



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
OCTOBER 11, 2001**

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, October 11, 2001.

AGENDA

Closed Session

2:30 p.m. Property Acquisition
4:20 p.m. Break

Work Session

4:30 p.m. Council questions/comments
5:00 p.m. Regional Transportation Agreement with Summit County
5:20 p.m. Update: Spiro and Judge Tunnels
5:40 p.m. Special services contract request - People's Health Center
5:50 p.m. Prospector parking

Regular Meeting

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

1. Spiro Tunnel water
2. Mine Road - SR224
3. Park City Filipino Organization
4. UPAPA - underground utilities
5. Immigration

III COMMUNICATIONS FROM COUNCIL AND STAFF

IV WORK SESSION NOTES AND MINUTES OF MEETING OF SEPTEMBER 13, 2001

V CONSENT AGENDA PUBLIC HEARING

1. Master Festival License for Halloween Celebration on Main Street - Historic Main Street Alliance
2. Ordinance approving a three-lot subdivision located at 555 King Road, Park City, Utah

VI CONSENT AGENDA

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VII ADJOURNMENT

Posted: 10/08/01
See parkcity2002.org

**PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
OCTOBER 11, 2001**

Present: Mayor Brad Olch; Council members Peg Bodell; Candace Erickson; Roger Harlan; Fred Jones; and Jeff Mann

Toby Ross, City Manager; Tom Bakaly, Assistant City Manager; Kent Cashel, Transportation Director; Jerry Gibbs, Public Works Director; Mark Christensen, Budget and Grants Manager

Melissa Caffey, People's Health Center

1. Council questions/comments. Candace Erickson discussed Mountainlands Community Housing's expanded demands for providing housing services and increased staffing needs. Mountainlands monitors projects for compliance with affordable housing guidelines for the City and provides the community with resource and tenant outreach programs and its performance should be considered during this next budget review. She added that she took a water law class and commented on the great soccer season this year. Roger Harlan reported that he and Ms. Erickson met with representatives of the management of Aspen Villas, encouraging them to write a letter to tenants about refraining from parking on Sidewinder. Ms. Erickson discussed other options like school lots or other lots in Prospector for afternoon and overnight parking. Roger Harlan stated that he would like more opportunities for the public to use the Farm property. Fred Jones referred to the paving projects at the Junction for temporary Olympic parking lots and noted that the Snyderville Basin Planning Commission feels it was misled by UDOT about re-vegetation after the Games. Apparently, UDOT isn't required to post performance bonds, and he urged Council to support promoting restoration efforts, as it is Park City's entry corridor. The City Manager added that he is meeting with representatives of UDOT next week and can follow-up on this issue. He understood that UDOT will provide assurances when this matter is reviewed by the Summit County Commission. Mr. Jones continued that the pulse of the tourism industry should be taken into account in projected budgets over the next several weeks. The initial impact was dramatic and there could be significant shortfalls in sales tax revenue in the fourth quarter. The Chamber has formed a group to monitor this. Jeff Mann discussed the Mine Road accident, which is discussed in detail later in the meeting.

2. Regional transportation agreement with Summit County. Tom Bakaly pointed out that regional transportation is one of Council's key goals and the City signed a letter of intent in July to pursue a transit system contemplating an agreement in October. The analysis and bid process for additional buses for that service has been completed. The County is in the process of establishing a system to pay for the service by assessing Basin businesses. The cost of the contract is over \$500,000 and many details have to fall in place in a short amount of time to provide winter service this year. Fred Jones expressed concern about the County's preference to spread payments to the City over a

period of time which is in conflict with the City's payment schedule to the contractor. Tom Bakaly agreed and explained that it would result in the City *floating* costs until reimbursement but the County has agreed to pay any interest accrued. However, the cost to the City also represents foregone earnings in our portfolio and Mr. Bakaly requested some policy direction. There was discussion on this issue and the Council agreed that the County should be responsible for collecting fees for the service so that the contractor is paid in a timely manner, and that the City should pay the contractor directly so that costs can be monitored by the City.

Mr. Bakaly discussed the expanded regional Olympic transportation plan where there will be park and ride lots at Ecker Hill, Jeremy Ranch and Trailside Schools which will integrate with the City's system. In the spirit of partnership, the City is working with the County in funding and the total cost for the system is about \$108,000 representing buses and drivers and some ground support, management and training, and snow removal costs. The School District offered the use of school buses in addition to the park and rides. The County obtained a restaurant tax grant for Olympic transportation services and Mr. Bakaly noted that the letter of intent provides that the City will not participate in costs above the normal service. However, the County has asked for financial or resource support of the system in the amount of \$17,500, because it benefits the City. The Transportation Director has expressed concerns regarding management and recruitment responsibilities. The Mayor stated that he appreciates the merits of the Olympic transit program, but if the City is not being reimbursed for administrative costs, he is not in favor of spending additional dollars. Jeff Mann agreed that the County should be responsible for the \$17,500. Ms. Erickson pointed out her concerns with the billing system for businesses, particularly timing for implementation and maintaining a contingency. Mr. Bakaly explained that the City is not charging the County for administrative services, like management of the third-party contract, however, the strategy is not to recover the total cost, but incremental costs.

Fred Jones felt that the City has been fair to the County on all of the regional transportation issues, but the Olympics prompt additional costs to the City and the County needs to be willing to fully cover its own out-of-pocket expenses. Peg Bodell added that two years ago, the County seemed confident in establishing the payment program for commercial properties but it hasn't occurred yet. If regional transportation fails, public perception may be that the City is to blame. Kent Cashel agreed that we are in a similar situation as last year in terms of being six to eight weeks out from winter service, with no funding mechanism in place. Tom Bakaly felt that The Canyons, Walmart, and K-Mart are on board, representing about 75% of the costs and staff will be meeting with the County tomorrow. Mr. Jones felt that we need to be positive about promoting the system, but it is not reasonable to expect that the City cover the County's expenses.

3. Update on Spiro and Judge Tunnels. With regard to the Judge Tunnel, Jerry Gibbs explained that the options of keeping the mine in operation so there is a water

supply and abandoning the source altogether were both analyzed. It was concluded to keep the Judge as a water source, either irrigation or culinary, by performing mine maintenance or in the long term, installing a pipe and abandoning the mine work. In the past United Park City Mines provided the service quickly and efficiently and at a very reasonable cost to the City. Private contractors are charging from two to six times the amount charged previously. A pipe would also isolate the water so that water quality will be improved. There will be a plan for antimony, arsenic, etc. for treatment or diversion for irrigation which will make us less dependent on other sources. He asked for direction from Council on proceeding with the development of plans and specifications to install the pipe. Bids could be reviewed by Council in December for installation in March 2002. Mr. Gibbs discussed piloting efforts to reduce antimony and arsenic levels in the Spiro Tunnel. Staff can move ahead on an arsenic solution and there is a possibility of having it installed if the bidding can be accelerated by July but that increases the cost of the project. A standard design-build approach is recommended to meet the new federal standard of 10 ppb and anticipated to be in place by Fall 2002. With regard to antimony, staff is recommending blending the water as a cheaper alternative, but there may be technologies that have not yet been pursued. In response to a question from Fred Jones about reducing arsenic to 10 ppb before the irrigation season, Mr. Gibbs explained that it would not be possible. By using the current treatment at Spiro, 12 to 15 ppb can be achieved. During extreme demand periods, it is planned to use the bulkhead water, which has a higher arsenic content. During the irrigation season, the City does not have the ability to cut back on Spiro water unless and until an a lease with JSSD is reached. This would reduce the demand on the City sources and provide some flexibility in minimizing the use of Spiro water, as long as Park Meadows and the other wells are operating with sufficient capacities. It's the City's goal to reduce arsenic below 5 ppb with the proposed removal system, with the federal standard set at 10 ppb. Maintaining a level below 3 ppb limits treatment alternatives, which is a program that can be added at a later time. Mr. Gibbs added that the SBWRD is interested in using water rejected by the City, but this has not yet been negotiated. There is a commitment to minimize the amount of bulkhead water in the system and only use it as a last resort to meet demand. It is anticipated that JSSD will meet with the City on this issue next week.

He again discussed the 10% - 15% increase associated with the accelerated approach which is dependent upon six or seven factors falling into place. The arsenic project in the Spiro Tunnel is estimated to be \$800,000 to \$900,000, including engineering. The Mayor stated that he would rather wait until next Fall and save some money. Mr. Gibbs explained that this would provide more time for piloting work. Fred Jones brought up simpler short term solutions, like bottled water. Candace Erickson agreed with the Mayor and felt that waiting may result in a better project and the Council agreed. Peg Bodell thanked staff for the new water hotline program.

4. Special services contract request - People's Health Center. Jeff Mann disclosed that he is a member of the Board of the PHC, and recused himself from

discussing and voting on this matter. Mark Christensen explained that PHC requested \$5,000; the grants subcommittee met and recommend a contract in the amount of \$1,000. The unspecified account currently has a balance of \$4,300. Ms. Erickson explained that she had concerns about the impact on for-profit centers and contacted members of the health community, who all supported the request for City funding to PHC. She would like to reconsider the contract during the budget review and also urge the County to participate. Roger Harlan noted that their decision was based on the limitations of the grant contingency fund. Council supported this recommendation.

5. Prospector parking. This item was postponed.

Prepared by Janet M. Scott

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
OCTOBER 11, 2001**

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, October 11, 2001. Members in attendance were Brad Olch, Peg Bodell, Candace Erickson, Roger Harlan, Fred Jones, and Jeff Mann. Staff present were Toby Ross, City Manager; Mark Harrington, City Attorney; Tom Bakaly, Assistant City Manager; Lt. Rick Ryan; Eric DeHaan, City Engineer; Alison Butz, Special Events Manager; and Brooks Robinson, Planner.

II PUBLIC INPUT

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

1. Spiro Tunnel water - Tom Hurd, Park Avenue resident, pointed out the difference in the water from the Judge Tunnel and the Spiro Tunnel which is considerably harder because of phosphates being pumped in the water. There were comments about hard water being a problem throughout town not just Old Town. Mr. Hurd asked that Judge water be again provided. Hard water isn't something that should be tolerated in a municipal water system.

2. Mine Road - SR224 - David Chaplin, 86 Prospect Avenue, stated that the citizens living near the Marsac and Ontario Canyon portion of SR224 are very concerned about the safety of this highway because of its steepness and truck traffic. The issue is not about property rights, but the welfare and safety of citizens. In the past 12 months, there have been four run-away trucks, one death, innumerable injuries resulting from vehicles traveling down the canyon road losing their ability to control their speed or to stop. No citizen has been injured but there has been property damage, and there are school buses that frequent the intersection several times a day. Residents of the area are asking the City Council to be their advocate to UDOT to respond to their fears and concerns. He recommended closing Marsac and the Mine Road to heavy vehicles, and at the very least, make it one-way uphill. Although there is a runaway truck lane, it hasn't been effective, and something needs to be done.

The Mayor explained that the City is in the process of negotiating a jurisdictional transfer of a portion of SR224, and there will be an update under Communications from Council and Staff.

Patricia Smith, 225 Sandridge Avenue, noted that the neighborhood is aware of the transfer, however, the assault in upper Old Town is making their lives unliveable. She understood that the Flagstaff development agreement provides for diverting truck

traffic to Royal Street. There is a sign posted beyond the round-about directing trucks over 10,000 gvw to Deer Valley, but it also denotes winter conditions so it is confusing. As a result, heavy equipment travels up the Mine Road all hours of the day and the associated noise and odor are significant. She stated that she has personally witnessed two truck accidents and understands that the two roll-overs on the truck escape lane occurred because of its poor design. The length of time to negotiate with UDOT is unknown, yet the residents need the City's help now and suggested that the sign be corrected and a one-way plan for heavy equipment be implemented immediately.

Paula McGee, Prospect Avenue resident, understood that fire trucks don't travel down the Mine Road, which is a clear indication of the inherent danger. It is fortunate that there hasn't been another death or injuries to pedestrians, residents or pets. She pointed out that although the run-away truck lane is a good idea, there are instances like last Monday, when the brakes fail beyond that point. There are school buses that travel that road, and she wondered what the City is waiting for to happen. Ms. McGee recommended a five-way stop at the intersection of the Mine Road, Prospect, Sandridge, Hillside, and Marsac and one-way traffic uphill on the Mine Road.

Tom Bakaly explained that he is working on the jurisdictional transfer with UDOT. Lt. Rick Ryan reported that the accident occurred on Monday, October 8 at 2:10 p.m. The Mack dump truck was loaded with asphalt and after traveling up the Mine Road, the driver realized he was lost and turned around. He lost his brakes and passed the run-away ramp warning signs, missed the lane, and headed toward Chambers where the vehicle flipped. The skid marks were from the tires sliding across the road, not from the brakes. The brakes on the trailer attached to the truck had been disconnected.

Tom Bakaly discussed a Transportation Commission meeting a couple of weeks ago where the Mayor indicated the City's desire for a jurisdictional transfer of SR224 from the Yarrow up to the Guardsman Road winter access gate, including the subject intersection. The Commission was pleased with the City's position and would like to accommodate the transfer as quickly as possible and December 14 is slated for official action to complete this action. Because it is still a state road, the City can replace the sign as an immediate remedy. Roger Harlan asked if the Commission could be petitioned for one-way now, and Mr. Bakaly felt it important to involve the Royal Street residents in that discussion. However, this negotiation should not be stalled so that safety is compromised or transfer those issues to another part of town. Fred Jones felt it reasonable to ask UDOT to at least place a weight restriction on the road, until the City takes over ownership and arrives at a more comprehensive plan. He agreed with the residents that we have been lucky to date, and the risks can not be prolonged. There was discussion about the condition of approval for Flagstaff with regard to restricting construction traffic to Royal Street.

In response to a question from Peg Bodell, Mayor Olch clarified that the meeting with UDOT focused on the scope of the jurisdictional transfer, and not specifically safety issues. He urged staff to expedite some measures; adjustments can be made once the City takes over jurisdiction. Ms. Bodell felt that discussions with citizens could begin before the transfer occurs.

Ian Biggs, Prospect Avenue resident, pointed out that speeding is also a problem on the Mine Road and the lane stripping should be better maintained. He agreed that the sign should be changed and perhaps be written in Spanish as well.

Carol Fontana, Sandridge Avenue, indicated that less than 40% of motorists actually stop at the stop sign creating additional problems for pedestrians.

Paula McGee reiterated that a five way stop would be very helpful at the intersection.

Alan Schuler, 9 Prospect Avenue, stated that the dump truck crashed into his house on Monday. He has lived there for a year and this is the third incident that he has witnessed. This is a terrifying problem and speeding is a component. He was prepared to set up scaffolding four feet away from the location where the truck took out his house. It is not safe and he is in fear of being hit and won't even let his cat outdoors. In the short term, Mr. Schuler suggested increased law enforcement and the long term, realigning the road away from residences.

Peter Marth, Hillside Avenue resident, emphasized that it is miraculous that no one has been killed in the last three accidents. The road will kill someone if nothing is done and it is time to look at common sense solutions, rather than just reacting. He felt this means getting all downhill three-axle trucks off that road. This may move the nuisance to Deer Valley, affecting quality of life there, as opposed to Old Town residents, but that may be the price that we need to pay. This needs to be addressed with a long term solution.

Marianne Cone, Prospect Avenue, explained that she tested the runaway truck lane at 40 mph and it was very scary; she can't imagine traveling it at a higher speed. She suggested making it one-way uphill in the interim until a long-term solution is determined. It's simple and not costly and could be effective. Fred Jones added that one-way could be tried as well as weight limit restrictions.

Pamela Pike, 74 Prospect Avenue, pointed out the solidarity of the audience in terms of what needs to be done. People want to be participants in formulating solutions.

3. Park City Filipino Organization - This input occurred during the Mine Road discussion and appears here for ease of reference. Ophelia Hodgson, representing the

Park City Filipino Organization, explained that this is a newly organized group of Filipino citizens interested in protecting their heritage and becoming involved in Park City.

4. UPAPA - underground utilities - Mike Guetschow, Steering Committee, stated that 63% of residents have signed a petition for the City to reconsider under-grounding utilities. It is felt that the decision made by Council was based on the cost, but the validity of the estimates is suspect. He urged Council to expand Stantec's contract to obtain correct numbers for under-grounding. The City Manager explained that the engineers have looked at this and it could be reexamined, but the costs are difficult to pinpoint because they directly relate with cooperation of utility companies. For instance, it has taken 120 days to simply get obtain an estimate from Utah Power on transformers and it came in at 150% of what was previously projected.

Tom Bakaly added that under-grounding was a consideration of Stantec's contract a couple of weeks ago, and Council decided not to pursue it, but cost information could be obtained. Staff is charging ahead with a project that does not include under-grounding utilities. In response to a question from the Mayor, Mr. Guetschow explained that UPAPA is asking the City to pay for the cost of under-grounding in the City right-of-way. Mayor Olch stated that his position has not changed and he can not support tax payer dollars being spent for aesthetics for the street, especially in consideration of possible budget constraints this year. Mike Guetschow added that to make a decision on incorrect numbers is an incorrect decision and 43:1 are against the proposed project. Tom Bakaly explained that if Council desires, staff can ask Stantec what estimate work would entail.

In response to a question about arriving at the initial under-grounding costs, Eric DeHaan explained that Stantec, the City, AT&T Broadband and Qwest met and linear footage estimates were formulated. He admitted it is a rough estimate, but to obtain more detail, requires outlines of actual construction contracts to coordinate installations and he feels confident that the cost estimates will increase by the time negotiations occur. Mr. Jones asked about the sequence of construction. The City Engineer explained that sewer and water would have to be completed first, and then conduit within the rights-of-way. The difficulties occur with each utility running their switch gears or splice boxes into each structure. Although the home owners are paying for the cost of the under-grounding project on their properties, the coordination of that would be the responsibility of the contractor and that is where the price can skyrocket with landscape repairs, retaining walls, etc. Peg Bodell brought up using a special improvement district and Tom Bakaly explained that this was discussed previously, but believes Mr. Guetschow has concerns about the assessment and Council decided not to pursue it.

Mr. Guetschow stated that UPAPA has found in its research that the numbers that the Council is basing its decision upon are faulty. It is not that big of a deal to ask Stantec how much it's going to cost to get better numbers. In response to a question from

the Mayor, Eric DeHaan explained that the project is getting beyond the stage of estimates, and contract amounts are needed. It takes a lot of man hours to obtain that type of commitment from the utilities. Another estimate is just that and this can't be bid like a paving project. Tom Bakaly added that the other issue is allocation of personnel resources.

Mike Guetschow emphasized that the City is moving ahead on the project without consideration of the input of the neighborhood and at the last meeting when he requested that the project be delayed, the debate was twisted to money. The Mayor responded that there is nothing in the budget, nor is anything contemplated, for under-grounding utilities. Reconstruction of the road is included in the CIP budget and if the project is delayed, it will likely increase the overall cost. Mr. Guetschow reiterated his argument in obtaining the correct numbers from Stantec. Jeff Mann interjected that even if the numbers are twice what they actually are, if the City doesn't have the money in the budget now or in the foreseeable future to participate in under-grounding the utilities, what is the point in delaying the project. It concerns him that the neighborhood is willing to take the risk of losing the reconstruction project by delay in hopes that in the future, some windfall to the City will occur and be allocated to the under-grounding. There could be shortfalls in next year's budget and priorities can change. He recalled Chris Brand's testimony during at the adoption of the budget thanking Council for its commitment to the reconstruction project. The Mayor emphasized that under-grounding is not a health and safety consideration. Mr. Guetschow argued that without it, a sidewalk can not be accommodated. He stated that he has a quote from a utility that the City's estimate is inflated by six times the cost and the \$11,000 assessment to the residents includes paying for commercial properties. Roger Harlan agreed with Mr. Mann's comments.

The City Manager explained that staff needs direction whether to contact Stantec to find out the cost in an analysis of the estimates. Candace Erickson stated that she would like to find this out, and it may be helpful in the long run when other Old Town streets or the entire district could be a part of an under-grounding project. Tom Bakaly relayed that he will contact Stantec to learn what a study, including scope and costs, will entail and report back to Council.

5. Immigration. Liz McCaffrey urged people to be cautious in hiring illegal immigrants. Cash rendered for services may be funding terrorists. She asked if Park City is prepared for the Olympics. She believes that immigrants should be sponsored by an organization and the government and UN should approve applications before allowing immigration.

III COMMUNICATIONS FROM COUNCIL AND STAFF

None.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF SEPTEMBER 13, 2001

Hearing no questions or corrections, the Mayor requested a motion to approve. Candace Erickson, "I so move". Jeff Mann seconded. Roger Harlan disclosed that he was absent and will abstain from voting. Motion unanimously carried.

Peg Bodell	Aye
Candace Erickson	Aye
Roger Harlan	Abstention
Fred Jones	Aye
Jeff Mann	Aye

V CONSENT AGENDA PUBLIC HEARING

1. Master Festival License for Halloween Celebration on Main Street - Historic Main Street Alliance - Alison Butz explained that the application contemplates the closure of Main Street from 4th Street to 5th Street from 2 p.m. to 5 p.m. Parking and circulation issues have been considered for increased safety for trick-or-treaters. There will be other activities like face painting, clown, juggler and acoustic music. Jeff Mann disclosed that he is the liaison for the HBMA but will be voting on this tonight. There was discussion about the 100 day celebration event, which will be before Council next week. Hearing no further comments, the public hearing was closed.

2. Ordinance approving a three-lot subdivision located at 555 King Road, Park City, Utah - Planner Brooks Robinson explained that two lots would be dedicated open space on the plat, although the ownership would still be maintained by Blue Ledge Corporation, applicant. There is a popular trail on the property, which will be relocated for public use. The Planning Commission has forwarded a positive recommendation. Roger Harlan expressed concern about the septic tank, and Brooks Robinson indicated that this must be accepted by the Snyderville Basin Water Reclamation District. Rory Murphy, Blue Ledge, clarified that the septic tank option is being pursued to minimize hillside scaring. There was discussion about the design of the trail head. With no further comments, the public hearing was closed.

VI CONSENT AGENDA

The Mayor requested a motion to approve. Roger Harlan, "I so move". Fred Jones seconded. Motion unanimously carried.

1. Master Festival License for Halloween Celebration on Main Street - Historic Main Street Alliance - See staff report and public hearing comments.

2. Ordinance approving a three-lot subdivision located at 555 King Road, Park City, Utah - See staff report and public hearing comments.

VII ADJOURNMENT

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

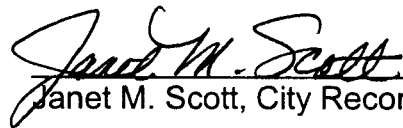
MEMORANDUM OF CLOSED SESSION

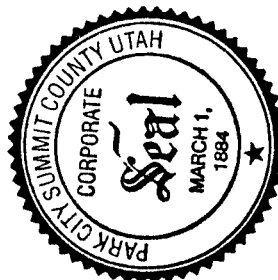
The City Council met in closed session at approximately 2:30 p.m. Members in attendance were Mayor Brad Olch, Peg Bodell, Candace Erickson, Roger Harlan, Fred Jones, and Jeff Mann. Staff present were Toby Ross, City Manager; Mark Harrington, City Attorney; and Tom Bakaly, Assistant City Manager. Roger Harlan, "I move to close the meeting to discuss property acquisition". Peg Bodell seconded. Motion carried unanimously.

The meeting opened at approximately 5 p.m.

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, City Recorder





DATE: October 11, 2001
DEPARTMENT: Office of Capital Management & Budget
AUTHOR: Tom Bakaly, Assistant City Manager
TITLE: Agreement with Summit County for Regional Transit Service
TYPE OF ITEM: Informational

SUMMARY RECOMMENDATIONS: This report is for informational purposes. City Council should provide Staff with policy direction concerning the proposed regional Transportation Agreement with Summit County.

DESCRIPTION:

A. Topic: Agreement with Summit County relating to Regional Transit

B. Background: Regional transportation is a top priority goal in the 2000-2001 City Council Action Agenda. Pursuant to that goal, the City has been in discussions with the County regarding regional transit for several years. In July of 2001, the City and Summit County executed a letter of intent (attached) which outlined the process for entering into a regional transportation agreement in October of 2001. The letter of intent called for the City and County to establish a joint transit advisory board (JTAB), which was in done in August of 2001.

The letter of intent also stated that the City and Summit County would jointly fund the cost of a consultant to formulate a transit plan and make recommendations for the regional transportation agreement. The City and County also jointly funded the additional cost (\$3,000) of the consultant to develop a County Olympic transportation plan. The regional transportation study and County Olympic transportation plan have been completed and reviewed and approved by the joint transit advisory board. Components of the study are incorporated into this report. The joint transit advisory board has also reviewed formal bids from third party contractors for the provision of 2001-02 regional transportation winter service.

C. Analysis: Listed below are the proposed deal points of the one year transportation agreement that the City and County will be asked to formally approve on either October 18th or October 25th. Please see the attached schedule for a more detailed listing of schedules and deadlines. On October 11th, Staff is also asking Council for input regarding the 3rd party contract. Council should discuss whether they would like the County Olympic Transportation system included in the regional transportation agreement and to what degree the City should participate.

Regional Transportation General Deal Points: In summary, the City would manage the operation of the system. The City Council and County Commission would still have authority over their separate and respective districts. The Joint Transit Advisory Board would provide policy recommendations to both the County Commission and City Council. The agreement would be for one year with renewal options.

Service Levels: Please see the attached regional transportation map and cost worksheet for a description of the service. The major components of service are Winter and Non-Winter service. For the first Winter, the City would need to contract with a service provider for the service. The City has conducted a formal bid process and the apparent low bidder came in with a bid of \$524,900. The Winter Service will run 7 days a week, with the two routes as shown on the map. The Non-Winter Service will also run 7 days a week, but for fewer hours. City buses and drivers will be used for Non-Winter service. It was determined that it would be roughly \$60,000 cheaper for the City to provide the Non-Winter based upon the bids received. It is possible that next year, 2002-03, the City will have the necessary buses to also provide the Winter Service.

Cost Reimbursement Timing: Upon execution of the agreement in October, the County will pay their proportionate share of the direct costs of the overall system. The current payment schedule contemplates higher payments in the Winter months due to the seasonal nature of the costs. Payments in the four Winter months would average roughly \$108,000 per month. Non-Winter service payments range from roughly \$21,000 - \$57,500 depending on the month. The County has requested that the City consider strategies to "level" the payments so businesses are not overly impacted during the Winter months. Taking the total cost of the regional transportation system (not including Olympics) and spreading it evenly across the year would generate a monthly payment of roughly \$56,000. The County has offered to fund the interest cost needed to "level" this payment. The City may also pursue a quarterly billing system. The City will work with the contractor to develop an optimal billing schedule. Council input on this issue would be appreciated.

Funding: The County is currently in the process of instituting a business assessment system that would fund the cost of the transportation system which is truly a commercial system. The County is concerned about the economy and wonders if now is the time to charge businesses with an additional assessment for regional transportation. The County will be holding public hearings over the next few weeks to institute this new assessment. If the County chooses not to fund the regional transportation system this year, the City will likely work with the Canyons to see if they would like the City to manage the operation of their transportation system.

Olympic Transportation System: The City is currently finalizing its own enhanced transportation system for the Olympics. That system includes service into the County to the large park and ride lots that are operated by Salt Lake Organizing Committee (SLOC). The City and County have discussed the possibility of adding a small park and ride shuttle system to the overall Olympic transportation system. Please see the attached County Olympic Transportation map. During the games, the existing regional system would be transformed into the Olympic system. The total cost of the Olympic system is reflective of economies of scale from the existing regional system.

The goal of the County Olympic system would be to give Snyderville Basin residents an option of parking at one of the County park and rides and riding the County system that would then connect with the expanded City Olympic system. Such a system would likely reduce the number of cars traveling through the Kimball Junction interchange. The County Olympic system could also reduce the impacts on the SLOC park & rides. If utilized by Basin residents, the County Olympic system would also reduce the number of "locals" driving into Park City and causing congestion in town.

The Park City School District would also benefit from the County Olympic Transportation Program. Children could be dropped off at Ecker Hill and then ride the County system to Trailside Elementary for programs, or vice-versa. The School District has agreed to allow use of the schools for the park and ride and tentatively offered the use of school buses as well. The County would need to pay for driver costs, snow removal and ground support. School district bus drivers may be available (at a cost) for some, but not all of the shifts.

The following table summarizes the costs and possible funding sources for the County Olympic transportation system.

County Olympic Transportation System - Expenses & Resources

Program	Cost \$	Resource	Amount \$
Buses (5)	\$34,254	PCSD Buses	\$34,254
Drivers	\$47,425	Restaurant Tax	\$30,000
		County/SLOC Driver Resources	\$17,425
Ground Support	\$10,000	County Resource Allocation	\$10,000
Snow Removal	\$10,000	County Resource Allocation	10,000
Planning Costs	\$3,000	County/City	\$3,000
Management & Training Services	\$4,000	City Resource Allocation	\$4,000
Total	\$108,679	Total	\$108,679

As can be seen from the table, the basic strategy is to fund the cost of the County Olympic Transportation system with existing resources. The major area where that does not work is the funding of bus drivers. Staff is proposing that the County's Restaurant Tax grant be used to fund the majority of the bus driver cost. Staff would then recommend that the County seek funding or resources from SLOC or Contribute County resources to fund the remaining \$17,425. The \$17,425 figure is based upon the concept that a contractor will provide drivers to drive PCSD school buses. If this is not possible, then the amount needed would be higher.

County Request for City Contribution to County Olympic Transportation System: Item #9 of the current letter of intent (attached) between the City and the County, states that the City will not pay for Olympic service beyond the scope normally provided or paid by SLOC. The letter of intent does allow for the County to substitute normal service for Olympic service. This substitution has occurred and is reflected in the bus and driver cost figures shown above. The County has recently expressed that they would like the City to contribute to the County Olympic system beyond the normal scope of regional transportation services. Council should provide Staff with direction on October 11th as to whether they would be willing to contribute City funds or resources to the County Olympic System. Workers for Park City businesses would likely benefit from the County system and the bus system would likely reduce cars on Park City streets.

If Council is not willing to make a cash contribution, Staff would suggest Council consider another option. Existing Park City staff and County staff could be trained by Park City Transit and be used as licensed drivers. The City is already contemplating a training program that could provide excess driver capacity for the City's own enhanced Olympic transportation system. The training program could be expanded to include the training of County staff as bus drivers. Management of the system (scheduling, recruitment of drivers, etc) would be done by existing Park City management resources. The City's Transportation Director, Kent Cashel, has expressed concern that training and recruiting drivers (even City & County employees) for the County's Olympic Transportation system would be difficult (if not impossible) for him to manage given current workload constraints.

Regional Transportation Summary: A single, ongoing regional transit system serving the Summit County area is the best interests of all involved. The transit center was obviously an important step towards facilitating regional transit, and was recognized as such by the Governor and the 2001 Quality Growth Awards. Pursuing a single regional transit system is the next logical step. Constituents, employers/employees, and the regional economy will best be served by a single, efficient transit system. The next step for regional transit would be to use lessons learned to possibly expand service into County residential areas and the Kamas and Heber Valleys.

D. Department Review: This report has been reviewed by the City's Transportation Director, Kent Cashel and the City Manager's Office.

ALTERNATIVES: Listed below are possible alternatives relating to the agreement. Please note that the Summit County Commission will address the agreement and fee assessment at their October 11th and October 18th meetings. If City Council has significant changes to the agreement deal points, Staff will need to promptly work with the County to address those issues.

A. Provide Staff with Input: Council should provide staff with input as directed and confirm that they want Staff to return within 1 - 2 weeks with a City/County regional transportation agreement and a 3rd party winter service transit provision contract in the amount of \$524,900. City Council should also provide direction as to what degree they would like the City to participate in the County Olympic transportation system.

B. Deny the Request: Direct Staff to discontinue efforts to implement a regional transit system.

C. Continue the Item: No formal action is requested for the October 11th meeting. Council will be asked to authorize staff to execute the 3rd party contract and the County regional transportation agreement on October 18th. Given the complexity of this project and the fact that the County is instituting a new assessment to fund the service, Council may want to consider holding a meeting on October 25th to complete the agreement if cannot be done by October 18th. Council is currently no scheduled to have on meeting on October 25th or November 1st. Delaying action on the agreement with the County or the 3rd party contract until November 8th will mean that the regional and system cannot be implemented for the 2001-02 winter season.

D. Do Nothing: The result of this action would be similar to denying the request.

SIGNIFICANT IMPACTS: So far, direct costs incurred over the last three months related to the regional transportation study and County Olympic Transportation study has totaled roughly \$13,000. These costs will be split evenly between the City and County. The County has incurred additional consultant expense in developing the assessment system that will fund their portion of the costs of the new regional transportation system.

The total annual cost of the County portion of service (including Olympic service) is estimated to be \$753,599. Please see the attached cost worksheet for a breakdown of costs. Please note that the City will be managing the Olympic and winter service 3rd party contract at no cost to the County. Existing management resources will be allocated for this service, thus reducing their availability for other expanded City transportation or parking programs. Significant resources from the Public Works Department, Legal Department and Office of Capital Management & Budget have been utilized to get the agreement to this stage. No additional staff costs (overtime or temporary help) have been expended.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: If the agreement is not adopted, it is possible that the Canyons would contract with the City or directly with the 3rd party contractor for transit service in 2001-02. The County might also participate with the Canyons for 2001-02 if a County/City agreement is not executed.

RECOMMENDATION: This report is for informational purposes. City Council should provide Staff with policy direction concerning the proposed regional Transportation Agreement with Summit County.

Attachments:

July 12, 2001 Letter of Intent
Critical Dates and Milestones Schedule
Regional Transportation Service level Map
Cost Worksheet
County Olympic Transportation Map

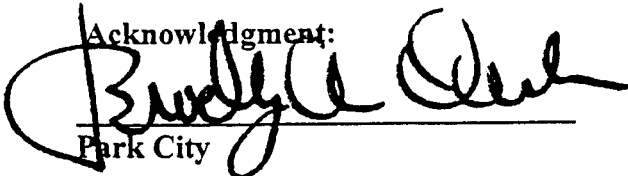
Summit County & Park City Regional Transportation Letter of Intent - July 12, 2001

Summit County and Park City conceptually agree to the following terms contingent upon further discussion and finalization. These concepts and ideas are not binding on the parties:

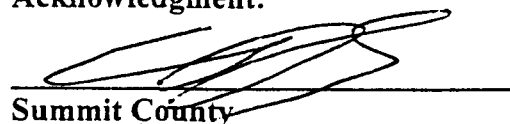
1. By October 4, 2001 Summit County and Park City will enter into a one (1) year management contract with possible renewal options by which Park City will manage the day-to-day operation of transit service in the Snyderville Basin (Kimball Area Transportation Special Service District) including:
 - Scheduling
 - Bus driver administration
 - Contracts with third party operators (where necessary for bus service)
 - State and federal grant application and administration
 - Bus procurement
2. Upon execution of the management agreement in October, 2001 Summit County will compensate Park City a monthly fixed sum which shall be calculated using only the direct costs relating to Summit's proportionate share of the transit system. Direct costs include the proportionate share of the management, operation (including equipment leases), risk management and maintenance of the transit system. Direct costs do not include the Public Works Director's time or other indirect costs that the Transportation Fund currently pays to the City's General Fund such as grant administration, recruitment, or legal services. In calculating the monthly fixed sum, Park City will not include maintenance or operation of the Old Town Transit Center, Iron Horse Bus Maintenance Facility or existing bus facilities currently used to operate the bus system.
3. The City and County will establish a Joint Transit Advisory Board which shall meet monthly and will make recommendations to both the City and County regarding service rate fees, scheduling, routes, level of service, look of buses and strategies for supplementing service and equipment demands with private contracts as well as further regionalization. The Joint Transit Advisory Board should have members appointed by both the City and the County in proportions and for terms to be determined and established by August 9, 2001
4. The City and County will jointly determine the monthly fixed sum determined by cost of service (direct costs) to be paid by the County by September 1, 2001. In an effort to expedite this process, the City and County agree that a consultant may be used the cost of which shall be divided equally between the parties.
5. The City shall retain final approval and management of their transportation system, while the County shall retain final approval of service rates, schedules, routes and level of service and all other decisions which may affect the direct costs under the contract for the Kimball Area Transportation SSD. (See paragraph 2)

6. Park City will be the Federal and State grantee for the bus system. No grant shall be applied for nor shall Summit County be bound, unless formal approval is made by the Summit County Board of County Commissioners, prior to the grant application being submitted. Summit County agrees to pay the required 20% local match dollars for federally funded equipment acquired to provide County transportation service in the Kimball Area.
7. Summit County will support the transfer of any existing State or Federal draft bus allocation that is in the County's name to Park City with the exception of any Senior Citizen busses or the "Fun Bus" which is currently on schedule for 2002.
8. Under the contract, the City will attend the monthly meetings of the Joint Transportation Advisory Board and shall act as staff for the board and shall use their best efforts to implement the directions from that board consistent with City Council and County Commission agreements.
9. The City will manage and operate the transit service during the Olympic period with input direction, and decision making from Summit County as provided above. Park City will not pay for service in the unincorporated County area beyond the scope normally provided or paid for by SLOC. The County may substitute or modify normal service for Olympic service.
10. Park City and Summit County will make best efforts to jointly secure future sites and funding for park & rides, bus maintenance and other capital facilities needed to facilitate the regional transportation system.
11. Summit County will retain responsibility of assessing and/or collecting fees from the businesses served by the transit system (Kimball area) and any other funding mechanism, and shall continue to pay Park City the established monthly fee determined by cost of service (direct cost) regardless of how those fees are regenerated to the County. Both parties agree that at this time, no user fees (bus riders) shall be established.
12. Over the next three (3) months, Park City and Summit County will equally share the cost of any additional analysis or management needed to implement and start up a regional transportation system in a total amount not to exceed \$20,000 (\$10,000 each). Each party will need to approve all expenditures. Both parties agree to pay approved expenditures even if a management contract is not ultimately executed in October, 2001.

Acknowledgment:


Park City

Acknowledgment:


Summit County

Regional Transit Critical Dates

(Assuming start of service December 15, 2001)

Deadline	Task	Responsibility
October 4, 2001	County\City conceptually discuss schedule regarding implementation of regional transit system and Summit County Olympic transit service.	County Commission\City
October 5, 2001	Draft of agreement submitted to County	City
October 10, 2001	County Olympic details with SLOC and School District finalized	City/County
October 11, 2001	County Public Hearing on fee assessment (no action)	County Commission
October 11, 2001	City Council work session discussion of regional transportation agreement, 3 rd party transit service provision contract, County Olympic transportation system.	City Council
October 12, 2001	Joint Advisory Task Force meets and makes final recommendations on agreement, signs, schedules and user guides.	Joint Advisory Task Force
October 18, 2001	County & City hold required public hearings and execute agreement which includes County Olympic Service.	County Commission\City Council
October 18, 2001	County hold/close public hearing and adopts assessments	County
October 18, 2001	City authorizes 3 rd party transit service contract	City
October 19, 2001	City executes agreement with 3 rd party provider for Winter Service.	City
October 19, 2001	Schedules and routes integrated into one transit users guide. Bus stop sign material designed and ordered.	Park City Transit
November 15 th , 2001	User Guides distributed to lodging companies & Chamber, press releases and PSA's issued.	Park City Transit
December 15 th , 2001	Begin County\City integrated service.	Summit County & Park City

F I G U R E 3 SUMMIT COUNTY REGIONAL TRANSIT SERVICE

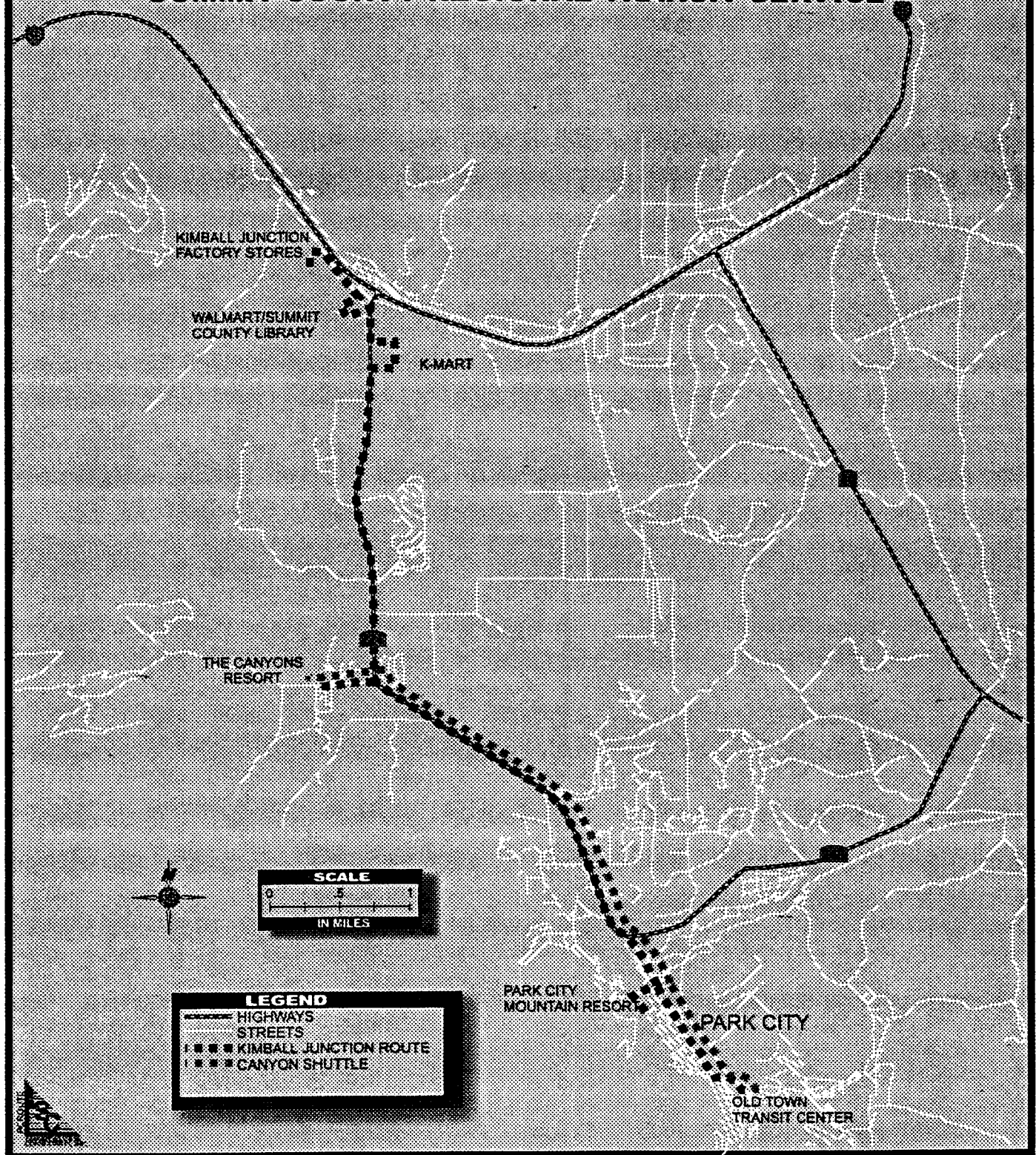
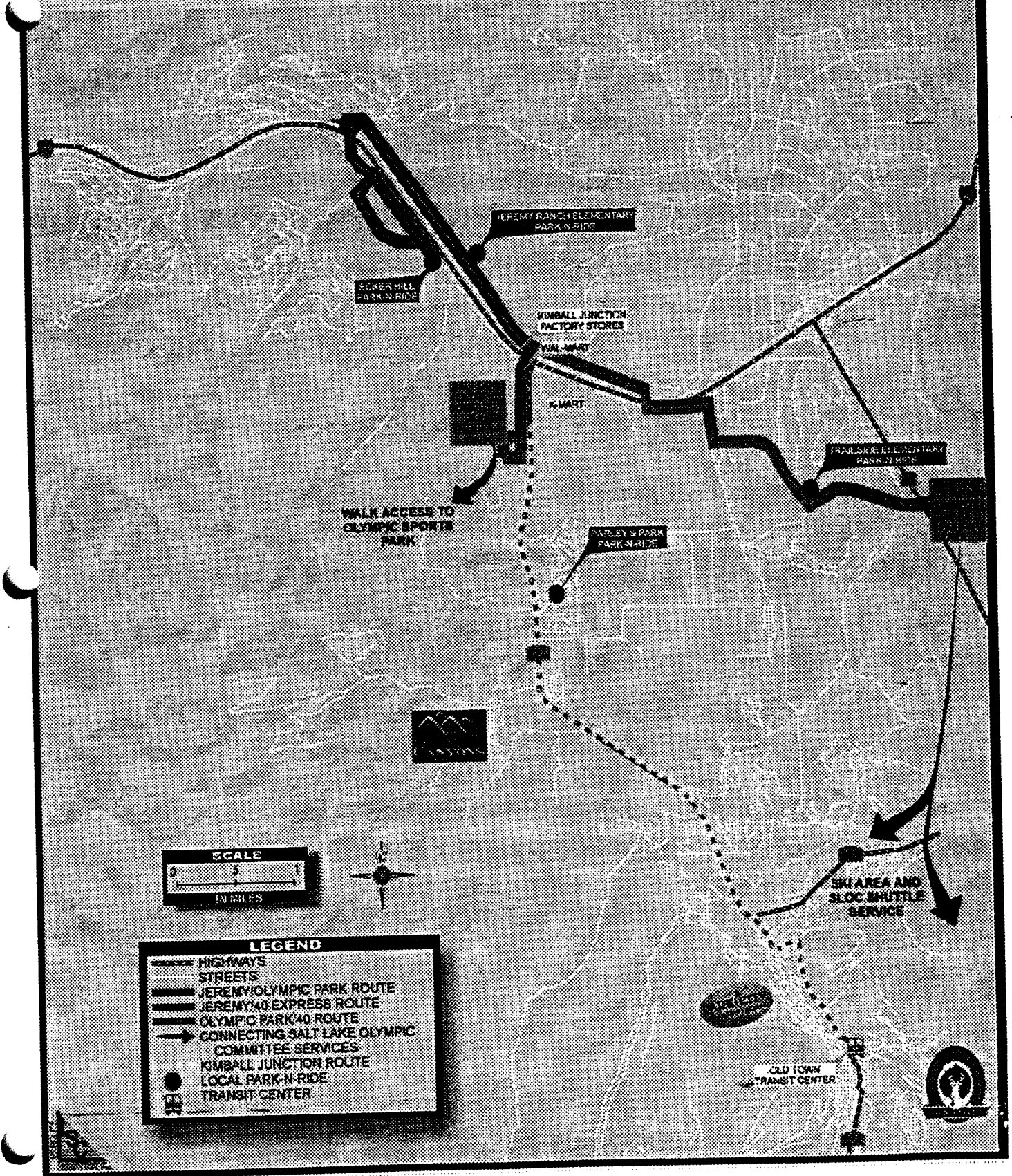


EXHIBIT B: Cost Worksheet

Service	Annual	
	Vehicle-Hours of Service	Annual Cost
Winter Public Service (Through Contractor)	7,000	\$ 524,900
Olympic Service (Through Contractor)	925	\$ 81,679
Non-Winter Service	2,550	\$ 123,000
ADA Service	240	\$ 9,300
Marketing Costs	--	\$ 10,000
Management Fees	--	\$ 0
Bus Washing	--	\$ 3,280
Employee Drug Testing	--	\$ 1,440
Total	9,790	\$ 753,599
<u>Incremental Cost per Additional Vehicle-Hr of Service</u>		
Winter Public Service (Through Contractor)	\$35	
Olympic Service (Through Contractor)	\$39	
Non-Winter Service	\$51	

F I G U R E 2 DRAFT POSSIBLE SUMMIT COUNTY OLYMPIC TRANSPORTATION PLAN



DATE: October 11, 2001
DEPARTMENT: Public Works
AUTHOR: Kathy Gammell
Jerry Gibbs
TITLE: Judge Tunnel Feasibility and Spiro Treatment Alternatives Update
TYPE OF ITEM: Information

SUMMARY RECOMMENDATIONS: Provide direction on developing plans, specifications and bid to install a low-level bulkhead and pipe in Judge Tunnel. Determine whether or not to proceed with Spiro on a traditional project schedule to install arsenic treatment by fall of 2002.

DESCRIPTION:

A. Topic. Judge Tunnel Feasibility and Spiro Treatment Alternatives Update

B. Background. Park City's water system is one of the most complex systems in the western United States for its size. The water system contains six water sources, thirty-six separate pressure zones, forty pressure-reducing valve locations, sixteen different storage reservoirs with a total full capacity of 10.65 million gallons, and seventeen pumping stations equipped with thirty-five pumps varying in size and capacity serving ten-square-miles and 1800 feet of elevation.

Judge Tunnel is Park City's oldest source of drinking water, requires no pumping and the major source for Old Town and lower Deer Valley representing 22% of the city's total water supply. The water is collected at the mouth of the mine tunnel, chlorinated and directed to a storage tank without additional treatment or pumping. Some of the shoring in Judge Tunnel has deteriorated and the city has authorized immediate maintenance to minimize the danger of a major cave-in. This work will be completed by November 2001 and will cost no more than \$250,000.

In the spring of 2000, Park City embarked on a program to monitor the Judge Tunnel drinking water source and the distribution system it serves to better understand the characteristics of the water. This program is conducted in cooperation with the U.S. Environmental Protection Agency, Superfund Remedial Program (EPA) and the Utah Department of Environmental Quality, Division of Drinking Water (UDEQ).

Testing indicates sediments from the Judge Tunnel source contain concentrations of lead above the EPA's "Level of Concern" (15 parts per billion) during high turbidity events. Park City has taken several actions to prevent recurrence of this problem in Judge Tunnel including:

- A. Installing a meter that will automatically divert turbid water before it enters the drinking water system;
- B. Modifying tanks to minimize the potential for sediments to enter the system; and

- C. Flushing the system the Old Town every six months and the entire water system annually (The Empire water tank is cleaned & inspected every six months. Other system tanks once every five years.) to remove accumulated sediment.

The city council authorized Stantec Engineering to complete a feasibility study to determine a long-term approach to Judge Tunnel as a water source for drinking, irrigation or discontinue using and abandon.

Spiro Tunnel, operated in conjunction with Thiriot Spring and the Water Treatment Plant, comprises the city's largest single source of drinking water (38%). Arsenic is the principal concern with the Spiro sources. Currently, arsenic levels are reduced using two processes: filtration and blending with Thiriot Springs and treated Spiro water.

In 1981, Deer Valley Resort installed a three-mile long pipe and bulkhead into the Spiro Tunnel to provide culinary and snow making water for their development. It was not until 1987 that this water source began to be used. The Spiro Tunnel source contained levels of arsenic that required blending with other sources to bring arsenic levels within EPA requirements. In 1992, the City constructed the Spiro Water Treatment Plant, which treats 1000 gallons per minute to arsenic levels of 15 ppb or less. Treated Spiro water is now being used throughout the system, blended with water from Thiriot Springs and Spiro bulkhead (as demand requires). Arsenic levels from these blended sources vary from 25 to 35 ppb. The arsenic concentrations are further reduced as well water is introduced during high use periods. During snow making periods, Spiro water is dedicated totally to PCMR's snow making and is not used in the culinary system.

In January of 2001, staff reported to the Council that EPA had published new standards for arsenic and that the Bush Administration delayed imposition of those standards pending a review of the science behind the standards. The Council directed the City proceed as quickly as possible to develop treatment programs to meet the proposed 10 ppb standard. Water Department Staff has been working with Montgomery Watson Harza (MWH) to evaluate various approaches to meeting the proposed standard.

C. Analysis.

Judge Tunnel water quality issues have become a major concern. Stantec's task is to evaluate the future of the source. Two paths were explored. Keeping Judge Tunnel as a culinary water supply or abandoning Judge Tunnel as a culinary supply.

Six alternatives were explored to keep the source:

- 1: Continue the current tunnel maintenance operations and particulate management plan.
- 2: Construct a low-level bulkhead, pipeline and discontinue maintenance.
- 3: Construct a pressurized bulkhead, pipeline and discontinue maintenance.
- 4: Divert flows from Judge to Ontario #1 (above Marsac) or Ontario #2 (Keetley).
- 5: Plug the tunnel at the portal and drill a horizontal well parallel to the tunnel.
- 6: Plug the tunnel and construct a vertical well in the Judge shaft.

Our mining expert Ben Seegmiller and staff from United Park City Mine Company determined alternatives three through six were problematic. Their concerns were a diversion of water to

lower levels may create problems elsewhere, loss of water to unknown areas, and Ontario #1 would require mine maintenance and water quality could be worse,

United Park or their predecessors have provided emergency and general mine maintenance on the Judge Tunnel source for more than 100 years charging the city for actual cost plus overhead. This resource is no longer available to Park City. Current mine work is being performed by certified miner's from outside of our area. Through a competitive selection process, Miner's Inc. of Denver Colorado was selected based on experience, unit costs and availability. It has become apparent contracting for outside mining services will cost 2 to six times higher depending on the nature of the work. The estimated present value of long term maintenance is \$2.6 million.

A low-level bulkhead and a pipeline would eliminate the need for future mine maintenance. Areas around raises (shafts within the tunnel) would be prepared to minimize loss of water due to future cave-ins. Lead levels should improve by laying the pipe over the sediment and reducing the direct contact between the two. This alternative has an estimated cost of \$1.35 million.

A side benefit may be an improved water quality. Water quality may improve by diverting certain water producing areas with higher concentrations of arsenic, antimony and zinc to lower levels. The net result is lower water flows and higher quality water. Water quality testing will be required. Further MPA testing is required to determine if the tunnel water may be under the influence of surface water during certain times during the year. A previous MPA test indicated there was no surface water. A pipe will preclude access to the tunnel if water flows lessen over time.

The other path considered abandoning the tunnel as a water source. Four alternatives were considered.

1. Use Judge water for stream flows, summer irrigation and snow making.
2. Increase the city's portion of the Weber Basin project.
3. Enter into a long term relation with the Jordanelle Special Service District.
4. Purchase water from other Snyderville Basin suppliers.

Alternative three is a substantially more expensive alternative than Alternative 2. Alternative four would take all the available surplus water in the basin and require development of new water sources to meet basin growth. It also may be more expensive than alternative 2.

Alternative 1 could be pursued in parallel with keeping the source as a water supply. Zinc levels in the Judge water are lower than the MCL for drinking water but exceed the level identified for Silver Creek. It is unknown if the TMDL study for Silver Creek will recommend a management alternative to reduce zinc levels from the mine discharge.

All abandoning alternatives will require additional enhancements to existing pump stations to move the replacement water from other areas into the Old Town pressure zone. Annual operating cost will also increase to offset additional pumping cost.

Stantec is recommending:

- ▶ Install a low-level bulkhead and pipe line. Design and bidding completed by late December. Installation would begin in early March and complete by June. Estimated cost with design, bidding, construction management and construction is \$1.5 million.
- ▶ Continue water quality testing after the installation of the pipeline to determine the effects on lead, arsenic, antimony and zinc. Complete a series of MPA's to determine if Judge Tunnel is groundwater under the influence of surface water.

Spiro Treatment

MWH's first task evaluates treatment options based on current water quality data. The review included previous pilot studies, literature, manufacturers data, existing water quality data and experience with other projects. The target treatment level for arsenic is less than five ppb and six ppb or less for antimony. The other criteria required the equipment and modifications to the plant to fit within the existing building.

MWH screened a large number of alternatives for expanding the treatment capacity of the Spiro Water Filtration Plant based on manufacturers' information, available data on similar sources, their companywide experience, and Spiro water quality. Several pilot studies have been completed in Park City's Spiro Treatment Plant, including an extensive pilot study by the NSF and EPA to evaluate arsenic removal using four treatment technologies on the Spiro sources. Arsenic removal to five ppb or less does not appear to be a problem. Antimony removal or reduction is driving the process selection as it is more difficult to remove than arsenic.

Four alternatives are being consideration

- Alternative 1 Add new filter followed by GFH polishing for antimony removal (additional \$ 0.92/1000 gal)
- Alternative 2 Add new filter followed by "loose" RO for polishing for antimony removal (additional \$ 0.97/1000 gal)
- Alternative 3 Add new filter followed by blending for antimony removal (additional \$ 0.47/1000 gal)
- Alternative 4 Add coagulation assisted microfiltration membrane system (additional \$ 0.72/1000 gal)

The first two alternatives will require substantial effort before design of the polishing step can begin. Alternative four evaluation results do not favor assisted microfiltration and recent data indicate that this may not effectively address antimony. Two treatment suppliers are pilot testing their filter system to determine the optimal arsenic removal for the Spiro bulkhead and portal sources. Testing should be completed by mid-November.

Implementation Strategies

The Spiro construction project will need to include an arsenic and antimony treatment solution, upgrades to the control equipment, piping relocation, finished water well expansion, additional pumps and motors, improvements to the settling basin and filter press upgrades. The estimated

project cost is \$900,000. The original budget of \$350,000 which anticipated only a filter upgrade, was developed prior to the antimony water quality change and the new arsenic standard.

The Spiro water source has two windows of opportunity to interrupt service and install improvements, March through June and September through November. A traditional project schedule requires the engineering work to be 100% completed, a bid and an award of a construction phase. This schedule would accommodate an arsenic removal system similar to the current treatment in Spiro to be installed by fall 2002. The antimony removal would be later. The loose RO system to remove arsenic will need to be piloted to determine the antimony removal efficiencies. It could not be designed and installed until late 2003. A blend alternative for antimony would not be in place until the Rockport Project is completed.

Another option is to utilize a hybrid approach to design-build. Special consideration may have to be given to the bidding process to expedite these awards. The Legal Department will be prepared to address this issue if Council wants to pursue this alternative. This approach would utilize Montgomery Watson Harza as the design engineer, construction manager and general contractor agent for the city. The project would be divided into two phases, one for arsenic and the other for antimony. This approach is estimated to cost 10 to 15% more in the total project. It may allow the arsenic treatment to be installed by July 2002.

A decision would need to be made within the next ten days to proceed to meet a July deadline. The success of this approach is dependent on:

- ▶ Timely compliance with State bidding requirements
- ▶ All piloting completed on schedule
- ▶ State approvals are timely
- ▶ Council approvals would be needed in January for construction contracts
- ▶ No delays in equipment delivery
- ▶ No delays during construction

The schedule described is not achieved very often. Staff is requesting city council to discuss dedicating resources to meet a July 2002 following the hybrid schedule or fall 2002 by following a traditional project schedule to install arsenic removal treatment.

The project will be funded from account number 51-45078 Water Storage and Delivery. There are adequate funds for engineering work. A series bond issue may be required for construction if the project costs exceed available reserves. This will be a later discussion with council.

D. Departmental Review. The staff report has been reviewed by Public Works, Legal, City Manager and the Office of Capital Management and Budget.

ALTERNATIVES:

- A. Authorize staff to proceed with developing plans, specifications and bid to install a low-level bulkhead and pipe in Judge Tunnel. Proceed with Spiro on a traditional**

project schedule to install arsenic treatment by fall of 2002. This is the staff recommended alternative.

- B. Authorize staff to proceed with developing plans, specifications and bid to install a low-level bulkhead and pipe in Judge Tunnel. Proceed with Spiro on a modified project schedule to install arsenic treatment by July of 2002.**
- C. Direct staff to continue tunnel maintenance and proceed with developing plans, specifications to construct a treatment facility for Judge water . Proceed with Spiro on a traditional project schedule to install arsenic treatment by fall of 2002.**
- D. Direct staff to continue tunnel maintenance and proceed with developing plans, specifications to construct a treatment facility for Judge water . Proceed with Spiro on a modified project schedule to install arsenic treatment by July of 2002.**
- E. Direct staff to continue tunnel maintenance, abandon the Judge water as a culinary source upon completion of the Weber Basin Project or when other replacement water is found.**

SIGNIFICANT IMPACTS:

The new arsenic standard will go into effect in February 2006. Park City has two and one half years left on the first exemption and the ability to request one more five-year exemption.

Alternative A provides adequate time to make decisions and select a contractor. The new arsenic standard would be met by let fall 2002. The viable antimony treatment alternative would be determined by spring 2003. Construction could be completed within the exemption periods. Staff is already implementing operation procedures to minimize the use of higher arsenic water during low demand periods. The Judge piping alternative has a lower life cycle cost and improved water quality. This is the staff recommended alternative.

Alternative B is an accelerated schedule requiring each piece of the process to conform to a schedule. Any delay in one will have a direct effect on the others. Authorizations and approvals would be required in January from a new city council. This alternative is dividing the project into two phases. The phasing will increase the estimated project cost 10 to 15%. There is no guarantee the arsenic process could be in place by July 2002.

Alternative C assumes treatment for Judge water will be required regardless of piping or tunnel maintenance, the water quality testing and the MPA results. This would be a two to three-year program to pilot treatment alternatives, acquire land, design and construct a treatment facility. The estimated cost is \$3.7 million. The Spiro option is the same as Alternative A.

Alternative D assumes treatment for Judge water will be required regardless of piping or tunnel maintenance, the water quality testing and the MPA results. This would be a two to three-year program to pilot treatment alternatives, acquire land, design and construct a treatment facility.

The estimated cost is \$3.7 million. This alternative would be the most likely to satisfy EPA concerns. The Spiro option is the same as Alternative B.

Alternative E requires either tunnel maintenance or the pipe alternative. It could not be abandoned as a culinary supply until an alternate supply became available. The alternate supply would need to be a year around water source and the quantity could be modified to reflect the quantity of Judge water used for irrigation. Higher operating cost would be needed to offset additional pumping efforts.

All alternatives have a direct effect on user rates in varying degrees.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

Alternatives B through E will have increased operating, design and construction cost compared to Alternative A. Alternatives B & C will require staff resources in January and February to help maintain project schedules. A deadline to meet the new arsenic standard prior to February 2006 is local in nature. There are no mandates from the state or federal drinking water authorities to accelerate arsenic reduction for water systems complying with the current 50 ppb standard.

RECOMMENDATION:

Judge Tunnel- Authorize staff to design and bid a low-water bulkhead and pipeline to eliminate future tunnel maintenance. It is anticipated a bid award from city council in December 2001. Construction would start in March 2002.

Spiro Tunnel- Direct staff to use a traditional project approach to install arsenic reductions to meet the February 2006 deadline by Fall of 2003.



DATE: October 11, 2001
DEPARTMENT: Office of Capital Management and Budget
AUTHOR: Mark Christensen *MC*
TITLE: Special Service Contract for the People's Health Center
TYPE OF ITEM: For Action/Administration

SUMMARY RECOMMENDATIONS: Council should approve a one-time special service contract in the amount of \$1,000 to the People's Health Center to assist in providing a health clinic for uninsured and under insured individuals in the community.

DESCRIPTION:

A. Topic: A special service contract with the People's Health Center.

B. Background: People's Health Center's (PHC) mission is to provide health services to those in the community who have a lack of health resources readily available to them. Currently PHC accomplishes its purpose through the use of broad-based community support for funding and volunteers to operate the center. Volunteers provide a variety of services that include language translation, medical personnel, and other support staff. At this time PHC receives no financial aid from state or federal agencies due to the restrictions placed on the types of patients and required personal information.

PHC provides healthcare for citizens not only in Park City but also people in Summit and Wasatch Counties and is currently the only source for non emergency health care for many in the community. Since April 2000, PHC has assisted more than 1,400 uninsured people by providing quality health care services. On September 12, 2001, The Summit County Public Health Department supported this request and indicated that both organizations strive to avoid the duplication of services. The health Department indicated that they refer individuals to "private providers or the People's Health Van." (See Attached Letter From the Summit County Health Department)

C. Analysis: PHC has requested the City fund a special service contract in the amount of \$5,000 for its general operating fund. This funding would be used to meet the current demands of the PHC's clinics, expand the number of clinics, purchase new equipment to conduct medical tests internally reducing external testing costs. PHC provides "medical consultation with doctors or mid-level providers, any necessary prescription medications for \$3 each, and

vaccinations, free vitamins and translator services” for a co-payment of \$5. In addition, the PHC pays for laboratory work, x-rays and ultrasound tests when necessary. The PHC provides a variety of medical services that are more fully outlined in their attached request under Patient Benefits.

On September 16, 2001, a representative from the Park City Family Health and Urgent Care Center encouraged Council to fund the PHC as this organization “fills a medical void in our community and offers a valuable service to a patient population that might otherwise not receive this care.” (See Attached Letter From R.T. Winn, M.D.)

The City Council has at its discretion approximately \$4,300 in the unspecified contract account. This money has been earmarked for unspecified opportunities that may occur throughout the year. Council could use all or a portion of these funds for this request. The Special Service Contract Sub Committee has reviewed this request and is recommending a contract of \$1,000 for FY2002. The Sub Committee also recommends that the Council revisit this contract after the Olympics in May as part of the budget process to discuss this issue in greater detail.

F. Department Review: Office of Capital Management and Budget, Special Service Contract Sub Committee

ALTERNATIVES:

A. Approve the Sub Committee Recommendation: Council could award a one-time special service contract to People’s Health Center in the amount of \$1,000 with the recommendation to revisit this contract as part of the budget process. This option is recommended by the Sub Committee.

B. Deny the Request: Council could choose to deny the special service contract request.

C. Council Could Amend the Recommendation: Council could amend the Sub Committee recommendation and increase or decrease the special service contract amount.

D. Continue the Item: Council could continue the item to a future date.

E. Do Nothing: Council could do nothing.

SIGNIFICANT IMPACTS: There is currently \$4,353 remaining in the unspecified budget. Funding this request may limit the Council with regards to future requests. Currently the City is not providing funding for health services. Funding this request may have future impacts with regards to the provision of medical services for the community.

RECOMMENDATIONS: Council should accept the recommendations of the Sub Committee and approve a one-time special service contract with the People’s Health Center for \$1,000, with a commitment to revisit this contract as part of the budget process.

CONSEQUENCES OF NOT TAKING ACTION RECOMMENDED ACTION:

Decreasing the sub committee recommendation amount, continuing or denying the special service contract may limit PHC's ability to provide medical services to the uninsured in the community. Increasing the amount recommended by the sub committee will limit the funds available for future requests.

Attachments:

Request from the People's Health Center

Letter from the Summit County Health Department

Letter from the Park City Family Health and Urgent Care Center



P. O. Box 982342
Park City, UT 84098

Honorable Mayor Olch & Park City Council Members
Park City Municipal Corp.
P.O. Box 1480
Park City, UT 84060

September 4, 2001

Chair:
John Hanrahan, MD

Pamela Atkinson

Suzanne Brennan

Father Robert Bussen

Melissa Caffey

Elden Dye

Arlene Fine

Lew Fine

Sandy Galovich

Marcie Johnson

Silvia Leavitt

Randall Probst

Joseph Tesch

Peter Wood

Dear Honorable Mayor Olch and City Council Members,

The People's Health Center (PHC) is asking the Park City Council to consider granting a minimum of \$5,000 to its general operating fund to assist with our service to the community. It is imperative that the PHC seek funds from all potential sources as our demands from the community continue to increase. As you may know, the PHC currently receives no state or federal funding for its programs due to the restrictions those would place on the types of patients and required personal information that would require. However, we do require broad-based community support, including local governments, since it the residents of those communities that desperately need our services. We are also requesting that Summit County match the grant received by PCMC, so we hope you will consider allowing the maximum the City has available in its grant allocation fund (or any of its discretionary accounts).

If funds are granted, the PHC will send out a monthly calendar of the clinics scheduled to be posted in any of the City facilities, in both English and Spanish, to advise any uninsured City employees of the clinics offered. The following is a description of our programs and the statistics and history that support our request. The PHC programs benefit the entire Park City community and the largest portion of our clients are from the immediate Park City area. We seek to continue providing excellent quality health care for the uninsured and to meet the growing demands to increase our capacity. Please consider the following information and choose to assist us with our funding—healthier and productive residents benefit the entire community!

I. MISSION STATEMENT & GOALS

The People's Health Center (PHC) is a community based non-profit organization whose mission is to provide excellent quality health care to the uninsured and underserved residents of Summit and Wasatch Counties. It accomplishes this purpose through the use of a privately funded mobile health clinic and a large corps of volunteer medical providers, health professionals, translators and support staff and without any state or federal funding. The PHC is currently the *only* source of non-emergency health care for the many local uninsured individuals and families and it strives to operate its clinics during evenings and at times when the people seeking health care can be served without jeopardizing their employment.

II. PATIENT PROFILE

Number of Patients Served: Since the People's Health Center first began providing services to the community in April 2000, more than 1,400 uninsured people have received quality health care. Based on last winter's statistics, especially with the unexpectedly large number of women needing prenatal care, and with the colder seasons fast approaching, it is anticipated that the average number of patients per week needing medical attention will increase dramatically. *Based on last year's numbers, the patient load within the Park City Community could as much as double at the pediatrics and general adult clinics due to the cold and flu season-related*

(435) 615-7822

fax (435) 615-7837

e-mail phcws@sisna.com

illnesses as well as the increase of service worker employment with the onset of Park City's tourist season. It is also anticipated that the approaching Olympics could add an additional component to the increased need within the community for health care.

Patient Benefits: For a \$5 patient co-payment, the clinics provide a medical consultation with a doctor or mid-level provider, any necessary prescription medications for \$3 each, and vaccinations, free vitamins and translators to those seeking medical help. In addition to paying for prescription medications, the PHC pays for laboratory work, x-rays and ultrasound tests, when indicated. The PHC has a number of referral specialists available to treat patients, at reduced or no fees. It also provides well care, preventive medicine and care of both chronic and acute diseases. PHC signs patients up for chronic medication assistance programs, Medicaid, Chips, and other social services, when appropriate. The mobile clinic enables PHC to visit sites that are more accessible to patients often dependent on public transportation.

III. PROBLEM AND PROBLEM RESOLUTION

The goals for this project are to secure the necessary funding to: meet the current demands of the PHC's clinics; expand the number of clinics; and to purchase new equipment that would allow its providers to perform necessary tests currently performed externally, at great expense to the PHC.

More service workers are moving into Summit and Wasatch Counties each day; some recruited from other states or countries in order to meet the needs of local construction, lodging, restaurant and ski area businesses. Due to the typically seasonal nature of this employment, as well as the enormous costs of healthcare and insurance, most employers do not provide health insurance benefits for these employees or their families. These individuals frequently work two or three different jobs, in order to provide the basic necessities for their families and yet, the majority of these families are living under the federal poverty level. In addition, the growing Hispanic population has the considerable burden of a language barrier, which often discourages them from seeking necessary health care. The People's Health Center is the only medical provider currently in place to meet their needs. *Not only are the services of the PHC critical to the uninsured populations it serves, but the entire community, including local schools and businesses, benefits as a result of healthier residents, cost-effective healthcare and a productive work force*

IV. STATISTICS AND TRENDS

The Park City area, including Summit and Wasatch Counties, continues to grow at a rapid rate. According to the Utah Census 2000, Summit County was the fastest growing county in Utah, almost doubling its population at a rate of 91.6% during the last decade. Additionally, the state's Hispanic population increased by an estimated 138%, with an estimated 1,700 recorded Hispanics entering the Summit County area. However, according to estimates from the Mountainlands Housing Trust, it is believed that the Hispanic population in Summit County is actually over 3,000 people. Since the PHC implemented a women's clinic in January, 2001, over 300 prenatal patient visits have taken place, in addition to other women's health treatments, and at least 10 more new obstetrics patients are seen each month. The need for an additional, weekly women's clinic is fast becoming critical and, with the PHC beginning to treat many of the resulting newborns, it is anticipated that additional pediatrics clinics are inevitable

V. IMPLEMENTATION, EVALUATION AND TIMELINE

Once the PHC has received notification of its grant application approval, the PHC will immediately implement the following steps to provide for the project to occur throughout the 2002 calendar year:

- 1) A facility will be secured at which to conduct additional women's clinics.
- 2) A schedule will be produced and publicized via the local paper, posters, radio and existing clinics.
- 3) Medical providers, translators, support volunteers, van driver and staff will be scheduled.
- 4) New equipment will be ordered, purchased, and utilized at existing and new clinics.
- 5) On-going needs assessments and program evaluations by the PHC's Medical Committee, Executive Committee, and Board of Trustees monitor the budget, effectiveness and progress of project and compare them to the previous year's number of patients served, services provided and cost effectiveness.

VI. PROJECT AND GOAL EVALUATION

The success of the project and evaluation of its goals will be measured in the following ways:

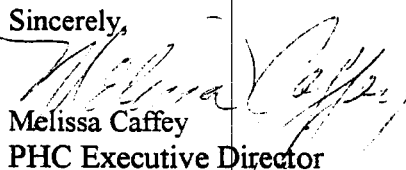
- 1) An increase in the number of patient visits during 2002 due to expanded clinics and publicity.
- 2) The annual number, nature and costs of patient visits compared to the previous year to determine sufficiency, cost effectiveness and optimal use of financial, volunteer, facility and other resources.
- 3) Positive birth outcomes and patient compliance with doctor's recommendations.
- 4) Patient evaluations of their experience with the clinic services they receive.

VII. LONG TERM FINANCIAL STRATEGIES AND SUSTAINABILITY

The recent commitment by several residents and businesses to host a variety of fund-raising events during the next few months, a growing number of volunteers and the continued increase in patient visits and in-kind donations demonstrate tremendous community support. Also, a comprehensive presentation is currently being prepared by the PHC Fundraising Committee, PHC staff and local professionals to solicit on-going financial support from all major Summit and Wasatch Counties employers before the end of 2001. An increase in the number and types of clinics offered will also increase opportunities for support from foundations that focus their charitable involvement on similar programs.

On behalf of the People's Health Center Board of Trustees and committed volunteers, we hope that the City Council will look favorably upon this grant request and we look forward to hearing from you. Please feel free to contact us with any questions or for further information at 615-7822. Thank you, again, for your consideration.

Sincerely,


Melissa Caffey
PHC Executive Director

Steve Jenkins
Health Director

Brent G. Ovard
Deputy Director

RaNae B. Crittenden
Administrative Assistant

September 12, 2001

SUMMIT
COUNTY

Summit County
Public Health Department

Robert Swensen
Environmental Director

Sally A. Kershnik
Director of Family &
Personal Health

Geri Essen
Health Educator

Candice Erickson
Park City Council
Park City, Utah 84060

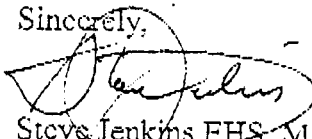
Dear Candice,

The Summit County Public Health Department supports the People's Health Center and their efforts to provide medical services to the under insured and the uninsured. We are trying to avoid duplication of services and believe that we both do a good job in that regard.

The Health Department provides screenings and prevention services to all who choose to come to our clinics. However, if an individual needs medical services we refer them to their private provider or to the People's Health Van.

We would support you in funding of the People's Health Center.

Sincerely,


Steve Jenkins EHS, MPH
Director

Summit County Health Department

Coalville Office
85 North 50 East
POB 128
Coalville, Ut 84017
(435) 336-3222
Fax (435) 336-3236

Kamas Office
110 North Main
POB 098
Kamas, Ut 84036
(435) 783-4321
Fax (435) 783-4321

Park City Office
1233 Sidewinder Drive
POB 680166
Park City, Ut 84068
(435) 649-6072
Fax (435) 633-3498

September 16, 2001

Dear Candy and City Councilpersons,

My partners and I are pleased to support the grant request of the People's Health Center. We feel the People's Health Center fills a medical void in our community and offers a valuable service to a patient population that might otherwise not receive care.

Further, by contributing to the People's Health Center, we feel it gives a message to not only those being served, but also to the other residents of our community. Such a donation demonstrates that our town cares about those not fortunate enough to have health insurance.

Finally, several of my partners and I work regularly at the People's Health Center... if our town fathers back this valuable cause it helps us to feel that what we are doing is worth our volunteer time.

In summary, the providers of the Park City Family Health and Emergency Center are unanimous in their recommendation for public support of the People's Health Center.

Sincerely

Winnie

Winnie (R.T. Winn, M.D.)
Park City Family Health and Urgent Care Center



DATE: October 11, 2001
DEPARTMENT: OCMB, Public Works
AUTHOR: Mark Christensen, Budget & Grants Manager
Kent Cashel, Transportation Director
TITLE: Prospector Square Parking
TYPE OF ITEM: Informational

SUMMARY RECOMMENDATIONS: Council should direct Staff to implement trail "time-limit" parking on Sidewinder (Alternative E) and conduct a post-Olympic comprehensive parking study of the Prospector area (Alternative D).

DESCRIPTION:

A. Topic: Parking Issues in the Prospector Business Core

B. Background: On September 27, 2001, Staff presented a managers report to Council that identified Prospector Square Property Owners Association's (PSPOA) parking concerns in the Prospector Business Core. (Memo Attached). PSPOA's concerns stem from "on street" parking in the prospector area but are particularly focused on Sidewinder Drive. Over the past three years Staff and Council have been approached by members of the Prospector Square Property Owners Association's wanting the City to limit overnight and long term parking on Sidewinder Drive. While these restrictions with enforcement will create turnover of vehicles on the street, it will do so without a clear understanding of the scope and nature of the parking problem. It is likely these actions will fail to achieve the desired outcome (See attached PSPOA letter to Mayor Olch.) and may create any number of unanticipated and unintended impacts discussed later in the analysis section of this report.

C. Analysis: Parking resources in the Prospector Square business area are a combination of public street parking and privately owned parking lots. Street spaces make up a small proportion of the total parking in the area. Staff estimates the proportion is approximately 20% (280 spaces /1400 spaces).

Given the high percentage of private parking in the Prospector business core it seems logical that any effective solution to parking issues in the Prospector Square business core will require the cooperation and assistance from the management of these private lots as well as the multifamily housing units in the area. To date Staff has been unsuccessful in its attempts to recruit this

cooperation and assistance. In a memo to Council from Police Chief Evans dated January 10, 2001, Chief Evans recommended that the PSPOA and surrounding multifamily housing develop a partnership to address a solution. At that time the association representatives were not willing to develop this relationship (Chief Evans Memo Attached). It should be noted that recently Council members met with management of Aspen Villa apartments and received commitments from management to reconfigure its parking lot to gain 20 spaces.

Staff from the City Managers office, Police and Parking Services have had several discussions with Prospector area businesses concerning parking issues in the business core. These discussions centered around the business owners perception that residential parking on Sidewinder Drive was taking up most of the available spaces. Based upon Aspen Villa Apartment's proximity to Sidewinder Drive it is intuitive that most of this residential parking use is spillover from the apartment complex. However, Staff does not have conclusive evidence that this is the only contributing factor. Parking shortages could also stem from business owners and employee usage.

On September 27th, one Prospector business owner (Mr. Jim Totoro) appeared before Council to request implementation of "No Overnight Parking" restrictions on Sidewinder Drive. While staff is confident that it can successfully implement and enforce such restrictions, it is not clear that this approach will achieve any true benefit for business owners while potentially creating unintended impacts on area hotels, condo's and outlying neighborhoods. Staff believes residential users will continue to park on Sidewinder Drive during the daytime and move into unrestricted areas at night. This activity may or may not coincide with the time of day local business owners are concerned about parking shortages. Without comprehensive input from these users group it is likely that any restriction and enforcement approach will have an unintended negative impact on some of the user groups. Costs for this program would vary depending on the geographical area included in the restrictions. One-time capital costs for this program will run from \$2,000 to \$6,000. Enforcement costs will run approximately \$21,000 annually (if enforced by Parking Services). If Public Safety is directed to enforce these parking restrictions, it may result in decreased Police service to other areas of the City with the final fiscal impact unknown.

Staff believes that the implementation of time limits on Sidewinder Drive during regular business hours (e.g., 8:00 a.m. to 8:00 pm) is more likely to achieve the desired result than overnight restrictions. However, without identifying what business and residential needs are for the area it is difficult to determine what time limits (e.g., one hour, two hour, three hour) and restricted hours of operation best balance the needs of all parking user groups (retail, restaurant hotel, condo, residential and professional). Costs for this program would vary depending on the geographical area included in the restrictions. One-time capital costs for this program would run from \$2,000 to \$6,000. Enforcement costs would run \$40,000 annually. This approach would require Council to amend the Transportation budget and the Cities contract with Ampco Parking Systems to reflect this increased cost.

Rather than immediately restricting the entirety of Sidewinder Drive, a six month 2- hour time limit test program could be implemented along a portion of Sidewinder Drive (e.g., from the

Marriott Hotel to SR 248). (Alternative E) Staff believes that this test program of 2- hour time limits could be enforced utilizing existing Parking Services staff. This approach offers some immediate relief for Sidewinder business while providing the opportunity to assess the effectiveness as well as the impacts of time-limits on the area. The downside of this approach is that the level of enforcement that could be supported with existing staff would be less than optimal and may not fully achieve the desired result throughout all hours of restrictions. Additionally enforcement in the Main Street Core would be reduced as those officers are rescheduled to enforce the Sidewinder Drive Test Area. The incremental cost for this test program would be \$1500 for signage and equipment. If this program proves successful and Council should wish to continue and/or expand the time limits program the incremental costs could be considered as part of th FY2003 budget.

Implementing "No Overnight Parking" restrictions or "Time Limits" will require additional enforcement to be effective. This additional enforcement and associated cost constitute a new City program. The addition of a new program outside the budget process appears inconsistent with the Program and Resource Analysis policies adopted by Council as part of the FY 2002 Budget. These policies state that new services and programs be considered with a full analysis of ongoing requirements (revenues and expenditures), constituency served, and consider all service increases at the same time (Budget process) so as to balance possible competing resource requests.

Staff recommends that Council adopt a more comprehensive approach to the Prospector parking issue (Alternative D). This approach will incorporate input from all parking user groups affected as well as a problem identification and analysis component. The outcome of this process will be an action plan that will seek to balance the needs of all involved user groups. As a component of this comprehensive approach, Parking Services will immediately increase enforcement of the existing parking codes (72 Hour and abandonment regulations) along Sidewinder Drive. Parking Staff believe this enhanced enforcement can be accomplished with existing resources and within budgeted amounts. Additionally, Staff has developed a signage plan for Sidewinder Drive and will install sign pole sleeves before the ground freezes. These sleeves would provide for the placement of signage even in mid-winter should that become necessary.

Staff estimates a thorough analysis and public input process would require approximately 4 months to complete. Administration, Police, and Parking are currently dedicated to Olympic, and regional transit issues. If Council directs Staff to begin this process immediately additional consultant support would be required to gather and analyze data as well as coordinate the outreach process. However, if Council defers the process until post-Olympics less consultant support will be required. Staff estimates the cost for an immediate study at \$45,000, post Olympic costs (beginning March 2002) at \$10,000. Staff does not recommend either study alternatives (C or D) unless Prospector Business and other user groups are committed to participate and implement the recommendations of the analysis.

Staff, recommends that Council direct staff to conduct a post-Olympic analysis of parking issues in the Prospector Square business core. This analysis will include both parking demand analysis and a public outreach component; the result will be a comprehensive action plan and budget.

Council could concurrently direct staff to enhance the enforcement in this area within the scope of existing codes. This option will allow Staff the opportunity to analyze this issue in its entirety and make recommendations based on the information gathered. Further this approach encourages public participation with those people that are involved in this issue such as businesses, employees, lodging and condo associations and multi-housing property residents. Several user groups will be affected by whatever action is taken, however only one group (the PSPOA) have been represented in the discussions before Council. Staff is concerned that taking action prior to gathering the information from all impacted groups may duplicate the frustration felt in the Main Street Area with the implementation of paid parking. Initial data collection and the identification of user group representatives will occur before the analysis process begins in March. This approach will allow for program recommendations to be considered as part of the FY2002-03 Budget process consistent with Program and Resource Analysis budget policies.

A summary of each alternative is highlighted in the attached Table 1.

D. Department Review: Police, OCMB, City Manager, Public Works, Legal

ALTERNATIVES:

A. "No overnight parking" Restrictions : This option would place signs and enforcement on Sidewinder Drive. The incremental cost of this option is approximately \$2,000 to \$27,000 depending on the level of enforcement.

B. "Two Hour Time Limit" Restrictions: This option would place signs and enforcement on Sidewinder Drive from Highway 248 to Gold Dust Drive. The incremental cost of this option is approximately \$42,000 to \$46,000.

C. Comprehensive Parking Analysis and Public Outreach (Pre-Olympics): This option would direct Staff to conduct a comprehensive parking study that includes a public outreach program designed to represent potential groups impacted by this issue before the Olympics. Fiscal impacts of this option would involve the use of extensive consulting services to coordinate study this issue. It would also require the use of existing staff capacity to continue to enforce the existing parking restrictions. The incremental cost of this option is \$45,000 plus signage and enforcement costs which would vary depending on the plan recommended.

D. Comprehensive Parking Analysis and Public Outreach (Post-Olympics): Staff recommends this alternative. This option would direct Staff to conduct a post-Olympic comprehensive parking study that includes a public outreach program designed to solicit input and assistance from groups impacted by this issue. Fiscal impacts of this option would involve the use of existing Staff capacity to study this issue and reduced consultant resources. This option will also enhance enforcement fo existing regulations and place sign sleeves along Sidewinder Drive which will require the use of existing staff capacity. The incremental cost of this option is approximately \$10,000 plus signage and enforcement costs which would vary depending on the plan recommended.

E. "Two Hour Time Limit" Test Program: This option will provide for the implementation of a "Time Limits" test area on the west end of Sidewinder Drive (Marriot Hotel to Hwy 248). This 6 month program will allow staff to study the effectiveness and impacts of this option. This action could be implemented immediately in conjunction with Alternative C & D. This option would cost approximately \$1,500 for signage and equipment. The downside of this approach is that the level of enforcement that could be supported with existing staff would be less than optimal and may not achieve the desired result throughout all hours of restrictions. Additionally enforcement in the Main Street Core would be reduced as those officers are rescheduled to enforce the Sidewinder Drive Test Area. If this program proves successful and Council should wish to continue and/or expand the time limits program the incremental costs could be considered as part of the FY2003 budget.

F. Council Hybrid Alternative Council could direct Staff to implement a hybrid of any of the options or solutions discussed in this report or a unique alternative solution.

G. Continue the Item: This option would not alleviate the problem but would allow staff to gather more information.

H. Do Nothing:

SIGNIFICANT IMPACTS: The impacts of each alternative are discussed in the analysis section of this report. Parking in the Prospector area is a multifaceted issue with many user groups involved. This issue is one that warrants attention by Staff and Council. Given the complex nature of this issue it is impossible for existing Staff to fully address the comprehensive issue prior to the Olympics without external resources or a re-prioritization of existing Council priorities such as Olympic preparation or Regional Transit. Any parking restrictions on public streets will establish precedents for future parking issues that may arise in other areas of the City.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: Staff does not believe that immediately implementing a "No Overnight Parking" or time limits program will address the long term issues associated with parking in the Prospector area, but it will likely switch the parking issues to another street, parking lot, or area into Prospector Square or Park Meadows neighborhoods.

RECOMMENDATION: Council should direct Staff to implement trail "time-limit" parking (Alternative E) and to conduct a post-Olympic comprehensive parking study of the Prospector area (Alternative D) if user groups support the analysis. This study would begin in March 2002 with findings and recommendations for a comprehensive solution to parking in the Prospector presented in conjunction with the budget process.

Prospector Parking Alternatives

Table 1

Alternative	Description	Capital Cost	Enforcement Cost*	Issues
	Parking Regulation Programs			
A	"No Overnight Parking" Signage	\$2,000-6,000*	\$0 - \$21,000	Does not address comprehensive issue. Restrictions aimed at Residential Groups with possible unintended consequences with Lodging and Condo associations. Utilizing Police to enforce restrictions will result in decreased services in other areas of the City. Instituting new program outside budget process appears to be inconsistent with Council adopted budget policies (FY 2001-02 Budget Document, Program and Resource Analysis pg 70-71).
B	Parking Time Limits Signage	\$2,000-6,000*	\$40,000	May not address comprehensive issue. May shift parking issues into nearby neighborhoods, parking lots and streets. Instituting new program outside budget process appears to be inconsistent with Council adopted budget policies (FY 2001-02 Budget Document, Program and Resource Analysis pg 70-71).
E	2 Hour Time Limits (6 Month Test Program)	\$1,500	\$0	This program would utilize Parking Services officers currently used to enforce Paid Parking & Residential Permit program in the Historic core and would reduce frequency of enforcement in this Historic core. The level of enforcement of Sidewinder restrictions that can be supported with existing staff may not achieve desired results across all hours of restrictions. If this program proves successful and Council should wish to continue/expand the program its incremental costs could be addressed during the FY 2003 budget process.
	Parking Analysis Programs			
C	High Consultant participation (Pre-Olympics)	\$45,000	Variable depending on outcome of study	This option provides additional time to study issue and provide information required to clearly define nature and scope of problem and tailor approach to solve that problem. Increased costs. New program would be recommended and evaluated as part of 2003 budget process.
D	High Staff Participation low consultant participation- (Post Olympics)	\$10,000	Variable depending on outcome of study	This option provides additional time to study issue and provide information required to clearly define nature and scope of problem and tailor approach to solve that problem. Increased costs. New program would be recommended and evaluated as part of 2003 budget process.
* Costs assumes restrictions are placed on Sidewinder Road only additional areas will result in increased cost.				

I N T E R

O F F I C E

MEMO

To: Toby Ross for the City Council
From: Tom Bakaly, Assistant City Manager
Subject: Prospector Square Parking Issues
Date: September 27, 2001

In the Fall of 2000, the Prospector Square Property Owners Association sent a letter to Mayor Olch that outlined some parking and congestion problems in the Sidewinder Drive area. Please see the attached letter for a more detailed explanation. In addition, a business owner from the Prospector area (Jim Tortora) addressed Council in 2000 and again in the Fall of 2001 regarding overnight parking and the impact of adjacent affordable housing projects on Prospector. Mr. Tortora suggested closing the access from the Bellemarc building or prohibit overnight parking.

Since 1999, Staff from several departments have met with representatives from the Prospector Square Property Owners Association (Association) in an effort to develop a plan of action. Beginning in 2000, the City has increased the amount of enforcement for 72 hour violations, snow removal violations and abandon car violations. Staff has been reluctant to institute parking restrictions in a piecemeal fashion due to lessons learned in Old Town. Staff has asked if the Prospector Square Property Owners Association was interested in working with surrounding multi-family housing complexes to develop a partnership to address overflow parking by using some of the parking lots near the rail trail that are under utilized. The association representatives indicated that they were not interested in developing such a relationship.

The Prospector parking problems are complex and are not dissimilar from the parking problems that the City currently faces in Old Town. In short, there is not a quick, easy solution to the Prospector parking issue that does not possibly cause parking impacts to simply shift to adjacent neighborhoods. Due to work load constraints and the depth and breadth of issue, Staff has been unable to dedicate the necessary resources toward its solution. If City Council would like to look at this issue further, Staff would request formal direction from City Council to explore a solution to the Prospector parking situation as part of the budget process in the Spring of 2002. Consistent with the City's 2000 Program and Resource Analysis budget policies, Staff would not recommend addressing this issue outside of the annual budget process because it would be a new program. In addition, resources dedicated to top City Council priorities such as Olympic Planning and Regional Transportation efforts would need to be reallocated in order to work on the Prospector parking issue prior to the Spring of 2002.

Please contact me if you need any further information.

PARK CITY POLICE DEPARTMENT

January 10, 2001

MEMORANDUM

TO: City Managers Report

FROM: Lloyd D. Evans, Sr.
Chief of Police

SUBJECT: PROSPECTOR SQUARE PARKING ISSUES UPDATE

In November of 2000, the Prospector Square Property Owners Association sent a letter of request to Mayor Olch to address some parking and congestion problems in the Sidewinder Drive area.

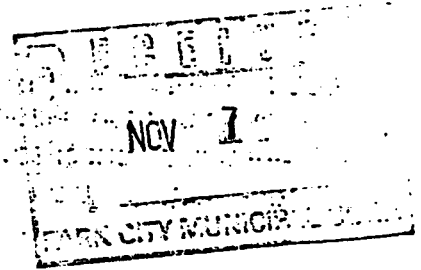
I had met with representatives of this association prior to this letter to discuss the possibility of restricting parking on Sidewinder Drive in the late night and early morning hours. The concern stems from for the number of vehicles which are parking overnight on that street and that some of those vehicles fall to disrepair and cause snow removal problems and quality of life issues. At the meeting I had with the association, I indicated my position is that public streets are for public parking and that I did not see a need to restrict that area for parking. That I did not believe putting those types of parking restrictions in place would relieve a problem of congestion, and that we already have ordinances in place to address long term parking on public streets.

Although I indicated that I would not support new parking restrictions on that street, I would increase the amount of enforcement for 72 hour violations, snow removal violations and abandon car violations. My department as done that and will continue that effort into the foreseeable future.

Further I asked if the Prospector Square Property Owners Association was interested in working with surrounding multi-family housing complexes to develop a partnership to address overflow parking issues that effected that area, by using some of the parking lots near the rail trail that are under utilized to perhaps address their street parking concern. The association representatives indicated that they were not interested in developing such a relationship.

As well, the business association for the Prospector Square area has met with Kent Cashel, Director of Transportation, to discuss other issues regarding employee parking, snow removal from the sidewalks and the overnight parking issue on Sidewinder Drive. Kent addressed the employee parking and snow removal issues and referred the overnight parking issue to me, however as of this date, I have not been contacted by anyone.

I am happy to meet and discuss this issue further with any interested party or staff member.



November 6, 2000

Park City Municipal Corporation
Mayor Bard Olch
PO Box 1480
Park City, Utah 84060

Dear Brad:

Over the years our Association has worked with the City on a number of issues pertaining to the Prospector Square area. One of these issues has been parking where it appears that we have something in common. You and the Council have to deal with parking throughout the City, especially in the Historic Main Street District. There appears to be no "one perfect" solution but a constant and continuing effort to deal with such a dynamic and diverse issue, taking the action(s) deemed most efficient and effective at a particular point in time, knowing that you will certainly not please everyone and will most likely anger someone.

One of our most recent efforts in this regard was a follow-up meeting with Chief of Police Lloyd Evans regarding over night off street parking along Sidewinder Drive. For the last several months both the City and our Association attempted to focus more attention to this area. As Lloyd has always pointed out to us, public streets are for the public and his enforcement efforts were limited to existing parking regulations that pertain to snow removal and/or abandoned vehicles unless the appropriate authority, i.e. the City Council, directs otherwise.

Our concerns are now more immediate and are driven by a concern for safety, general traffic congestion and some property damage. Our Association has now reached the point where we are formally requesting that the City place adequate signage to restrict parking along the portion of Sidewinder Drive in front of Parking Lot J and the other side of the street in front of the Marriott Hotel for a predetermined period such as 11:00 PM to 6:00 AM or such other time as may be recommended by your representatives of public works, snow removal, bus department and law enforcement.

November 6, 2000
Park City Municipal Corporation
Mayor Brad Olch
Page 2

Safety and General Congestion: While this problem is a year round concern, the four to five month snow season makes the problem particularly worse. With the cooperation and assistance of the public works department the bus stop has been located at the "optimum" location beyond the entries to Parking Lot B. However, during the winter season, parked cars immediately in front of the stop force snow plows to plow around these cars building up a hard snow row forcing water to drain back to the sidewalk, forming a layer of ice immediately adjacent to the Marriott door most often used by guests when they go to the bus stop. This is a potentially very dangerous liability issue for both the City, the Marriott and our Association.

The clear vision problem from the entry and exit point to Lot B is also made worse by this situation.

As you know, we continue to work to better manage the parking situation that exists in our Square, much like the City Council does with the Historic Main Street District parking. We are continually trying to improve our parking management and enforcement issues. We feel that this action will definitely work to discourage an "easy" overnight place to park more vehicles than may be reasonable and courteous based on residency or other factors that seem to accompany the "American Love Affair" with the automobile. Too many cars per residence or dwelling unit.

Property Damage: The Association has spent several thousand dollars to install and maintain trees along the landscape between the sidewalk and curb. We are finding that the passengers exiting vehicles along this area are very careless and cause a significant amount of damage to the trees especially during the winter season. While the periodic restriction of vehicles parking along this landscape area will not be a complete solution to this problem, it will significantly improve the problem that is made worse during the winter season.

Police Chief Evans has indicated that he would not be in favor of this action and we do understand his position. However, we feel that we have done everything we can to improve this situation and we are not achieving the desired result. If this approach is put in place, and we sincerely hope that it is, we will continue to monitor the area to see how the new approach is working. Are the vehicles moving to another location? Will we need to take other actions in other areas of the Square? Will this improve compliance with city parking regulations? We will continue our cooperative efforts with the City on this specific area and the over all parking management in the Square.

November 6, 2000
Park City Municipal Corporation
Mayor Brad Olch
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In summary, we are requesting that the City Council take this action to assist our Association as we continue to work to improve the traffic and parking situation in the Square. We are always eager and willing to continue to work with various departments of the City to further address this issue. Should you desire additional information or further conversation about this matter please do not hesitate to contact the undersigned at 649-3497.

Sincerely,

A handwritten signature in black ink, appearing to read "Dean S. Berrett", with a long horizontal flourish extending to the right.

Dean S. Berrett, Board Member

cc Lloyd Evans

MINUTES



**PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
SEPTEMBER 13, 2001**

Present: Mayor Brad Olch; Council members Peg Bodell; Candace Erickson; Fred Jones; and Jeff Mann

Toby Ross, City Manager; Pat Putt, Planning and Zoning Administrator; and Derek Satchell, Preservation Planner

Joanna Charnes and Debra Corrigan, Park City Arts Council

Absent: Council member Roger Harlan

1. Review of regular meeting:

Art Council recommendation on award of public service contracts. See staff report. Debra Corrigan, Chairman of the grant sub-committee of the Arts Council explained the process for recommendations for funding a variety of art and cultural projects and programs and related criteria for eligibility and prioritization. The City Council expressed its appreciation of the work rendered on this and concurred with the recommendations. The Mayor thanked retiring Executive Director Joanna Charnes for guiding the Arts Council and her contributions over the past several years.

Chapter 4 - Historic Preservation. Pat Putt explained that one of the main focuses of the rewrite was to provide better service to the community by providing more opportunities for administrative approvals, rather than permits. He discussed the reasoning for regulating color in the Historic District. The current chapter is confusing in describing processes and outlining the charge of the Historic District Commission while the revised version clearly outlines the rules and the processes and the best techniques to accomplish the work. As it is proposed that many applications may be now approved by staff, there is a suggestion to incorporate another provision, consistent with the Code, which would allow for an interim appeal level by the Community Development Director in the event. This provides applicants with another review at a higher level but doesn't involve the scheduling them before the HDC which should speed up the process.

Prepared by Janet M. Scott

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
SEPTEMBER 13, 2001**

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, September 13, 2001. Members in attendance were Brad Olch, Peg Bodell, Candace Erickson, Fred Jones, and Jeff Mann. Council member Roger Harlan was excused. Staff present were Toby Ross, City Manager; Mark Harrington, City Attorney; Pat Putt, Planning and Zoning Administrator; and Derek Satchell, Preservation Planner.

II PUBLIC INPUT

Security at Olympic public celebration - Michael Kaplan - The Mayor invited the public to comment on any matter not scheduled on the agenda. Michael Kaplan, business owner and Council candidate, stated that two weeks ago he expressed his concerns about the potential for terrorism in light of the Olympics being hosted in Park City. During an interview on the radio, the Mayor called him *naive*. Mr. Kaplan added that he has a degree from Harvard, teaches at Westminster, and has researched international relations. He felt that the venues will be protected but the public celebration is vulnerable and the threat is from domestic extremists with a political agenda exists. There should be added security at the four entrances to Main Street. Additional security measures could be shared with the public without disclosing details.

III COMMUNICATIONS FROM COUNCIL AND STAFF

Derek Satchell reported that on September 17 at 5 p.m. the Design Review Task Force will be convening with the HDC, to discuss the proposed pedestrian bridge over lower Main Street. The original MPD CUP was approved by the Planning Commission and this will be the first work session held by the HDC. Matt Twombly reported that the City Park lighting project and skate park landscaping projects are underway.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF AUGUST 9, 2001

Peg Bodell corrected spelling of a name. Hearing no further corrections, the Mayor requested a motion to approve. Fred Jones, "I so move". Jeff Mann seconded. Motion carried.

Peg Bodell	Aye
Candace Erickson	Aye
Roger Harlan	Absent
Fred Jones	Aye
Jeff Mann	Aye

V CONSENT AGENDA

The Mayor requested a motion to approve. Fred Jones, "I so move". Candace Erickson seconded. Motion carried.

Peg Bodell	Aye
Candace Erickson	Aye
Roger Harlan	Absent
Fred Jones	Aye
Jeff Mann	Aye

1. Authorization to Election Officer to appoint election judges for the October 2, 2001 Primary Election and November 6, 2001 General Election - Staff recommends approval.
2. Ordinance accepting the Empire Canyon Day Lodge Water Line - See staff report.

VI PUBLIC HEARING

Continuation of hearing on an Ordinance amending the Land Management Code - Phase 2 rewrite, Title 15, Chapter 4, Historic District Commission and Preservation of Historic Buildings and Sites - The Mayor emphasized that this is a continuation of a public hearing and the Council will not be taking action on the proposed amendments tonight.

Pat Putt, Planning and Zoning Administrator, stated that the General Plan describes the reasons for establishing land use and design regulations for the Historic District. It states, "*The designated historic district which is subject to special design and preservation regulations, best defines the historic core of the City. Citizens feel strongly that the core must continue to provide a range of services for residents while also functioning as an attraction for tourists. The goal for the Historic District is to maintain it as a center of the community, not just as a stage set for tourism. Historic and cultural tourism is essential to maintain the health in a strong local economy as a resort town.* Part of the City's mission statement provides, "*Through high quality service to our community and guests, we will provide a memorable and unique experience while preserving and enriching Park City's heritage, diversity and environment*". He explained that these statements provide the *why* and Chapter 4 represents the *how*. It outlines the design review process for historic buildings, the role of the HDC and City staff, the process for building and demolition, procedures addressing demolition by neglect, and preservation programs and incentives. The amended Chapter is intended to provide a clear and comprehensive description of the historic district regulations and processes. Although the current code is more concise, the revised language is more precise and clarifies areas where there was confusion in interpretation, which prompted appeals. There are shifts in processes to provide applicants with up-front information so expectations are in line with the regulations of the Historic District. There are no new significant philosophical changes. It's focus is to develop solutions to our town's unique issues and as a result, model ordinance from other communities have not been used. Mr. Putt emphasized that this was a conscience effort of the HDC,

Planning Commission and staff. This codifies existing regulations along with other existing policies and procedures including the adopted Building and Fire Codes relating to dangerous and hazardous buildings and demolition by neglect. Staff believes that where necessary, comprehensive and precise language better serves the community. Consistent with the goal of customer service, this draft is predicated on staff approvals versus hearings by the HDC. Appeals of staff decisions for allowed use reviews can be made to the Community Development Director, as is done elsewhere in the LMC. This may expedite the design review process and minimize prolonged HDC or Board of Adjustment appeals. The document was primarily developed by the HDC and staff's prime role was to act as a scribe. It has been positively recommended to the City Council by the HDC and the Planning Commission. There have been numerous retreats, meetings and public hearings before both these commissions and the minutes were provided to the City Council. Mr. Putt continued that there was a recent mailing to Historic District residents on this meeting inviting public input and letters in favor and opposition have been distributed to the City Council.

He commented that Historic District Commissioner Tom Hurd submitted a letter outlining concerns and Mr. Satchell prepared responses which are included in the staff report. The Park City Historical Society also submitted a letter supporting a continuation of the requirement that a Society member serve on the HDC and most recently a letter was received by John Plunkett and Barbara Kuhr. Mr. Putt stated that staff is seeking direction from the Council and after public input tonight, will be preparing a document that meets the expectations and addresses the issues expressed at this hearing. The Mayor invited the audience to comment.

Sally Elliott, former City Council member and former Chairman of the Heritage Foundation referred to her e-mail to the City Council, supporting the adoption of the newly drafted Chapter 4 as these regulations are a great improvement. She recalled that the provision to formally appoint an Historical Society member was adopted in the early 1990s. This should remain in place for the purpose of a source of historical information and for good communication and she urged Council consideration.

Tom Hurd, Historic District resident and Historic District Commission member, referred to Exhibit C in the staff relating to his April 26, 2001 letter and staff's response. With regard to describing the historic district, he emphasized that 15-4.2 basically makes everything in Park City "historic" if the HDC says so. Any building 50 years old and older will be presumed to be historically significant and it is up to the property owner to go through a process for a determination of insignificance. He strongly urged to add language to 15-4-7 with a new paragraph *Neither staff nor the HDC shall design or assist in the design of any projects submitted for approval. Consideration will be based on a reasonable review of the application. Full design responsibility rests with the applicant.* He suggested that the proposed 15-4.8(3), exterior painting, be revised so that people don't have to obtain a permit to paint or scrub siding, and simply state that the project must comply with the design guidelines. It's overkill to include it in Chapter 4. He stated that he is opposed to include buildings outside the existing Historic District and feels the boundaries should

only include H-designated zones. Mr. Hurd felt that the quorum requirement may make the business of the HDC less efficient, but left that decision at the discretion of Council.

Peter Barnes, designer, referred to statements in the staff report regarding public retreats, hearings, and meetings but stated that the public was not invited to develop the code. The LMC has a different stated purpose for the HDC than the draft and text should be consistent. He asked if this is retroactive legislation allowing guidelines to suit any situation. With regard to the HDC selecting a chairman, Mr. Barnes believed members should decide on a leader; the process shouldn't be outlined. When there is a conflict of interest, he believed that a member should disclose the conflict, but should still be able to discuss it. He suggested that the word "historic" be stricken from much of the text as it is superfluous. He cited several examples of unnecessary language and pointed out that the paint section should not be in the code but rather addressed in a public education exercise. With regard to the provision that projects be monitored for compliance with design guidelines and conditions of approval, Mr. Barnes discussed a recent violation and insisted that since there is provision for maintaining an architectural survey, there is no need for determination of significance. The sentence, *Economic considerations and costs within reason shall not may override the objectives of the guidelines of this Chapter*, should be corrected to reflect the appropriate placement of power. He questioned if insignificance can be proven by the property owner and noted that the guidelines listed in Chapter 4 do not mirror the design guidelines, which should be written independently. There has been a revision called the *Historic District Design Standards*, which were never adopted. The two should be compared to determine the appropriate focus. Mr. Barnes stated that he would like to get rid of all requirements for submission of applications as it has been his experience that it is a waste of time and money. The HDC admitted to never looking at his plans (which were ultimately denied) for his client who applied and received an Historic District grant. With regard to delays and applications becoming inactive after a period of time, he asked what happens if a project is delayed by staff and pointed out that appeals are almost always denied. A philosophy of preservation should be formulated and design micro-management should be eliminated. If the public needs to be educated, don't make rules, create programs.

Don Bloxom, designer, stated that he supports the description of the purpose of the HDC to preserve, protect and encourage continued use of building structures and sites of historical significance in Park City which should be the complete focus of the HDC. He discussed the membership criteria and emphasized that the only professionals capable of giving design direction are architects. He questioned how people can demonstrate *an interest or knowledge of* historic preservation or why, as stated, staff will offer design direction. If staff can't determine if a project meets the design guidelines, they need to be fired. He emphasize that many architects are turning down work in Old Town because of laymen trying to tell them how to design a building. When he submits a preliminary drawing, he believes he is in full compliance with the guidelines and if he is out of compliance, he can correct it himself without the advice of staff. His client hired him not them. This is a matter of personal freedom and personal expression and may relate to First Amendment rights. Mr. Bloxom suggested that all minutes of meetings be maintained on tape with

no written minutes. He suggested that a copy of Interior Standards for Rehabilitation be available for the public, which does not advocate replication. There are arbitrary requirements that evaluate buildings that are not of our period. Buildings need to reflect the period they are built in and that is the whole purpose of historic preservation outlined in the federal standards. If the design guidelines are amended they need to be compatible and consistent with the LMC. If the process is to become easier, maybe the people who are subjected to it should be asked to formulate a process.

John Plunkett, UPAPA representative, clarified that the letter submitted was on behalf of UPAPA not he and Ms. Kuhr personally. The letter was the result of two neighborhood meetings and the steering committee has met four or five times on this draft. He didn't feel it useful to review the points of the letter this evening, but indicated their preference to met with Council individually or as a group. He requested that the draft document be redlined so that it can be easily compared with the current document. It is difficult to determine the merits of the new code and UPAPA has been asking for this version for 16 months and staff has successfully resisted. He believes that staff has been ignoring the current code and there is no way to design according to the guidelines and get a structure built. He believes there are significant philosophical changes as the purpose for the rewrite is to codify and legalize practices, noting that many projects do not meet the current code. It is important to place limitations on the powers of staff and the HDC with regard to design review, and referred to the code from Telluride which prohibits design assistance from the City, leaving full responsibility for the plan to the applicant. This would be a good philosophical change worth considering. He again urged Council to direct staff to produce a redline version and to hold an open house with owners and architects to improve the process. It's better to maintain the current code than to adopt the proposed ordinance. He added that he doesn't disagree with replication, as we have had some good results, but it doesn't relate to preservation of an historic structure. Landmark buildings should be preserved but 95% of the buildings in Park City benefit from replication.

Sandra Morrison, Director of the Park City Historical Society and Museum, referred to her letter distributed to Council. She described the close working relationship between the Society and the HDC, and with the help of the City over the years, the organization has grown into a tremendous resource for historical information. She urged Council to support the continuation of this relationship by maintaining its membership on the HDC.

Steve Swanson, HDC member and architect, relayed that he regularly works with Old Town clients. He believes the HDC has been developing this draft for at least 18 months. This code was formulated with input from a variety of interests, resources available, and liaison Peg Bodell. There were retreats and open public meetings and although Chapter 4 isn't perfect, it represents more of an evolution. He felt that the remaining historic structures are our legacy and there is a limited window of time to save them. There are a variety of tasks performed by the HDC, and its role isn't strictly preservation. Most applications include renovation, adaptive reuse, lifting and moving structures, and also new construction and the processes are clarified in this draft, which was greatly needed. He stated that it is designed to be a flexible framework for decision-making. It is not a

guide for the average home owner, and perhaps the survey should address making it more user-friendly. There has never been so much money and expertise expended in such a small area in preparation of the Olympics. The design guidelines need to be revised and a survey of historic buildings both need to be completed.

Richard Shienberg, Old Town resident, stated that he appreciates the work done but many residents don't understand what these changes mean. He supported Mr. Plunkett's request for a redline version and conducting an open house. Waiting another six weeks may bring closure to this issue.

Hearing no further comments, the Mayor closed the public hearing. The Mayor recommended that the language providing for an Historical Society member be maintained and that staff prepare a redline version and hold an open house. A survey should also be conducted sometime in the future. Council members agreed. Ms. Erickson interjected that she is still uncomfortable with the prospect of her home being considered *historic* because it is over 50 years old. Ms. Bodell stated that she agrees with the direction to staff, but expressed that she does not want to hear citizens testify that they have not been included in the process. We should have held an open house earlier in the process as these residents are significantly impacted and this is a message to every department. We need to involve the public and it needs to be done in a better way even if it requires hiring a communication expert. She has been advocating this for two years and it has to be done. Ms. Bodell strongly suggested that an open house be held and emphasized that she does not want to hear these comments again.

Hearing no further comments, the Mayor requested a motion to continue the hearing. Fred Jones, "I so move". Candace Erickson seconded. Motion carried.

VII ADJOURNMENT

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

* * * * *

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 3:30 p.m. Members in attendance were Mayor Brad Olch, Peg Bodell, Candace Erickson, Roger Fred Jones, and Jeff Mann. Roger Harlan was excused. Staff present were Toby Ross, City Manager; Mark Harrington, City Attorney; Lloyd Evans, Chief of Police, Tom Bakaly Assistant City Manager; and Tom Daley, Deputy City Attorney. Fred Jones, "I move to close the meeting to discuss property disposition". Jeff Mann seconded. Motion carried unanimously.

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City Council Meeting
September 13, 2001

The meeting opened at approximately 5:20 p.m.

* * * * *

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, City Recorder

MEETING RECOMMENDATIONS

PARK CITY

1884

CITY COUNCIL REPORT

DATE: October 11, 2001
DEPARTMENT: Facilities and Special Events
AUTHOR: Alison Butz AB
TITLE: Halloween on Main Street
TYPE OF ITEM: Master Festival License Application

SUMMARY RECOMMENDATIONS: Review the Master Festival License application, conduct a public hearing and consider approving the license for the Main Street Halloween Celebration on October 31, 2001.

A. TOPIC

Review of the Master Festival License Application, submitted by the Historic Main Street Business Alliance (HMBA) for the Main Street Halloween Celebration on October 31, 2001.

B. BACKGROUND

Every Halloween participating Main Street Merchants hand out candy to children between 3:00pm and 5:00pm. This year the HMBA has submitted an application for a Master Festival License requesting the closure of Main Street between 4th Street and 5th Street. The HMBA has requested the street closure to increase safety and create a festive atmosphere. Within the closed area, the HMBA is looking at having face painting, a clown performance, and street performers. The HMBA has requested the street be closed from 2pm to 5pm.

B. Analysis

Due to the change in the event, specifically the street closure, Staff is required by Section 4-8-4(B) of the Park City Municipal Code to receive approval of the Master Festival License by the City Council. Although merchants will be handing out candy along the entire street, the application requests the street closure of Main Street between 4th Street (Starbucks) and 5th Street (Post Office). This area is one of the busiest on Main Street and has been requested to be closed from 2:00pm until 5:00pm.

Traffic Routing

In order to close the section of Main Street between 4th Street and 5th Street barricades will need to be placed on Main Street at both intersections. Both intersections allow a vehicle to turn both east

and west off of Main Street, which will assist in routing traffic around this area. The HMBA will provide volunteers to man the barricades and assist with the rerouting of traffic.

Parking

The HMBA has requested the street be closed to vehicular traffic between 3:00pm and 5:00pm. In order to transition the street from vehicular to pedestrian traffic, the parking spaces along that portion of Main Street will be signed to allow parking until 1:00pm.

Parking for Post Office patrons, as well as patrons of the merchants between 4th Street and 5th Street will be available in Swede Alley and China Bridge. Parking in those areas do not have the paid parking program active at this time. Access to the parking on the north side of the Post Office will still be available and could be accessed by traveling north on Main Street.

Notification to Adjacent Merchants

Notice of this request was included with the HMBA's publication mailed on October 1, 2001 to all Main Street Merchants. Staff has also added, as a condition of approval, that flyers regarding the closure be distributed to all merchants along Main Street between 4th Street and 5th Street.

ALTERNATIVES

- A. Approve the Master Festival License, as conditioned by staff, allowing the closure of a portion of Main Street between 2:00pm and 5:00pm on October 31, 2001.
- B. Modify the parameters of the event and approve the Master Festival License, allowing the Halloween Celebrations to include the closure of a portion of Main Street on October 31, 2001.
- C. Deny the Master Festival License, thereby preventing the closure of a portion of Main Street, while still allowing the distribution of candy as it has occurred in the past on October 31.
- D. The City Council may continue the hearing for more information and discussion.

RECOMMENDATION:

Staff recommends approval of the Master Festival License to allow the Main Street Halloween Celebrations to include the closure of a portion of Main Street on October 31, 2001, based on the following:

Findings of Fact:

1. The Main Street Halloween Celebration includes the distribution of candy by the merchants between 3:00pm and 5:00pm, along with the closure of Main Street between 4th Street and 5th Street. The street closure will occur at 2:00pm until 5:00pm.
2. The closure of the portion Main Street between 2:00pm and 5:00pm will cause the rerouting of the Main Street Trolley. Public Transportation has been notified and other street traffic will be diverted by the use of signs and volunteers. The conduct of the Main Street Halloween Celebration will not substantially interrupt or prevent the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area.
3. The HMBA will be providing volunteers to run and man the event. Police and other public employees will be used but not to an extent where there will be a 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.

4. The crowd associated with Halloween Celebration will be directed to use sidewalks in the portion of Main Street where vehicular traffic has not been stopped. 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 concerns.
5. No other Master Festival or Special Event Licenses have been issued for October 31, 2001. The Halloween Celebration 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.
6. The organizer is providing adequate insurance for the event.
7. Due to the nature of the Halloween Celebration, the event will not create an imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
8. The applicant has been working with City Staff and applicable departments to address all event concerns. The Applicant demonstrates an ability and willingness to conduct the event pursuant to the terms and conditions of this Chapter or has failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.

Conclusions of Law:

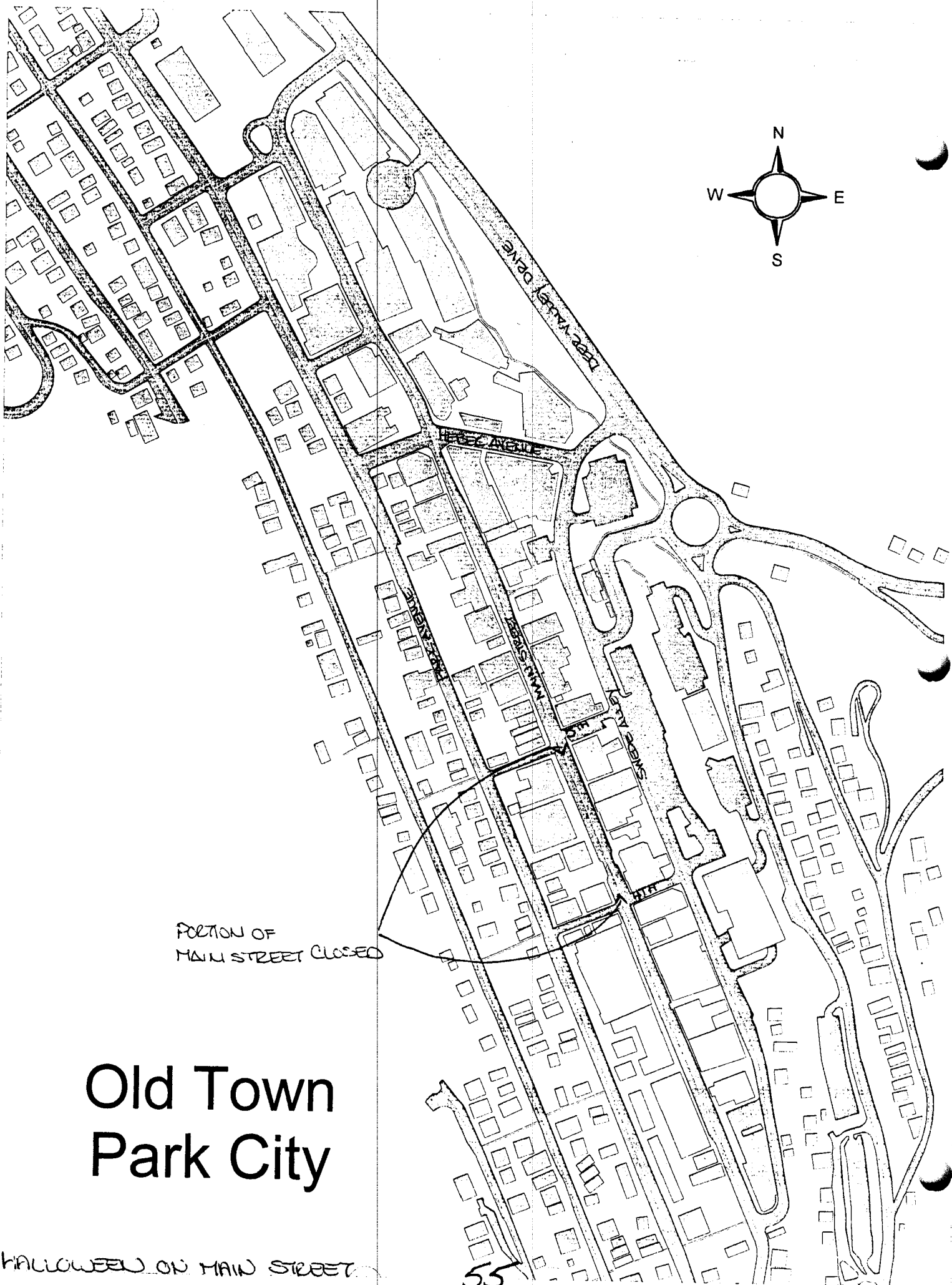
1. The application is consistent with the requirements of the Park City Municipal Code, Title 4, Chapter 8.

Conditions of Approval:

1. All merchants between 4th Street and 5th Street shall be notified by the HMBA regarding the times of the street closure.
2. The parking spaces within the portion of Main Street to be closed shall be signed stating "No Parking between 1:00pm and 5:00pm."
3. All plans for tents, stages and other temporary structures shall be submitted to the Building Department for review and permitting.
4. The Applicant will work with Staff in order to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided and paid for by the Applicant.
5. The Applicant shall provide to the Special Events Manager proof of liability insurance as may be required by the Special Events Manager or the City Attorney's Office, and shall further name Park City Municipal Corporation as an additional insured if necessary.

Exhibits

Exhibit A - Site Plan



Old Town Park City

HALLOWEEN ON MAIN STREET

CITY COUNCIL STAFF REPORT

DATE: October 11, 2001
DEPARTMENT: Planning
AUTHOR: Brooks T. Robinson
TITLE: 555 King Road, Subdivision
TYPE OF ITEM: Subdivision

SUMMARY RECOMMENDATION: Conduct a public hearing, consider any public input, and consider staff's recommendation of approval as conditioned or amended.

DESCRIPTION**A. Topic**

Owners	Blue Ledge Corporation
Location	King Road above the switchbacks
Zoning	Estate (E) with Sensitive Lands Overlay (SLO)
Adjacent Land Uses	Park City Mountain Resort, Sweeney Master Plan Development
Reason for Review	Subdivisions require Planning Commission review and City Council approval.

B. Background

On June 15, 2001 the Planning Department received an application for a three lot subdivision at 555 King Road. This is a 75 acre parcel owned by Blue Ledge Corporation (United Park City Mining Company). The parcel is located within the Estate zone that allows up to one unit per three acres. Also within the Sensitive Lands Overlay (SLO) zone, the parcel is required to be reviewed by the SLO criteria.

The Planning Commission discussed this application at its regular meeting of October 12, 2001 and forwards a positive recommendation to the City Council.

The application proposes one lot for a single family home sitting on a 90,000 square-foot building pad. A private 30-foot easement with a 12-foot wide paved driveway provides access from King Road. Two Open Space lots are proposed below (east) of King Road. King Road will have minor grading and drainage improvements but is not proposed to be paved. A 30-foot wide private right-of-way easement, with 20-foot slope and snow storage easements

on either side, memorializes King Road.

Utilities are generally proposed to be installed in King Road. The applicant proposes a septic system if agreeable to the Snyderville Basin Water Reclamation District and the Summit County Health Department. SBWRD has responded that although they are not in full agreement with a septic system, they will not oppose the use of one (Exhibit F).

C. Analysis

At the inter-departmental staff review, several issues were presented, mostly relating to utility service and fire protection. The applicant has worked with the City Engineer and Chief Building Official to address these issues.

Sensitive Lands Overlay (SLO) Analysis

The applicant has provided a Sensitive Lands analysis that staff has reviewed and concurs with. Base density under SLO would be 4.58 units. The applicant is proposing one unit. Staff has conducted a site visit and viewed the location from the SLO vantage points. Although the house will be visible from areas of upper Deer Valley such as American Flag, it is not visible from the proscribed vantage points. A previous proposed house site would have been much more visible from the vantage points.

Trails

There are several trails located on the property, particularly John's Trail and 4:20. Staff has met with the applicant and Troy Duffin of the Mountain Trails Foundation. The applicant is willing to allow the trails on the property with a relocation of 4:20 to an area 300 feet away from the building pad. Final trail alignments will be described and platted as non-motorized public access easements.

The applicant is also proposing a ski in, ski away trail from the Payday/Quitting Time ski runs. The existing ski lift easement (Town Lift) for PCMR is proposed to be expanded for future ski runs. Ski runs are a Conditional Use and would require separate application and review.

House size Limitations

The maximum disturbance for home and all site improvements within the 90,000 square foot building pad will be 45,000 square feet, exclusive of trail improvements and the driveway. The applicant has agreed to a building floor area limit of 20,000 square feet with the second floor limited to 67% of the total first floor area. Accessory buildings are allowed within the building zone only and are not counted towards the 20,000 square-foot maximum as long as they remain one story and under 19 feet in height. If an outbuilding exceeds this requirement, all of the floor area for the outbuilding would be counted towards the 20,000 square foot maximum.

D. Department Review

This project has undergone an interdepartmental review. At such time as a final plat is required, the City Engineer and City Attorney will review the plat as to form and compliance with the Land Management Code prior to recordation.

E. Notice

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also put in the Park Record.

ALTERNATIVES

- A. The City Council may approve the subdivision with the conditions stated, or modify the conditions, or
- B. The City Council may deny the subdivision and direct staff to prepare findings supporting this decision, or
- C. The City Council may continue the discussion to a later date.

SIGNIFICANT IMPACTS

There are no significant fiscal or environmental impacts by approving this application. A single house will be constructed on a 75 acre Estate zoned parcel.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION

The subdivision would not go forward.

RECOMMENDATION

Staff recommends that the City Council open the public hearing, consider any public input, and consider staff's recommendation of approval as conditioned or amended based on the following:

Findings of Fact:

1. The metes and bounds parcel is located on King Road adjacent to the Park City Mountain Resort ski lease and is zoned Estate with Sensitive Lands Overlay.
2. The adjacent PCMR ski lease is mostly within unincorporated Summit County and is zoned Mountain Remote.
3. Several mining reservations are located adjacent to the proposed subdivision. The properties are old mining claims with topographic, vegetative, and/or soil conditions that may limit future development potential.
4. The 75-acre parcel will have one house on a 55.9 acre lot.
5. Access to the Building Pad is via a 30 foot wide private driveway alignment with a 12 foot wide paved surface.
6. No road or other form of vehicular access is proposed as part of this subdivision based on the current City and adjacent County zoning and topographic limitations.

7. A Sensitive Lands analysis has been conducted.
8. Water is necessary for the enjoyment of a house and for health and safety of the public.

Conclusions of Law:

1. There is good cause for this subdivision.
2. The subdivision is consistent with the Park City Land Management Code, the General Plan and applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured by the proposed subdivision.
4. Approval of the subdivision, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.
5. The conclusions of the Sensitive Lands analysis are incorporated herein.

Conditions of Approval

1. All Standard Conditions of Approval apply.
2. The City Attorney and City Engineer will review and approve the final form and content of the subdivision plat for compliance with State law, the Land Management Code, and the conditions of approval prior to recordation of the plat.
3. The applicant will record the subdivision plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
4. Applicant will relocate existing trails to a location approved by staff. All trails to be platted as non-motorized public access easements.
5. No structures or improvements are permitted outside of the 90,000 square foot Building Pad with the exception of non-motorized trails or ski runs.
6. Within the Building Pad, disturbance is limited to 45,000 square feet for home and yard improvements, exclusive of the driveway.
7. The main building floor area is limited to 20,000 square feet with the second floor limited to 67% of the total first floor area. Accessory buildings are allowed within the building zone only and are not counted towards the 20,000 square-foot maximum as long as they remain one story and under 19 feet in height. If an outbuilding exceeds this requirement, all of the floor area for the outbuilding would be counted towards the 20,000 square foot maximum.
8. Lots 2 and 3 are dedicated as Open Space.
9. Any future development on adjacent properties that may require vehicular access or utility easements through the proposed subdivision may require a subdivision plat amendment, possible annexation, and compliance with the Park City General Plan.
10. The plat shall contain a note that the water connection is subject to interruption and stagnation and the lot owner will face extraordinary costs in dealing with these potential problems.
11. The plat will have a note stating that there will be no further subdivision of any of the three lots.

- Exhibit A - Applicant's June 15, 2001 Statement
- Exhibit B - Alliance Engineering Correspondence of August 22, 2001
- Exhibit C - Proposed Plat
- Exhibit D - Minutes from Work Session and Public Hearing, July 25, 2001
- Exhibit E - Minutes from Public Hearing, September 12, 2001
- Exhibit F - Correspondence from SBWRD, July 17, 2001

M:\Brooks\Planning Comm\PC2001\King Rd 555(2).wpd

June 15, 2001

Pat Putt
Community Development Department
Park City Municipal Corp.
P.O. Box 1480
Park City, Utah 84060-1480

RE: KING ROAD ESTATE

Dear Pat:

Enclosed herewith are plans in support of our formal request for review and consideration of a 1-lot subdivision to be known as King Road Estate. The property, as you are aware, is located along existing King Road, past the gate, on the way to the Park City Mountain Resort maintenance facilities. The applicants have decided on the southernmost of the two sites we looked at on our site visit, for the building zone. Access will be via existing King Road and a proposed 12'-wide private driveway. The Building Zone is approximately 2 acres and all of the home improvements, out-buildings, driveways, yard areas, and landscaping must occur within this building zone and its driveway corridor.

EXISTING CONDITIONS

The property is comprised of 75 acres outside of the Park City Mountain Resort Ski Lease. A court judgment partitioned this land from the current ski lease boundary. The land is comprised of some 16 patented government lots of record (see sheet 8 of 10) wholly owned by the applicant. The property has roughly 3,700 lineal feet of existing King Road and 6,800 lineal feet of single track hiking / biking trails, clandestinely constructed, located within its boundaries. Additionally the Town ski lift and the Historic Tram way traverse across its northwestern boundary. The property is within the city limits, is zoned Estate and is within the Sensitive Lands Overlay. It is adjacent to the Sweeney MPD, Park City Mountain Resort, the Alice mining claims, and other U.P.C.M.C. lands. The property is vegetated with aspen, conifer, oak, maple, serviceberry, sage, and assorted grasses. A number of old mine workings occur on this property. According to available records, none appear to be within the proposed driveway corridor or the building zone.

EXHIBIT A 61
Applicant's June 15, 2001 Statement

RECEIVED

JUN 15 2001

PARK CITY
PLANNING DEPT.

LAND USE AND DENSITY

The applicants wish to create a ski-to/ski-from single-family home site. The proposed 1-unit is well below the minimum base density allowed in the Estate Zone (1 unit per 3 acres), pursuant to the required SLO slope analysis.

As you will recall, our previous proposal was for 5-9 home sites accessed via existing King Road. This plan required the improvement of secondary access from Empire Canyon. The applicants believe that this 1-lot plan can achieve a substantial property value for this 75 acres without incurring the substantial impacts or costs of this secondary access.

The site can be reasonably served with power, gas, telephone, water, and fire protection infrastructure (see sheet 6 of 10).

SENSITIVE LANDS OVERLAY (SLO)

The property is within this overlay zone. Included in the application mapping is the SLO inventory of slopes, and vegetation to make the necessary determinations in support of this one lot proposal. Because the density has been reduced from a base density of 4.58 units to 1-single family home site, the objectives of the SLO can be met. The building zone is not visible from any of the SLO key vantage points. Site disturbance will be restricted to the building zone with platted maximum areas to be established in conformance with SLO allowances. King Road will remain as it is with only minor drainage and gravel surface improvements. The private driveway will be constructed to minimize grading impacts. The proposed driveway, as illustrated on sheet 10 of 10, is 12' wide, paved on a 20' platform. Some uphill and downhill retaining walls at the entrance will further minimize cut and fill slopes.

SUBDIVISION PLAT

The subdivision as proposed creates three lots: 1-Building Lot, and 2-Open Space Lots. The Open Space Lots will be deed restricted as open space and the Building Lot will be marketed as such. ~~The more northern site, of the two sites considered, was dropped from consideration~~ because of the concern expressed by staff for the possible visual intrusion. The southern site has better exposure and, while the proposed home may be seen from some Deer Valley Developments, when tree foliage is gone in the winter it is not visible from the established SLO vantage points. A Building Zone line will be described on the plat with a corresponding driveway easement. The necessary public improvements to serve this lot will be designed, reviewed and bonded for, pursuant to PCMC standards.

The existing trails on the property will be formalized with easements for non-motorized public use. Trail 4:20 (see sheet 7 of 10) currently runs through the proposed building zone. This trail will be re-routed below the proposed home site to provide maximum buffer to the building zone. Current trail access points into the property will remain unchanged. A ski lift easement currently

exists in the northwest corner of the property. This easement will be expanded for the possible construction of ski runs in the future by PCMR. With the exception of the private ski trails shown on sheet 9 of 10, no public ski run improvements are proposed as part of this subdivision.

INFRASTRUCTURE:

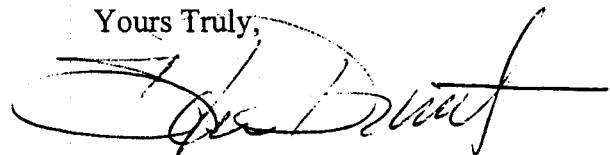
The public water main extends from the Woodside storage tank up Woodside Gulch, along the southeast boundary of this property to the Summit storage tank. A new 6" water line will connect to this water main as it intersects existing King Road (see sheet 6 of 10) within U.P.C.M.C. ownership. The new water line will extend down King Road to the proposed private driveway where a fire hydrant and fire department connection will be provided. Water service and a FDC connection will be extended up the driveway alignment to the building site.

Power, gas, telephone, and cable tv services all exist in the vicinity of Sampson Ave. and King Road. These services will be extended underground up existing King Road, within recorded easements, to the proposed driveway and building site.

An on-site sewer septic system with drainfield is proposed for sanitary sewer service. The property lies beyond the 300' distance to an existing public sewer main line requiring connection. We will be meeting with S.B.S.I.D. to discuss this proposal. If the district agrees with this option we will conduct the necessary percolation test to confirm the suitability for drain field design. As an option, a private sewer lateral could be installed down King Road and connected to a public main line at Sampson Ave./King Road.

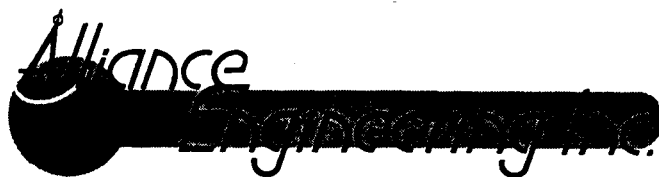
The existing gate located on King Road above the first switchback is proposed to be relocated close to it's original location. The new gate will be automated for ease of use by all entitled to use for vehicle passage.

Yours Truly,



Steve Deckert

z:\upcmc\dwg\silvrking\docs\ws1



CONSULTING ENGINEERS

LAND PLANNERS

SURVEYORS

August 22, 2001

Brooks Robinson
Community Development Department
Park City Municipal Corporation
P.O. Box 1480
Park City, UT 84060

RE: King Road Estates, Lot 7-2-B

Dear Brooks:

Alliance Engineering would like to submit the following proposal on behalf of United Park City Mines for the King Road Estate, AKA Lot 7-2-B, for the building zone area as shown on the attached site plan.

We are proposing a building zone of 90,000 square feet within which one single family home would be located. The size of the building would be limited to 20,000 square feet, and of that, the second floor square foot area would be limited to 67% (two-thirds) of the total first floor area. Maximum heights are to be governed by estate zone standards. Within the building zone a total of 45,000 square feet may be disturbed for home and site improvements, the remaining 45,000 square feet must be preserved as natural open space. This area of disturbance is in addition to the driveway, private ski trails, and public biking / hiking trail disturbance impacts outside the building zone, which total approximately 30,000 square feet. Out buildings and accessory structures can be built within the building zone to one story or 19' maximum height. The square footage of accessory buildings that exceed one story would be deducted from the 20,000 square footage building allowance applied to the primary structure.

I have meet with Ron Ivie and Eric DeHaan regarding their expressed concerns. I have supplied them with our proposals to address these concerns. Specifically we have proposed to Ron a comprehensive fire prevention scheme for both the subdivision improvement and the home construction phases. With regard to Eric's concerns we have provided mapping of other properties in the area to illustrate the un-likelihood of other-land owners proposing septic sewer systems. Eric's other concern for stagnant water in a dead end line can be effectively mitigated with measures we have taken with other similar installations.

Rory Murphy and I look forward to meeting with you and Pat on Monday to discuss finalizing the details relating to this subdivision proposal. I would like to discuss

RECEIVED

AUG 22 2001

**PARK CITY
PLANNING DEPT.**

EXHIBIT B

**Alliance Engineering Correspondence
of August 22, 2001**

k City, Utah 84060

435-649-9467

FAX 435-649-9475

resolving any outstanding issues prior to the Planning Commission meeting September 12, 2001 and the possibility of having recommendation and findings for approval at that

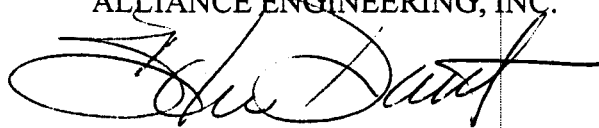
Letter to Brooks Robinson
August 17, 2001
Page Two

meeting. I know you would like to have the commissioners opinions based on their individual site visits. I thought that maybe you could query them at the meeting of August 29, 2001 to see if their site visits, or further consideration have generated any additional concerns. We would make ever effort to respond to these concerns in a time frame that would allow you to craft your reports with the necessary conditions.

If you have any questions, please don't hesitate to call me.

Sincerely,

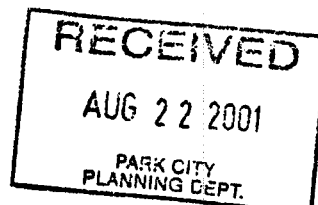
ALLIANCE ENGINEERING, INC.



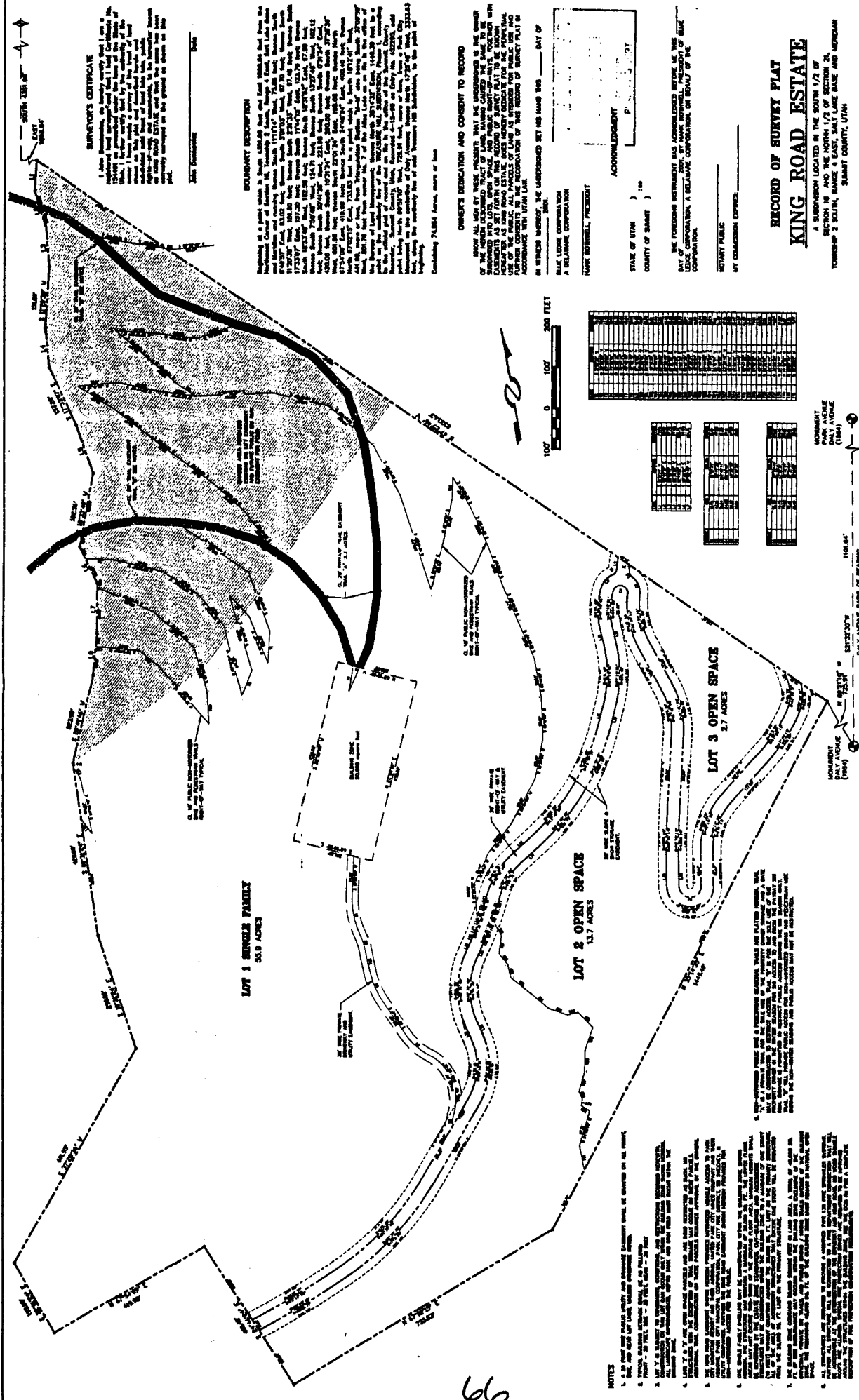
Steve Deckert
Planner

SD:mjc

Y:\Docs\UPCMC\King Road Estate\Letter to PCMC of 8-16-01.doc



65



DATE: 08-1-2

KURT COBAIN IS DEAD (1992)

1ST DISTRICT

RESEARCH DESIGN

— 54 —

P.

ENGINEERS CERTIFICATE

I FIND THIS PLAY TO BE IN

ACCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS

DAY OF _____, 2001 A.D.

— 23 —

PARK CITY ENGINEER

PARK CITY ATTORNEY

1

REVIEW OF THE

2010-01-01 00:00:00

APPROVED AS TO FORM THIS
DAY OF _____, 2001 A.D.

100

PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

CERTIFY THIS RECORD OF SURVEY

MAP WAS APPROVED BY PARK CITY
COUNCIL THIS DAY

OF _____ 2001 A.D.

1

PARK CITY RECORD

10

CONJECTURE APPROVAL AND ACCEPTANCE

WALSH: I HAVE BEEN TALKING TO THE PROSECUTOR

APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS _____ DAY OF _____

2001 A.D.

BY _____ MAY 2008

NOTES

Age Group	2006 (%)	2008 (%)
18-29	~75	~85
30-49	~70	~65
50-69	~65	~60
70+	~60	~55

RECORDED

STATE OF NEW YORK COUNTY OF NEW YORK
JULY 19 1906
CLERK OF THE COURT

STATE OF UTAH COUNTY OF SALT LAKE

AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____

156

100

2
3
4
5

EXHIBIT C
Proposed Plat

Proposed Plat

PARK CITY PLANNING COMMISSION
WORK SESSION NOTES
JULY 25, 2001

Present: Chair Jim Hier, Bruce Erickson, Chris Larson, Michael O'Hara, Bob Powers, Andrew Volkman, Diane Zimney, Rick Lewis, Patrick Putt, Brooks Robinson

WORK SESSION ITEMS

555 King Road - One lot subdivision

Commissioner O'Hara disclosed that his company is involved in a small project for Blue Ledge Corporation in Wasatch County, but that does not impact his ability to work on this project.

Planner Brooks Robinson explained that this is the Planning Commission's first opportunity to look at this one-lot subdivision. The Citizens Open Space Advisory Committee reviewed the parcel and could not come to a financial agreement with the Mining Company. The application is for a single house on one lot of record with a building pad of approximately 300 feet on each side. The Staff visited the site in the spring to look at a potential building site that would have been much more visible than this one and encouraged the applicant to use this secondary choice which the Staff felt was a better siting for the house. The house will be visible from American Flag and up toward Silver Lake but not from any of the sensitive lands vantage points. The applicant has supplied sensitive lands information which the Staff has reviewed and concurs with. One lot on a 75-acre parcel is significantly less than the maximum density that might be allowed. In interdepartmental review there were concerns about the status of King Road. The road would not be paved with this proposal, but there may be road improvements such as grading and drainage. The Staff is concerned with what could happen further up the road if development occurs in the future. Planner Robinson commented on issues such as sewer and septic proposed by the applicant. The Sweeney MPD is adjacent to this parcel, and they will probably also request a septic system. In anticipation of future development up the road, there is a question as to whether a sewer line should be installed to service future developments, and similar concerns apply to water.

Commissioner Larson felt that a site visit was needed in order to understand where construction is proposed on the site. The Commissioners agreed to visit the site individually at their own convenience.

Chair Hier explained why COSAC was not willing to purchase the property. He was comfortable with the siting after spending a lot of time with the topographical maps.

Commissioner Larson felt the details were critical and that they should protect whatever open space they could. The two open space lots are proposed to have a conservation restriction, and he wanted to see specific limits of disturbance and a mechanism for protecting surrounding open space on the building lot. He asked if the site was well flagged as far as the building limits of disturbance. Steve Deckert, representing the applicant, replied that the second site has not been flagged, but it will be.

Commissioner O'Hara was concerned with vegetation and trail access. Once flagged, the Commissioners can visit the site.

Planner Robinson asked if the Planning Commission was interested in house size limitations like Hidden Hollow and the Sweeney MPD. Chair Hier replied that, if the building pad is 9,000 square feet with normal height restrictions, it should limit the house size. Planner Robinson noted that a lot with a driveway, turnaround, garage, and the disturbance to build the house should result in a 12,000 to 15,000-square-foot house.

Commissioner Larson felt there should be a house size limitation.

Commissioner Erickson asked about ultimate disposition of the land and the lot that would not be built on. Planner Robinson replied that it is open at this point. The two open space parcels can be deed restricted as open space. Commissioner Erickson felt this would be a good opportunity for the City to rezone to POS or ROS and asked Planner Robinson to consider this when drafting the conditions.

Parks & Recreation Element - General Plan

Community Development Director Rick Lewis reported that only two or three elements of Phase II of the General Plan remain to be reviewed. The Parks and Recreation element was delayed due to several studies that were being conducted, and they are now complete. The Parks, Recreation, and Beautification Board reviewed the studies to decide what direction they would like to go, and that element of the General Plan was taken to the Parks and Recreation Board for review and input. Their suggestions and comments have been incorporated into this draft. He explained that a public hearing will be scheduled within 30 days and asked that the Planning Commission provide comments and suggestions to be included in the final draft.

Chair Hier stated that he could not figure out where the plan was going. There are titles that do not relate to the text, and he could not find

2. 300 McHenry Avenue - Conditional Use Permit for guest house/
subdivision

The Staff requested that this item be continued to August 22, 2001.

MOTION: Commissioner Volkman moved to CONTINUE this item to August 22, 2001. Commissioner Erickson seconded the motion.

VOTE: The motion passed unanimously.

3. 555 King Road - One lot subdivision

Commissioner Erickson disclosed that members of his company have worked for United Park City Mines and the applicants on other projects, but it does not affect his ability to vote on this matter.

The Planning Commission discussed this item during work session.

Planner Brooks Robinson noted that a 300' x 300' pad is 90,000 square feet rather than 9,000 as discussed during work session. He asked if the Planning Commission wanted to look at house size limitations given the 90,000-square-foot pad.

Chair Hier opened the public hearing.

There was no comment.

Chair Hier closed the public hearing.

Chair Hier referred to Hidden Hollow and the house size limitations the Planning Commission placed on that project. Planner Robinson stated that house sizes for Hidden Hollow were a maximum of 20,000 square feet, depending on the lots.

Commissioner Larson preferred using footprint and height as measurements. The Commissioners discussed footprint, limits of disturbance, and house size. Commissioner Erickson suggested following what Steve Deckert did on April Mountain and Aspen Springs and limiting the second floor size. For example, they could allow 15,000 square feet of ground disturbance and designate 60% or 70% for the second floor to achieve 20,000 square feet. Within the limits of disturbance, the 20,000 square feet would exclude one-story construction.

Commissioner Larson wanted to pursue protection of the open space outside the 90,000 square feet. Planner Robinson suggested adding a note to the

plat stating that no further subdivision is allowed. Commissioner Larson preferred to dedicate the area as open space. A representative for the applicant stated that he would do whatever was necessary to meet that requirement and preserve the area as open space.

Commissioner Erickson suggested that the Commissioners direct the Staff to draft conditions of approval with the house size restriction discussed this evening and a mechanism to preserve the area outside the 90,000 square feet as open space.

Commissioner Powers requested a construction mitigation plan. He believed a house that size would take two or three years to build, and since it will be visible from everywhere in town, he did not want to see trucks on the site for three years. He clarified that this plan should address the construction workers' vehicles if they drive to work every day. Chair Hier suggested that the Building Department work with the applicant on construction mitigation.

Planner Robinson stated that the Chief Building Official and City Engineer need to work out utility issues with the applicant. He commented that the Staff will prepare findings and conditions for action after the Commissioners have had an opportunity to visit the site.

4. Modification to Town Lift Master Planned Development for new pedestrian bridge

This item was tabled earlier in the evening and moved to the end of the agenda. At this time the Planning Commission resumed discussion.

Harry Reed, the applicant, stated that he met with Administrator Putt, and they decided to come to the Planning Commission for clarification of issues raised and direction given at the last meeting. He asked whether the Planning Commission wanted full plans on a snow melt system or whether they would trust Ron Ivie to look at it. Regarding a maintenance agreement, he had written a letter stating that the maintenance agreement or encroachment agreement on the Park Avenue bridge seemed to fit here. On timing of construction, he felt that further discussion with Frank Bell was necessary. He explained that the Jumbotron will be on the uphill side, or to the south of this bridge. Mr. Bell has not related the proximity of the bridge to the Jumbotron, and that needs further clarification.

Commissioner Powers stated that he had a discussion with a City official who indicated that the bridge has not been factored into security

12. Temporary parking will be provided for all displaced parking for the duration of infrastructure improvements.

2. 555 King Road - One Lot Subdivision

Planner Brooks Robinson noted that this item was discussed during work session on July 25. During the regular session a public hearing was opened and no public input was received. At that time Commissioner Larson requested that the building pad be staked out so the Commissioners could visit the site.

The Staff recommends that the Planning Commission re-open the public interest and consider Staff's recommendation to forward a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Staff report.

Chair Hier re-opened the public hearing.

Gary Bush, a resident at 164 Upper Norfolk favored this proposal and stated that he is pleasantly surprised at what is being proposed. Mr. Bush expressed concern with the septic system. He understands the motive but he thinks it is possible to get it into King Road without too much disturbance. He also commented on lighting and mentioned a new house that was recently finished on King Road that illuminates the whole area with lights that are on 24 hours a day seven days a week.

Chair Hier closed the public hearing.

Chair Hier noted that the lighting code has recently been updated and he believes it is inclusive. Any lighting problems would be a non-enforcement of the code and that is something the Planning Commission cannot legislate. However, all development should comply with the existing City lighting codes.

Planner Robinson offered to speak to the enforcement officer regarding the house Mr. Bush mentioned. He noted that typically a page with the lighting ordinance is attached to the construction documents.

Commissioner Powers referred to a letter from the Snyderville Basin Water Reclamation District regarding the septic system. This letter names a number of concerns and yet the Reclamation District still says they will not oppose it. Commissioner Powers remarked that if this is going to effect the beneficial use of East Canyon Creek's water status, they should seriously consider this.

Steve Deckert, a representative for the applicant, remarked that the general concern with septic systems occurs when you develop close to a water source and have too high a concentration of density to sustain the drain fields and filtration. He noted that septic systems are done all the time at Silver Creek Estates on one to ten acre lots and perform effectively. This applicant still needs to prove out their soils satisfactorily and have percolation results before they finalize septic as their preferred solutions. They do have easements available down King Road to tie in a hard piped sanitary sewer system, although it is not their preferred alternative. Mr. Deckert believes the septic system is an effective alternative in dealing with the site and less disruptive in terms of construction impacts.

Eric DeHaan, the City Engineer, stated that he spoke with Brian Atwood about his concerns. Mr. Atwood is trying to convey the fact that prior to house construction it is necessary to do the engineering study on the parameters of the soil and to coordinate with the Summit County Board of Health who has the final say on whether the septic system is properly designed. He agreed with Mr. Deckert that if there is a problem they can do the hard plumbing but there are reasons why this is not the best idea. Mr. DeHaan regarded the Staff report acceptable as written.

Commissioner Larson reiterated his previous request for protection on the open space for Lot 1. Planner Robinson remarked that they do have this on plat notes and the language can be embellished regarding the building pad, construction within the building pad, and no disturbance other than trails outside the building pad. Commissioners Larson and Erickson discussed the possibility of requesting a zone change to accomplish this.

Rory Murphy, representing the applicant, stated that he was advised that a note on the plat is as legally binding as a zone change and would protect that areas as open space.

City Attorney Mark Harrington remarked that the Planning Commission cannot forward a recommendation for a zone change as part of this application. It would require initiating a complete rezone and Mr. Harrington did not think this was necessary. They can require an easement dedication to the City or a third party and/or a plat note. He was perfectly comfortable with either. Mr. Harrington confirmed that a plat note is legally binding and it would require a plat amendment to change.

Commissioner Erickson asked if the standard project conditions of approval requires a construction mitigation plan. He was told that they

do and that these conditions should have been included as part of these conditions of approval.

Planner Robinson suggested that a plat note will be included prohibiting further subdivision of these three lots. Mr. Murphy and Mr. Deckert were comfortable with that plat note.

MOTION: Commissioner Larson moved to forward a POSITIVE recommendation to the City Council for a subdivision at 555 King Road with the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Staff report with two additional conditions as follows:

Condition 10 - A plat note will be added to Planning Commission approval that protects the open space outside of the building envelope on Lot 1.

Condition 11 - No further subdivision would be allowed.

Commissioner Powers seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact - 555 King Road

1. The metes and bounds parcel is located on King Road adjacent to the Park City Mountain Resort ski lease and is zoned Estate with Sensitive Lands Overlay.
2. The adjacent PCMR ski lease is mostly within unincorporated Summit County and is zoned Mountain Remote.
3. Several mining reservations are located adjacent to the proposed subdivision. The properties are old mining claims with topographic, vegetative, and/or soil conditions that may limit future development potential.
4. The 75-acre parcel will have one house on a 55.9 acre lot.
5. Access to the Building Pad is via a 30 foot wide private driveway alignment with a 12 foot wide paved surface.
6. No road or other form of vehicular access is proposed as part of this subdivision based on the current City and adjacent County zoning and topographic limitations.

7. A Sensitive Lands analysis has been conducted.
8. Water is necessary for the enjoyment of a house and for health and safety of the public.

Conclusions of Law - 555 King Road

1. There is good cause for this subdivision.
2. The subdivision is consistent with the Park City Land Management Code, the General Plan and applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured by the proposed subdivision.
4. Approval of the subdivision, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.
5. The conclusions of the Sensitive Lands analysis are incorporated herein.

Conditions of Approval - 555 King Road

1. The City Attorney and City Engineer will review and approve the final form and content of the subdivision plat for compliance with State law, the Land Management Code, and the conditions of approval prior to recordation of the plat.
2. The applicant will record the subdivision plat at the County within one year from the date of City Council approval and the plat will be void.
3. Applicant will relocate existing trails to a location approved by Staff. All trails to be platted as non-motorized public access easements.
4. No structures or improvements are proposed outside of the 90,000 square foot Building Pad with the exception of non-motorized trails or ski runs.
5. Within the Building Pad, disturbance is limited to 45,000 square feet for home and yard improvements, exclusive of the driveway.

6. The main building floor area is limited to 20,000 square feet with the second floor limited to 67% of the total first floor area. Accessory buildings are allowed within the building zone only and are not counted towards the 20,000 square feet maximum as long as they remain one story and under 19 feet height. If an outbuilding exceeds this requirement, all of the floor area for the outbuilding would be counted towards the 20,000 square foot maximum.
7. Lots 2 and 3 are dedicated as Open Space.
8. Any future development on adjacent properties that may require vehicular access or utility easements through the proposed subdivision may require a subdivision plat amendment, possible annexation, and compliance with the Park City General Plan.
9. The plat shall contain a note that the water connection is subject to interruption and stagnation and the lot owner will face extraordinary costs in dealing with these potential problems.
10. A plat note will be added to Planning Commission approval that protects the open space outside of the building envelope on Lot 1.
11. No further subdivision would be allowed.
3. Sunny Slopes Drive, Gleneagles Subdivision - Conditional Use Permit for Entry Gate

Planner Robinson noted that this request was before the Planning Commission on February 14. At that time the Planning Commission heard public testimony both for and against this proposal. The proposal today is for a gate on the northern extent of the Gleneagles Subdivision which would allow access by Gleneagles, Broken Spoke, and Fairway Meadows to exit to the north towards the Country Club, but would be controlled access coming in from the north. Signs will be added to indicate that it is a gated road. Planner Robinson stated that at the last meeting the Planning Commission requested a traffic study but what the Staff received was a traffic analysis from the Homeowners Association. Within the conditional use review process, the Planning Commission needs to evaluate the characteristics and potential impacts of the site and the surrounding neighborhood, and whether the conditional use is compatible or detrimental to the neighborhood. If it is detrimental, can the adverse impacts be mitigated. The Staff requests that the Planning Commission reopen the public hearing and provide direction.

Chair Hier reopened the public hearing.



Snyderville Basin Water Reclamation District

2800 Homestead Road • Park City, Utah 84098 • Phone 435-649-7993 • Fax 435-649-8040

July 17, 2001

Mr. Steve Deckert
Alliance Engineering Inc.
323 Main Street
P.O. Box 2664
Park City Utah, 84060

RE: 555 King Road

Dear Mr. Deckert

This is to respond to your letter dated June 26, 2001, regarding sanitary sewer service for the above referenced project in the Snyderville Basin.

Snyderville Basin Water Reclamation District (SBWRD), formerly Snyderville Basin Sewer Improvement District, has evaluated 555 King Road and the request to use a septic system. We do not agree that a septic system should be allowed without consideration for environmental issues of concern to the community. Septic systems can fail, they are susceptible to damage, and they are costly to maintain. Currently, the East Canyon Creek watershed is being reviewed for water quality impairments (East Canyon Creek TMDL). Non-point sources, such as ~~septic tanks~~, may impact East Canyon Creek's beneficial use of water quality status. Allowing 555 King Road to use septic service may not be in harmony with the East Canyon Creek TMDL goals.

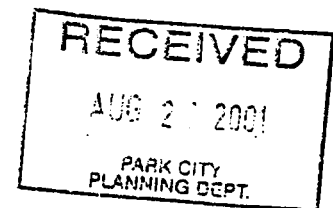
Please be aware SBWRD is committed to providing healthy sanitary sewer service to the community and the environment. However, we will not oppose the use of a septic tank for 555 King Road.

Please contact Tom Gordon with any questions.

Sincerely,

Bryan D. Atwood, P.E.
District Engineer

cc: Project File



Ordinance No. 01-

**AN ORDINANCE APPROVING A THREE LOT SUBDIVISION LOCATED AT
555 KING ROAD, PARK CITY, UTAH**

WHEREAS, the owners of the property known as 555 King Road have petitioned the City Council for approval of a three lot subdivision; 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 September 12, 2001, to receive input on the proposed subdivision;

WHEREAS, the Planning Commission, on September 12, 2001, forwarded a positive recommendation to the City Council; and,

WHEREAS, on October 11, 2001 the City Council held a public hearing to receive input on the subdivision plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the subdivision plat.

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

SECTION 1. APPROVAL. The subdivision plat as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The metes and bounds parcel is located on King Road adjacent to the Park City Mountain Resort ski lease and is zoned Estate with Sensitive Lands Overlay.
2. The adjacent PCMR ski lease is mostly within unincorporated Summit County and is zoned Mountain Remote.
3. Several mining reservations are located adjacent to the proposed subdivision. The properties are old mining claims with topographic, vegetative, and/or soil conditions that may limit future development potential.
4. The 75-acre parcel will have one house on a 55.9 acre lot.
5. Access to the Building Pad is via a 30 foot wide private driveway alignment with a 12 foot wide paved surface.
6. No road or other form of vehicular access is proposed as part of this subdivision based on the current City and adjacent County zoning and topographic limitations.
7. A Sensitive Lands analysis has been conducted.
8. Water is necessary for the enjoyment of a house and for health and safety of the

public.

Conclusions of Law:

1. There is good cause for this subdivision.
2. The subdivision is consistent with the Park City Land Management Code, the General Plan and applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured by the proposed subdivision.
4. Approval of the subdivision, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.
5. The conclusions of the Sensitive Lands analysis are incorporated herein.

Conditions of Approval

1. All Standard Conditions of Approval apply.
2. The City Attorney and City Engineer will review and approve the final form and content of the subdivision plat for compliance with State law, the Land Management Code, and the conditions of approval prior to recordation of the plat.
3. The applicant will record the subdivision plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
4. Applicant will relocate existing trails to a location approved by staff. All trails to be platted as non-motorized public access easements.
5. No structures or improvements are permitted outside of the 90,000 square foot Building Pad with the exception of non-motorized trails or ski runs.
6. Within the Building Pad, disturbance is limited to 45,000 square feet for home and yard improvements, exclusive of the driveway.
7. The main building floor area is limited to 20,000 square feet with the second floor limited to 67% of the total first floor area. Accessory buildings are allowed within the building zone only and are not counted towards the 20,000 square-foot maximum as long as they remain one story and under 19 feet in height. If an outbuilding exceeds this requirement, all of the floor area for the outbuilding would be counted towards the 20,000 square foot maximum.
8. Lots 2 and 3 are dedicated as Open Space.
9. Any future development on adjacent properties that may require vehicular access or utility easements through the proposed subdivision may require a subdivision plat amendment, possible annexation, and compliance with the Park City General Plan.
10. The plat shall contain a note that the water connection is subject to interruption and stagnation and the lot owner will face extraordinary costs in dealing with these potential problems.
11. The plat will have a note stating that there will be no further subdivision of any of the three lots.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 11th day of October, 2001.

PARK CITY MUNICIPAL CORPORATION

Bradley A. Olch, MAYOR

ATTEST:

Jan Scott, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

