.

Total ~~Grant~~ Public Service Fund Appropriations: The City appropriates a total of 2.25% of its annual General Fund budget each year for ~~grants~~public service contracts in Fund Categories 1 - 5 as described below. In addition, the City appropriates specific dollar amounts from other funds specifically related to Fund Category 6 as described below. The General Fund budget is defined as total departmental operations not including the "carry-forward" of unspent balances.

~~Grant~~ Fund Categories and Percentage Allocations: For the purpose of distributing ~~grant~~Public Service Funds, ~~grants~~service contracts are placed into the following categories: 1) Special Services; 2) Arts, Culture, Humanities; 3) Youth; 4) Rent Contribution; 5) ~~Grant~~ Contingency; and 6) Historic Preservation. A percentage of the General Fund budget (whose sum does not exceed 2.25 %) is allocated to each of the first five individual categories by the City Council. A specific dollar amount is allocated to category 6.
The General Fund category percentage allocation does not vary from year-to-year. However, as the City's budget fluctuates (up or down) due to economic conditions, the dollar amounts applied to each category will fluctuate proportionally. In years when the budget decreases, the City Council may choose to reduce the contingency fund appropriation to the extent possible in order to hold ~~grant~~public service fund amounts constant. In the case of categories 2, 3, and 5 (Arts, Youth and Contingency), unspent ~~grant~~fund balances from a prior fiscal year are reappropriated on a one-time basis to the upcoming fiscal year. The unspent prior year balance is added to the new ~~grant~~fund amount for the upcoming fiscal year.

1) Special Services: An amount not to exceed 1.30% of the General Fund budget will be designated for ~~grants~~service contracts relating to services that would otherwise be provided by the City. Special services that fall into this category would include, but not be limited to; sustaining economic development, historical preservation, marketing/sales, public safety, affordable housing and recycling.

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

2) Arts, Culture, Humanities: .19% of the total General Fund budget will be designated for support ~~a grant~~ to a representative organization of the arts, culture, and humanities community. The representative organization will propose a plan by June 1 of each year as to how the ~~grant~~support funds will be distributed to organizations in the arts, culture, and humanities community. The representative organization may establish a reasonable contingency balance for requests specific to the Arts, Culture and Humanities category that may arise throughout the year.

The proposal must be consistent with UCA § 10-7-85, as amended, and the criteria listed in this policy. In particular, criterion 1-3: (cooperation with existing related programs and community services) will be closely monitored. Failure to comply with this criteria may result in loss of representative organization status. Criterion 4 shall be evaluated, but need not be a disqualifying factor.

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

3) Youth: .25% of the total General Fund budget will be designated for ~~a grant to~~support to a representative organization for youth services. The proposal must be consistent with the criteria listed in this policy, in particular criterion 1-4. All of the other policies relating to category #2 also apply to the youth category.

4) Rent Contribution: An amount not to exceed .48% of the General Fund budget will be used as a rent contribution for organizations occupying City-owned property and providing services consistent with criterion 1-4 pursuant to the needs and goals of the City. To the extent possible, individual rent contributions will be delineated in the budget. Any amount not specifically designated in the budget will be placed in the ~~Grant~~ Contingency Category.

The City is required to make ~~lease~~rent contributions to the Park City Building Authority for buildings that it occupies. Qualified Organizations may enter into a lease with the City to occupy City space at a reduced rental rate pursuant to criterion 1-4. The difference between the reduced rental rate and the rate paid to the Park City Building Authority will be funded by the rent contribution amount. The City Council may make long-term lease commitments for reduced rental rates under this policy. Please note that this policy only applies when a reduced rental rate is being offered. This policy does not apply to lease arrangements at "market" rates.

5) ~~Grant~~ Contingency: .03% of the General Fund budget will be designated as a ~~grant~~ contingency reserve for organizations, programs or endeavors that arise throughout the year. Use of the ~~Grant~~ Contingency fund requires City Council approval. The policies stated above will be applied to requests from the ~~Grant~~ Contingency Category. City Council will review contingency fund balance every two years and make decisions for appropriations based on recommendations from the ~~Grants~~ Public Service Committee.

6) Historic Preservation: Each year, the City Council will appropriate a specific dollar amount relating to historic preservation. The City Council will designate the funding for these expenditures during the annual budget process. The funding source for this category is the Lower Park Avenue and Main Street RDA. The disbursement of the funds shall be administered pursuant to applications and criteria established by the Community Development Department, and awarded by the Historic District Commission, consistent with UCA § 17A-3-1303, as amended. The total amount of historic funds ~~grants~~ available is $200,000 ($100,000 from each RDA project area). In instances where another organization is involved, a contract delineating the services will be required.

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

Resolution No. -00

A RESOLUTION ADOPTING A REVISED BUDGET FOR FY 1999-2000, A BUDGET FOR FY 2000-2001, FOR PARK CITY MUNICIPAL CORPORATION AND ITS RELATED AGENCIES.

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

WHEREAS, a public hearing was held on May 18, and June 1, 2000, and June 15, 2000 at the City Council's regularly scheduled meetings, complying with State law;

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

SECTION 1. REVISED BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended Budget presented on May 4, 2000 and with changes as summarized in the Attachments to this resolution is hereby adopted as the Revised 1999-2000 Operating Budget for Park City Municipal Corporation and its related agencies.

SECTION 2.BUDGET AND FINANCIAL PLAN ADOPTED. The budget as outlined in the City Manager's Recommended budget presented on May 4, 2000 and with changes as summarized in the Attachments to this resolution is hereby adopted as the budget for FY 2000-2001 for Park City Municipal Corporation and its related agencies.

SECTION 3.CERTIFIED PROPERTY TAX RATE. The City's Director of Programs & Budget is authorized, after Summit & Wasatch Counties have provided the certified property tax data, to compute and file the City's Certified Property Tax rate for FY 2000-2001 at a "no tax increase rate". The Director of Capital Programs and Budget is also authorized to compute and file the City's Certified Property tax rate for the issuance of General Obligation Bonds as approved by a vote of the people in November of 1998. As is City practice, the tax rate for both counties will be the same. This resolution hereby adopts the Certified Property Tax rate for FY 2000-2001.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect June 15, 2000 for the FY 1999-2000 revised budget. And July 1, 2000 for the FY 2000-2001 budget.

PASSED AND ADOPTED this 15th day of June, 2000.

PARK CITY MUNICIPAL CORPORATION

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Mayor Bradley A. Olch

Attest:

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Janet M. Scott, City Recorder

Approved as to form:

____
Mark D. Harrington, City Attorney

Resolution No.-00RDA

A RESOLUTION ADOPTING THE PARK CITY REDEVELOPMENT AGENCY BUDGET FOR FISCAL YEAR 2000-2001

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

WHEREAS, public hearings were held on May 11, May 18, June 1 and June 15, 2000 on the municipal budget and its related agencies at the City Council's regularly scheduled meetings; and

WHEREAS, it is the Agency's and the City's objective to preserve and enhance the historic resources which contribute to the character, charm and history of the town, and

WHEREAS, The Historic District Grant Program is effective tool for revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, The Utah Neighborhood Development Act of the Utah Code Ann. Section 17A-2-1263 allows tax increment funds to be transferred from one project area to another for installation, construction, and rehabilitation of any building, facility, structure or other housing improvements including infrastructure improvements; and

WHEREAS, approval of the transfer of funds promotes the health, safety and welfare of the residents of Park City, Utah;

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

<u>SECTION 1. TRANSFER OF TAX INCREMENT FUNDS</u>. Tax increment funds may be transferred between the Lower Park Avenue Project Area to the Main Street Project area for purposes allowed in Utah Code Ann. Section 17A-2-1263 in an effort to improve and preserve the community's supply of affordable housing.

<u>SECTION 2. BUDGET ADOPTED</u>. The following budget is hereby adopted as the 2000-2001 Redevelopment Agency Budget for Park City, Utah.

	Main Street	Park Avenue
Main Street Debt Service	$1,534,656	
Main Street CIP	$2,110,048	
Lower Park Avenue CIP		$4,765,419
Subtotal	$3,644,704	$4,765,419
LESS:		
Interfund Transactions	(295,000)	(3,237,944)
Special Revenues	(1,153,000)	
Beginning balance	(896,704)	(227,475)
NET RDA TAX INCREMENT	$1,300,000	$1,300,000

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect on July 1, 2000.

PASSED AND ADOPTED the 15th day of June, 2000.

PARK CITY REDEVELOPMENT AGENCY

Chairman Bradley A. Olch

Attest:

Janet M. Scott, Deputy Secretary

Approved as to form:

Mark D. Harrington, City Attorney

Resolution No. -00mba

RESOLUTION ADOPTING THE PARK CITY MUNICIPAL BUILDING AUTHORITY BUDGET FOR FISCAL YEAR 2000-2001

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

WHEREAS, public hearings were held on May 4, May 11, May 18, June 1 and June 15, 2000 on the municipal budget and its related agencies at the City Council's regularly scheduled meetings;

NOW, THEREFORE, BE IT RESOLVED by the Municipal Building Authority of Park City, Utah that:

SECTION 1. BUDGET ADOPTED. The following budget is hereby adopted as the FY 2000-2001 Municipal Building Authority Budget for Park City, Utah:

Debt Service Fund	$7,713,476
Capital Improvement Program	$1,447,000
Subtotal	$9,160,476
Less Ending Balance	(4,420,539)
TOTAL	$4,739,937

SECTION 2. EFFECTIVE DATE. This resolution shall take effect on July 1, 2000.

PASSED AND ADOPTED this 15th day of June, 2000.

PARK CITY MUNICIPAL BUILDING AUTHORITY

Chairman Bradley A. Olch

Attest:

Janet M. Scott, Deputy Secretary

Approved as to form:

Mark D. Harrington, City Attorney