PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
SEPTEMBER 11, 1997

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting in the Work Session Room on the main level of the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, September 11, 1997.

AGENDA

Closed Session

3:45 p.m. Property acquisition

Work Session

4:35 p.m. Council questions and comments
5:05 p.m. Customer service award presentation
5:15 p.m. Programming of Racquet Club
5:35 p.m. Review of regular meeting
- City Council Chambers remodel
- Other meeting questions/comments

Regular Meeting

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

III COMMUNICATIONS FROM COUNCIL AND STAFF

Swearing-in of Scott Buchanan and Edward Wilde as Police Officers

IV WORK SESSION NOTES AND MINUTES OF MEETING OF AUGUST 21, 1997

V PUBLIC HEARING

1. Continuation of an Ordinance approving a record of survey, Arrowood Condominiums, at Gilt Edge Circle, Park City, Utah

2. Ordinance approving an amendment to the Willow Ranch Subdivision Plat or horse use on Lots 4 and 5, at 2704 Meadow Creek Drive, located in the Southwest Quarter of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah

VI CONSENT AGENDA

1. Ordinance approving an amendment to the Willow Ranch Subdivision Plat or horse use on Lots 4 and 5, at 2704 Meadow Creek Drive, located in the Southwest Quarter of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah

2. Authorization to the City Recorder to appoint election judges for the Primary Election to be held October 7, 1997 and the General Election to be held November 4, 1997

3. Authorization to staff to purchase furniture in an amount not to exceed $45,000 and consideration of an upgrade of audio visual equipment for the City Council Chambers remodel project

VII OLD BUSINESS

Ordinance approving a record of survey, Arrowood Condominiums, at Gilt Edge Circle, Park City, Utah

VIII ADJOURNMENT

Posted: 9/8/97

PARK CITY 1884

PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
SEPTEMBER 11, 1997

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

Toby Ross, City Manager; Jodi Hoffman; City Attorney; Eric DeHaan, City Engineer; Jerry Gibbs, Public Works Director; Lloyd Evans, Chief of Police; Bob Johnston, Leisure Services Director; Kathy Kelly, Programming Coordinator; Linda Cook, Project Manager; Mark Harrington, Assistant City Attorney; Kirsten Whetstone, Planner

Bob McAllister and Mike Duggin, racquetball enthusiasts

Absent: Paul Sincock

1. **Council questions and comments.** The Mayor announced that Council is invited to visit with Michel Ziegler at Stan Smith's house at 5:30 p.m. on September 17. Hugh Daniels suggested sending a thank-you letter to the owner of 205 Main Street for the many years of enjoying the property as a park. Mr. Daniels pointed out the job opportunities in Olympic planning in Salt Lake and Ogden. He added that the Ten O' Clock Whistle was working for a while but again needs to be set. Mr. Daniels continued that the projects and programs accomplished by Council listed as priorities in the Work Session Room should be noted as completed. Ms. Kerr reported that she attended the School Board meeting where the Board commended the City Manager and Pace Erickson on the work accomplished on the fields. She commented on the bus rodeo and thanked the Rotary for their efforts in organizing the Miner's Day celebration. Ms. Kerr referred to a memo from Paul Sincock regarding a task force charged with reviewing interlocal agreements with Summit County, and felt it may be a duplication of task forces. She spoke with Commissioner Jim Soter who agreed that the better forum may be to start with the interagency task force. Hugh Daniels stated that he had the same concerns. Ms. Kerr understood that the County's Comprehensive Plan will outline a mechanism for interlocal agreements, which needs to be established, and the proposed task force's plan may be too aggressive at this point. Council agreed that the interagency group should review this issue.

Chuck Klingenstein discussed Janis Moore's communication with UDOT regarding better identifying school crossings. She is proposing a school traffic safety committee to the School District. He added that he is pleased that UDOT is responding. Mr. Klingenstein felt that the rail-trail crossing at Bonanza is too confusing. Ms. Kerr suggested that it be moved since it is at the crest of a hill and the Mayor added that there is also speed issue. Jerry Gibbs explained that staff felt it better to have a crosswalk and signage, rather than none, and the City Manager didn't feel that people would cross at a different location. Mr. Klingenstein urged staff to come up with options.

In response to a question from Chuck Klingenstein, Chief Lloyd Evans explained that Staker Paving trucks are parked on the highway to accommodate staging for its paving projects.

Roger Harlan reported on the sexually oriented business committee meeting last Thursday. He pointed out Gordon Crabtree's resignation from the Salt Lake Olympic Committee and felt that Council should heighten its awareness of the on-going business of this organization. He announced the hiring of Carol Simmons as Library Director. Mr. Harlan questioned painting the cemetery fence every year and Bob Johnston clarified that it is painted every two years.

2. **Customer service award presentation.** Hugh Daniels indicated that the recipient received two nominations this quarter. He read a letter from co-worker Julie Bertagnole regarding Chris Youngblood's excellent customer service skills and comments from Denna Wright about her cheerfulness, youth, and energy at the Library. Shauna Kerr presented Ms. Youngblood with a bonus and a trophy.

3. **Programming of the Racquet Club.** Kathy Kelly explained that the proposal is more than just replacing racquetball with spinning, but better using the Racquet Club by moving the fitness center to the court spaces and locating spinning in the loft. The Mayor invited the public to comment. Bob McAllister stated that he is opposed to the removal of the racquetball facility. In response to a question from Roger Harlan, Ms. Kelly explained that the letters distributed to Council are from the most frequent players and there may be people who play once a quarter. Revenues last year were estimated at $8,000 and only $2,000 was recovered; revenues the prior year were similar. Mr. Harlan asked if there is anything that could be saved in the court space, in the event racquetball becomes popular again. Bob Johnston explained that the racquetball courts are substandard as they exist now. The center wall will be removed and there are windows proposed for natural light and circulation. Mr. Johnston added that if racquetball is reinstated, a new system would probably be proposed. In response to a question from Roger Harlan, Mr. McAllister stated that participation has dropped off because there is no promotion of racquetball or tournaments through the Racquet Club newsletters. Mike Duggin, Silver Springs resident, noted that the courts are in bad shape and aren't maintained and suggested that one of the courts be upgraded and preserved. Once the wall is removed, racquetball will be gone.

Bob Johnston clarified that three years ago, staff approached the Parks and Recreation Board about the overcrowding of aerobics classes and the need for more space. At that time, racquetball was not generating the kind of revenue the space could generate. The Board recommended promotion of the activity including tournaments, league play, and establishing a "calling tree". He explained that interest peaked for a couple of weeks, but tapered off again, and this is the most meager year with regard to revenue. Although the program works for the occasional drop-in racquetball player, four courts are really needed for league and tournament play, which has been a draw-back. However, he pointed out that Prospector has dropped from four courts to two courts. In response to a question from Mayor Olch, Mr. McAllister indicated that he plays once a week and Mr. Duggin stated that he plays sporadically, more in the winter and less in the summer. Roger Harlan mentioned that Cottonwood has eight courts. Mr. Johnston commented that three years ago at Cottonwood, one court was being exclusively used for walleyball and one for mini-basketball and there has been interest in finding new activities for racquetball court space. Kathy Kelly stated that there has been a nationwide trend to phase out racquetball and many facilities have converted court space to climbing walls.

Chuck Klingenstein pointed out the criticism that government run like a business and there are other racquetball courts in town. This is a facility that is overwhelmed serving not only Park City, but the Snyderville Basin. He explained that the Parks and Recreation Board is conducting a facilities study and the recreation needs of the entire area and if a racquetball demand can be demonstrated, it could be part of a new facility. Mr. Klingenstein felt that Council must support the greatest demands for the space available. Kathy Kelly stated that the Racquet Club will offer the racquetball players free tennis lessons. Hugh Daniels asked the status of the fitness center. Ms. Kelly responded that it is down from the original projection, and the issue with the monthly passes has been detrimental. However, summer is typically the slow time for fitness centers, and business is picking up. Council requested an update in November. Hugh Daniels pointed out that although he would like to offer all activities, there is not enough money to do that, and it doesn't seem to make sense to continue racquetball when there are other options. He believes that if racquetball makes a come-back, the City would be responsive. In consideration of the limited space, he supported the change in programming, and the Council concurred.

3. **Review of the regular meeting.**

City Council chambers remodel. Linda Cook pointed out that the agenda entry amount for the purchase of furniture can be reduced from $45,000 to $38,000. The purchase will include the dias, dias chairs, Council tables, general seating, administrative seating, seating benches, and conference tables. Ms. Cook assured Council that the audience seating is very comfortable. Ms. Kerr discussed the rocking chairs in the chambers in Aspen. Ms. Cook added that in consideration of the savings, Council could consider an upgrade in the audio-visual. Council supported the recommendation and Hugh Daniels added that the ultimate plan is to make it easier for citizens and the Council to see presentations at the same time. Ms. Cook explained that the project is too far along and it is not possible to add data monitors to the system as it may require a separate mixer or electrical parts. It's more expensive to purchase single components and may require operating them separately. The base bid and Alternative No. 5 were specified as total systems and the price will be honored at the original price. Ms. Cook explained that the completion date is mid-October. The Mayor thanked Ms. Cook for her work on this project.

Arrowood Condominiums plat amendment. The Assistant City Attorney explained that as of Monday, the parties have agreed to proceed with binding arbitration and the agreement will be executed and ratified by the home owners associations and the developer. The applicant has requested a continuance to September 25. Mark Harrington added that differences won't be resolved until the binding arbitration occurs, but the parties have agreed to let the developer go forward, pending the binding arbitration.

Willow Ranch Subdivision plat amendment for horse use. Shauna Kerr pointed out that the staff report includes a requirement from the Corps of Engineers for two acres for one horse while the staff report is different. Kirsten Whetstone explained that the Corps' letter is specific to the original permit for the Willow Ranch Subdivision lots. The applicant's letter refers to lots in Holiday Ranch and the provision of the Code which is two horses per acre. The Code is not clear if the house size is subtracted from the parcel and Ms. Kerr felt this should be clarified. Ms. Whetstone added that no negative input was rendered at the public hearings held before the Planning Commission. She emphasized that if the lots were sold off, the horse use would be eliminated, and there is a plat note with regard to the right. This is consistent with the Willow Ranch Subdivision CC&Rs.

With no further questions or comments on the regular meeting agenda, the work session adjourned.

Prepared by Janet M. Scott

PARK CITY
1884

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
SEPTEMBER 11, 1997

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 11, 1997. Members in attendance were Brad Olch, Hugh Daniels, Roger Harlan, Shauna Kerr, and Chuck Klingenstein. Paul Sincock was excused. Staff present were Toby Ross, City Manager; and Jodi Hoffman, City Attorney.

II PUBLIC INPUT

Traffic, parking and circulation concerns - Mike Andrews, City Council candidate, reported that he visited with Hope Bleecker and reviewed the transportation study, and is more convinced that the parking meters should be delayed. He provided Council with his written comments. He stated that he contacted John Nord of UDOT and a contract is scheduled to be let on the environment impact and design study for SR248, including the widening and possible pedestrian tunnels and bridges. Mr. Andrews pointed out that there are 19 street cuts in an .8th of a mile section on SR248. He urged Council to take a strong position against the widening of SR248 in consideration of the dense neighborhood and three schools in the area. He questioned installing a collector from SR248 into Park Meadows and reiterated comments against proceeding with paid parking. He criticized the City hosting a charette on Old Town and bringing in 12 outsiders at a cost of $20,000 as there are plenty of experts in Park City. He asked Council to provide the community the opportunity to get involved in traffic and circulation issues. Mr. Andrews suggested that the transportation study be available to the public in the library.

III COMMUNICATIONS FROM COUNCIL AND STAFF

Swearing-in of Scott Buchanan and Edward Wilde as Police Officers - The Mayor introduced and swore in the officers.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF AUGUST 21, 1997

Council made two corrections to the work session notes. Chuck Klingenstein, "I move approval of the work session notes and minutes of the meeting of August 21, 1997". Roger Harlan seconded. Motion carried.

Hugh Daniels	Aye

Roger Harlan	Aye
Shauna Kerr	Aye
Chuck Klingenstein	Aye
Paul Sincock	Absent

V PUBLIC HEARING

1. Continuation of an Ordinance approving a record of survey, Arrowood Condominiums, at Gilt Edge Circle, Park City, Utah - See staff report and work session notes. Mark Harrington stated that staff is requesting a continuance of both this item and the Old Business action item to September 25 to enable the parties to finalize their pending agreement to form binding arbitration. The attorneys are seeking their clients' approval and need two weeks to get this finalized. The Mayor invited the public to comment. Hearing no comments, the Mayor closed the public hearing.

2. Ordinance approving an amendment to the Willow Ranch Subdivision Plat or horse use on Lots 4 and 5, at 2704 Meadow Creek Drive, located in the Southwest Quarter of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah - See staff report and work session notes. The applicant indicated that she is present to answer any questions. With no questions or comments, the public hearing was closed.

VI CONSENT AGENDA

Hugh Daniels, "I move approval of the Consent Agenda with making the change (Item 3) to not exceed $38,000 from $45,000". Shauna Kerr seconded. Hugh Daniels added that he noticed the reference to six microphones on the dias in the report, but pointed out that there should be eight microphones. Motion carried.

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

1. Ordinance approving an amendment to the Willow Ranch Subdivision Plat or horse use on Lots 4 and 5, at 2704 Meadow Creek Drive, located in the Southwest Quarter of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah - See work session notes and staff report.

2. Authorization to the City Recorder to appoint election judges for the Primary Election to be held October 7, 1997 and the General Election to be held November 4, 1997 - See work session notes and staff report.

3. Authorization to staff to purchase furniture in an amount not to exceed $45,000 and consideration of an upgrade of audio visual equipment for the City Council Chambers remodel project - See work session notes and staff report.

VII OLD BUSINESS

Ordinance approving a record of survey, Arrowood Condominiums, at Gilt Edge Circle, Park City, Utah - The Mayor requested a motion to continue to September 25, 1997. Shauna Kerr, "I so move". Chuck Klingenstein seconded. City Recorder Jan Scott clarified that the motion should include a continuance of the public hearing as well; Chuck Klingenstein accepted the addition. Motion carried.

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

VIII ADJOURNMENT

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

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 3:45 p.m. Members in attendance were Mayor Brad Olch, Hugh Daniels, Roger Harlan, Shauna Kerr, and Chuck Klingenstein. Paul Sincock was excused. Staff present were Toby Ross, City Manager; Mark Harrington, Assistant City Attorney; Eric DeHaan, City Engineer; and Jodi Hoffman, City Attorney. Shauna Kerr, "I move to close the meeting to discuss property acquisition". Chuck Klingenstein seconded. Motion carried.

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

The meeting opened at approximately 4:45 p.m.

* * * * * * * * * * *

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

Prepared by Janet M. Scott

Janet M. Scott

Janet M. Scott, City Recorder

PARK CITY 1884

Council Agenda Report

DATE: September 5, 1997
DEPARTMENT: Recreation
AUTHOR: Kathy Kelly, Recreation Services Manager
TITLE: **Programming Change**
TYPE OF ITEM: Administrative

SUMMARY RECOMMENDATIONS:

Approve programming changes at the Racquet Club that would relocate the Fitness Center to the old racquetball courts and put "Spinning" in the loft.

DESCRIPTION:

A. Topic:

The Racquet Club is requesting approval to renovate the racquetball courts, move the Fitness Center into that space, and install Spinning in the loft where the Fitness Center is currently located.

B. Background

Approximately four years ago, Racquet Club management was concerned with the low revenue generated by the racquetball courts. The Council denied a proposal to renovate the courts for other programs at that time when several racquetball players persuaded the Council to give the sport another chance.

The staff at the Racquet Club tried to promote the sport by running leagues, classes, and promotions. These efforts were unsuccessful. This mirrors a national trend with racquetball courts: many clubs have already converted their courts to other uses.

"Spinning" was approved as an option in the FY98 budget for the Racquet Club. Potential users have expressed considerable interest in this program, especially those in the Park City mountain biking community. This program will use eleven stationary bikes. The loft at the Racquet Club, which now houses the Fitness Center, would be an excellent location for Spinning classes.

The Fitness Center would be moved to the racquetball area. The wall between the two courts would be removed, and the front wall moved back. The resulting area would provide nearly 2000 square feet of space - several hundred square feet more than the loft.

U.S. Skiing enthusiastically supports the relocation of the Fitness Center and feels the space would safer as well as more pleasant, as the equipment could be spread out.

Several racquetball players have expressed their continued interest in keeping the courts at the Racquet Club. Prospector Athletic Club has two racquetball courts.

One of the racquetball players suggested that we put the Spinning in one racquetball court and leave the other court as is. This has some problems. Ambiance is very important for Spinning. The racquetball courts are old, uninviting, drab, cold in the winter and they echo. We have tried running a Tot Gymnastics class in one, and had many complaints on the location. Also, the music from Spinning would be distracting to the racquetball players, and the noise from any racquetball players would disrupt the Spinning classes.

C. Analysis:

Last year, revenue from racquetball was just over $2,000; it had been budgeted for $8,000. Gross revenues from spinning are expected to be at least $20,000 annually, with the potential for twice that amount. A more complete financial analysis of the proposal projects about $9000 net revenue (after subtracting operating costs and amortizing capital expenses) in the first full year of operations (attached).

It is also anticipated that the move would increase revenues from the Fitness Center since visibility of the center would be increased and classes and clinics can be more efficiently run in the large space. The fitness center is projected to net more than $8000 revenue while amortizing the new capital expenses in the first full year of operations (see attached).

The renovation of the racquetball area would be made with funds already approved in the Capitol Improvement Plan. The center and front walls would be taken down, but all the other walls and floor would stay intact, which could allow conversion back to courts someday. Improvements, including bringing the area up to current fire code specifications, will cost between $35,000 and $40,000.

D. Review:

This plan has been reviewed by the Parks, Recreation and Beautification Board and has their endorsement.

ALTERNATIVES:

A. Approve the change in programming, and the renovation.

B. Deny the request.

C. Continue the item with direction.

SIGNIFICANT IMPACTS:

The program changes would cost about $9000 for the Spinning equipment and about $40,000. The money for the equipment and remodel are available in the CIP. Some of the remodeling costs (fire sprinklers) will be required eventually even without a remodel.

To meet our programming, customer service and revenue goals, the Racquet Club must be entrepreneurial. Our facility and programs must be evaluated and improved on an ongoing basis. We continually assess how we can best provide services to the greatest numbers in our community and visitor population. The proposal would, in staff's opinion, make better use of the available space and defer the need to expand the building.

CONSEQUENCE OF NOT TAKING THE RECOMMENDED ACTION:

If this proposal is not approved, the City cannot provide Spinning to the community in a quality space. Denial would also mean that our Fitness Center would remain in the current location which is too small to meet its full potential. Racquetball would continue to be available. Staff would again explore expanding the loft area.

The Fall is the best time to undertake this type of construction. Significant delay in authorization could increase the conflicts with other programs or result in delaying implementation until next Fall.

RECOMMENDATION

Approve programming changes at the Racquet Club that would relocate the Fitness Center to the old racquetball courts and put "Spinning" in the loft.

ADDENDUM TO STAFF REPORT ON FITNESS CENTER AND SPINNING:

Prepared by K. Kelly
September 8, 1997

CAPITOL COSTS:

Renovation of racquetball courts	$40,000
Spinning equipment:	$9,000

PAYBACK

	FY98*	FY99	FY00	FY01	FY02
I. SPINNING					
Revenues	$11,375	$19,500	$21,500	$22,500	$22,500
Labor costs	$4,200	$7,200	$7,500	$7,500	$7,500
Net Revenue	$7,175	$12,300	$14,000	$15,000	$15,000
Amortization of equipment	$3,384	$3,384	$3,384		
Net	**$3,791**	**$8,916**	**$10,616**	**$15,000**	**$15,000**

* 7 months only

	FY98*	FY99	FY00	FY01	FY02
II. FITNESS CENTER					
Revenues	$68,000	$75,000	$80,000	$85,000	$90,000
Labor Costs	$58,000	$64,000	$66,000	$70,000	$57,000
Other	$2,000	$2,000	$5,000	$5,000	$5,000
Net	**$8,000**	**$9,000**	**$9,000**	**$10,000**	**$28,000**
Amortization of Renovation	$9,732	$9,732	$9,732	$9,732	$9,732
Profits from Spinning and Fitness Center after renovation costs	**$2,059**	**$8,184**	**$9,884**	**$15,268**	**$33,268**

ATTN: JAN SCOTT

8-24-97

MR MAYOR AND MEMBERS OF THE CITY COUNCIL:

MY NAME IS GENE PORTER. I AM A DUES PAYING MEMBER OF THE PARK CITY RACQUET CLUB, AND A RECREATIONAL RACQUETBALL PLAYER.

THIS LETTER WILL SERVE TO VOICE MY STRONG OBJECTION TO THE PROPOSED DESTRUCTION OF THE SOLE REMAINING PUBLIC RACQUETBALL COURT IN PARK CITY UTAH! A RACQUETBALL COURT IS EXPENSIVE TO BUILD. IT HAS HARDWOOD FLOORS AND A TEMPERED GLASS BACK WALL. IT MEASURES ONLY ABOUT 600 SQUARE FEET AND IS VERY CHEAP TO MAINTAIN. IF A RACQUETBALL COURT IS EVER DEMOLISHED IT IS HIGHLY UNLIKELY THAT IT WOULD EVER RETURN.

IT WOULD BE A MAJOR MISTAKE AND A VERY SHORT SIGHTED SOLUTION TO TAKE THAT SPACE AND USE IT FOR ANY OTHER PURPOSE.

RESPY

Gene L Porter

RECEIVED
AUG 15 '7

Steven & Ellen Zwirn
2270 Sidewinder Dr.
Park City, UT 84060-7433
801-649-3566

Dear City Council,

I am writing this note to express my displeasure with the apparent decision by the Racquet Club management to remove the two racquet ball courts. I feel it is the responsibility of the Racquet Club to provide a variety of athletic opportunities to the citizens of Park City. By removing the racquet ball courts the City will be eliminating the only publicly available courts in Summit County. Although racquetball, handball, wallyball, etc. are sports that are not as actively participated in as other activities offered by the City, they are and always will be popular sports. Please do not turn our public facility into a swim and tennis club to be enjoyed by a select few.

Thank you,

August 28, 1997

Mr. Jay Hamburger
City Editor
The Park Record
P O Box 3688
Park City, Utah 84060

Dear Mr. Hamburger:

You have indicated that the PC Racquet Club is making plans to remove racketball from the club facility and install the newest curremt rage "spinning". This to will pass. The sport of racketball has been around for over 75 years and is enjoyed by some of the physically fit people around. Racketball does not flourish at the Racket Club because there is "no promotion" Just look at the promotion which is done at Prospector.

We have two "Spinning" locations in existence now. One at Body Tech and another at Prospector. I do not know what the cost was to install the equipment for spinning and I doubt that it was free.

Presently the Racket Club has two courts. One cannot be played on and is in disrepair and has become a storage room. The one remaining court is in fair shape although I have asked for the past month to have a burned out light replaced.

It will indeed be a sad day for the total removal of racketball at the Club and for Spinning to be installed in its place.

Sincerely,

Robert A. McCallister
P O Box 680682
Park City, Utah 84068

cc: Mr. Toby Ross, City Manager

FROM THE DESK OF: CHRIS NELSON
(801) 649-5015

FAX TRANSMISSION - (801) 645-5212

Mr. Toby Ross
City Manager
Park City, UT 84068

Re: Racquetball Courts at the City Racquet Club

Dear Mr. Ross:

I am writing to you regarding the recent activities at the above facility relating to the possibility of tearing down the racquetball courts to place certain other types of work-out items in their place.

I don't want to bore you with the typical rhetorical comments about how long I have been here, (12 years), how often I play racquetball per week, (2-3 times), etc. However, allow me to say that although racquetball has taken a down-turn in popularity over the past decade, there are still many of us who very much enjoy the game and appreciate having a facility that is not governed by membership dues, monthly dues and competition to get a time to play. This is a City facility that was designed and built with two, (now one), racquetball court(s). I say this as the other court has already been compromised with Little Gym equipment. Why there are those that feel that because a sport is not generating income then it should be removed and replaced with one that is, i.e. (Spinning), is very short sighted. Who is to say that the same won't happen to "spinning" and in two years the City will be deciding what to do next.

Suffice it to say that tearing down a perfectly good racquetball court(s), would again be another decision that the City in the long-run may very well regret. I would suggest either letting it be or get a racquetball instructor who in turn would give lessons, create tournaments and provide the same type of concessions that are made for the tennis courts, swimming pools, basketball courts, aerobic rooms, etc. No one has attempted to do anything to revive the sport at this facility. As you are undoubtedly aware, the Prospector Club enjoys a flourishing racquetball venue. Why? Because they worked at it. And Squash is a fabulous sport if there was a court to play on.

I respectfully request that the City not make any rash decisions on this until they have taken the necessary steps to ensure that the decision made is the right one.

Very concerned,

C Nelson

Chris Nelson

TO: MAYOR OLCH
Toby Ross
Jan Scott

SUBJECT: Racketball Court

Dear Folks,

AUG. 26, 1997

I'm writing to you asking that you please consider not destroying the one remaining useable racketball court located in The Racquet Club. I strongly feel that a workable compromise can and should be worked out to the satisfaction of all parties concerned.

I've enjoyed the use of your court for seven or eight years now. My only other option for playing racketball will be at Prospector Club which is prohibitively expensive for an everyday wage earner.

My recommendation is to make use of the racketball court on the East side which appears to be currently a storeage room. This East court could be used for spinning or additional weight room space. At least explore the possibility of a trial period of say one year or so to see if there is such a big demand for Spinning or whatever. Keep in mind, there are several other locations for a person to "Spin" or lift weights.

Once you tear down the one remaining racketball court it will be gone for good. My hunch is that if a little more effort were taken to maintain the court you have, it would attract more play and revenue.

Anyway, I just wanted to express my interest and opinion. I realize there are probably many other good points of view out there.

Thanks for your Time and Consideration,

Tom Womble

Thomas M. Womble
649-3102

PARK CITY
1884

CITY COUNCIL STAFF REPORT

DATE: September 3, 1997
DEPARTMENT: Planning Department
AUTHOR: Megan B. Ryan
TITLE: Arrowood Condominium Plat - Gilt Edge Circle
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Consider the Planning Commission's positive recommendation for the adoption of a three unit condominium project at Gilt Edge Circle.

DESCRIPTION:

A. Topic.

Applicant: Chris Rideout for John Tracy
Location: Gilt Edge Circle
Zoning: Residential Development - RD
Adjacent Land Uses: Single Family and condominiums
Date of Application: January 18, 1996

B. Background.

This item was continued indefinately due to legal access issues several months ago. The access issue has been resolved and the applicant has requested that the item return to the Council agenda.

The parcel is located off Gilt Edge Circle and sits directly behind the Chapperal Condominiums and the Solamere Single family subdivision. The Queen Esther Condomnium project is to the north and east. A residential development is a permitted use in this zone, RD. The applicant wishes to construct three detached condominium units with shared recreational amenities on a 1.8 acre parcel. Please see Exhibit A.

The Planning Commission has held two public hearings, September 11, and December 4, 1996, on this proposal. (Please see Exhibit B for meeting minutes) This application has received considerable public input and opposition from neighboring residents in regards to height, use and conpatability. Subsequently the plan has been modified and attempts have been made to address the neighbors concerns. At the last public hearing on this project the Planning Commission directed staff to prepare positive findings, conclusions and conditions for this project that would be forwarded to the City Council for adoption.

C. Analysis

The applicant has worked to incorporate staff's and the public's suggestions in the site plan which will result in the following:

1. Three structures to be constructed with wood siding, rock trim and shake roof.
2. Each dwelling shall have two car garages. Driveway parking shall also be provided.
3. A shared drive between units 1 and 3. A minimized drive to unit 2.
4. A pool and recreation area in the middle part of the site.
5. A deed restricted unbuildable open space area to the north.
6. A landscape plan that works to buffer the edges of the project.
7. Living area is approximately 2,850 square feet for each unit and three spaces will be provided for each unit.

Staff believes that this plan minimizes the amount of asphalt on the site and provides a significant open space buffer to the north.

- Access

Gilt Edge Circle is a private road and the Legal Department has been provided with legal documentation that demonstrates the applicant's rights to use Gilt Edge Circle as the access point to the property. The property also has two significant sewer easements that traverse the site. A fifty foot easement runs through the northern section of the parcel and a 20' easement runs through the center of the parcel. Upon completion of the remaining Solamere parcels, this site will be visually screened from both Deer Vally Drive and Solamere.

- Parking

The parking requirement for this structure as a multifamily unit over 2,500 square feet is three spaces. These can be provided on each site. Three additional spaces for guests are provided for between units one and three.

- Setbacks

Setbacks for this zone, RD, are 25' front, 12' side and 15' rear for single family structures with lots of 12,000 square feet or more. The project meets these setbacks.

- Height:

The height limits permitted for this zoning district are 28' with a five foot allowance for pitched roofs, (33'). The applicant is aware of the height limit and will need to adhere to this when building plans are submitted. The applicant has provided a site section, included as Exhibit C. The preliminary building elevations indicate that the applicant is proposing a height of 28' with a five foot allowance for a pitched roof (33").

- Pool Operations:

The applicant in response to concerns from the Chaparral residents have moved the pool to the interior of the site and propose to limit operations from 8 a.m. until 10:30 p.m. Fencing and lighting will be addressed at the building permit stage. Chain link fencing is prohibited under the Land Management Code.

- Signs:

The applicant has not addressed any sign plan for the project. Staff recommends that any project identification signs be restricted to building faces, are downlit and not internally illuminated. A separate permit will be required for any signs.

D. Department Review

The City wide staff review team has reviewed this project. The Synderville Basin Sewer Improvement District has reviewed the site plan and is satisfied that their easements will be preserved.

PUBLIC INPUT

The project was noticed on August 25, 1997. No input has been received at the time of this report.

ALTERNATIVES

A. Conduct a public hearing consider public input and adopt the findings, conclusions and conditions as proposed by staff.

B. Continue the item for further discussion and/or additional input from Staff.

C. Deny the proposed Record of Survey and direct staff to prepare the appropriate findings.

SIGNIFICANT IMPACTS:

The project will result in the development of three structures on a previously vacant site. The site plan attempts to minimize asphalt and preserve open space. A construction management plan will also help to ensure that the construction impacts to the neighborhood are minimized to the best extent possible.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

The applicant could pursue alternate development plans should the current project be denied. Under the Land Management Code a single family house or multifamily development could occur.

RECOMMENDATION:

The staff recommends that the City Council conduct a public hearing and consider adopting the Record of Survey (condominium plat) with the following Findings, Conclusion and Conditions:

Findings of Fact:

1. The project is located in the RD Zoning District.
2. The condominium plat will result in three detached condominium units with shared recreational amenities. Living area is approximately 2,850 square feet for each unit. This use is permitted under the Residential Development District and meets all Land Management Code requirements concerning heights and setbacks.
3. Gilt Edge Circle is a private road, over which the applicant has an easement.
4. An open space buffer to the North has been offered by the applicant to be restricted as unbuildable. This restriction will prohibit any future development on this portion of the applicant's property and provide significant open space on the site.
5. The property has two significant sewer easements that traverse the site. A fifty foot easement runs through the northern section of the parcel and a twenty foot easement runs through the center of the parcel. Due to the site's physical constraints and the restricted open space parcel, careful construction planning on this site will be necessary.

Conclusions of Law:

1. There is good cause for the Record of Survey, as a significant portion of the property will remain unbuildable.
2. The proposed Record of Survey is consistent with the Park City Land Management Code, Section 7.5 and the State Condominium Ownership Act requirements.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.

Conditions:

1. The final Record of Survey shall be reviewed by the City Engineer and City Attorney for compliance with State law, the Land Management Code and these conditions of approval as a condition precedent to plat recordation.
2. The preliminary plat site plan as submitted on January 31,1997 shall be in substantial form the site plan that is approved under this process. Setbacks must conform to Chapter 7.5 of the Land Management Code. For the purpose of setback calculations, Gilt Edge Circle abuts the front of the parcel and the Solamere subdivision abuts the rear.
3. Signs for the project shall be limited to the building face of one structure and shall be governed in size and materials by the Municipal Sign Code.
4. All exterior security lighting, including the pool area, shall be high pressure sodium light sources that are shielded and down directed.
5. The northernmost parcel of this property and the 50' wide sewer easement shall be restricted in a form acceptable to the City Attorney that delineates that area as unbuildable. A note indicating such shall be recorded on the Record of Survey plat.
6. Approval of a Construction Management Plan for the site, which details at a minimum staging, vehicle and material storage and Limits of Disturbance fencing, shall be submitted, by the Chief Building Official is a condition precedent to any building permit issuance on the site. The open space area shall be used for temporary construction staging, material or vehicular storage during construction <u>only</u> if no other

location on site can be utilized. Any site disturbance in this are shall be revegatated to ensure that the site is returned to a passive, landscape area and sureties shall be posted to ensure this at time of the building permit issuance.

7. The plat shall be recorded within one year of the date of this approval or this approval is null and void.
8. The Record of Survey must be recorded prior to the issuance of any final building permits.
9. If at any time the easement for access over Gilt Edge Circle in invalidated and access is not provided the Certificate of Occupancy, or building permits if still under construction, shall immediately be revoked by the City for all units until access can be provided.

<u>EXHIBITS</u>

Location Map

Exhibit A - Ordinance

Exhibit B - Site plan/plat/ proposed elevations

ORDINANCE NO. 97-___

AN ORDINANCE APPROVING A RECORD OF SURVEY, ARROWOOD CONDOMINIUMS, AT GILT EDGE CIRCLE , PARK CITY, UTAH

WHEREAS, the owners of the property known as Arrowood Condominiums petitioned the City Council for approval of a Record of Survey plat; and

WHEREAS, proper notice was sent and the City Council held a public hearing to receive input on the proposed amendment on February 13, 1997; and

WHEREAS, it is in the best interest of Park City to approve the Record of Survey, as a large portion of the lot remains in open space, and

WHEREAS, neither the public nor any person will be materially injured by the proposed plat.

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

SECTION 1. The Record of Survey plat is approved as shown on the attached Exhibit A with the following findings, conclusions and conditions:

Findings of Fact:
1. The project is located in the RD Zoning District.
2. The condominium plat will result in three detached condominium units with shared recreational amenities. Living area is approximately 2,850 square feet for each unit. This use is permitted under the Residential Development District and meets all Land Management Code requirements concerning heights and setbacks.
3. Gilt Edge Circle is a private road, over which the applicant has an easement.
4. An open space buffer to the North has been offered by the applicant to be restricted as unbuildable. This restriction will prohibit any future development on this portion of the applicant's property and provide significant open space on the site.
5. The property has two significant sewer easements that traverse the site. A fifty foot easement runs through the northern section of the parcel and a twenty foot easement runs through the center of the parcel. Due to the site's physical constraints and the restricted open space parcel, careful construction planning on this site will be necessary.

Conclusions of Law:
1. There is good cause for the Record of Survey, as a significant portion of the property will remain unbuildable.
2. The proposed Record of Survey is consistent with the Park City Land Management Code, Section 7.5 and the State Condominium Ownership Act requirements.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.

Conditions:

1. The final Record of Survey shall be reviewed by the City Engineer and City Attorney for compliance with State law, the Land Management Code and these conditions of approval as a condition precedent to plat recordation.
2. The preliminary plat site plan as submitted on January 31,1997 shall be in substantial form the site plan that is approved under this process. Setbacks must conform to Chapter 7.5 of the Land Management Code. For the purpose of setback calculations, Gilt Edge Circle abuts the front of the parcel and the Solamere subdivision abuts the rear.
3. Signs for the project shall be limited to the building face of one structure and shall be governed in size and materials by the Municipal Sign Code.
4. All exterior security lighting, including the pool area, shall be high-pressure sodium light sources that are shielded and down directed.
5. The northernmost parcel of this property and the 50' wide sewer easement shall be restricted in a form acceptable to the City Attorney that delineates that area as unbuildable. A note indicating such shall be recorded on the Record of Survey plat.
6. Approval of a Construction Management Plan for the site, which details at a minimum staging, vehicle and material storage and Limits of Disturbance fencing, shall be submitted, by the Chief Building Official is a condition precedent to any building permit issuance on the site. The open space area shall be used for temporary construction staging, material or vehicular storage during construction only if no other location on site can be utilized. Any site disturbance in this are shall be revegatated to ensure that the site is returned to a passive, landscape area and sureties shall be posted to ensure this at time of the building permit issuance.
7. The plat shall be recorded within one year of the date of this approval or this approval is null and void.
8. The Record of Survey must be recorded prior to the issuance of any final building permits.
9. If at any time the easement for access over Gilt Edge Circle in invalidated and access is not provided the Certificate of Occupancy, or building permits if still under construction, shall immediately be revoked by the City for all units until access can be provided.

SECTION 2. This ordinance shall take effect upon publication.
DATED this 11th day of September 1997.
PARK CITY MUNICIPAL CORPORATION

Bradley A. Olch, Mayor

ATTEST:

Jan Scott, Deputy City Recorder

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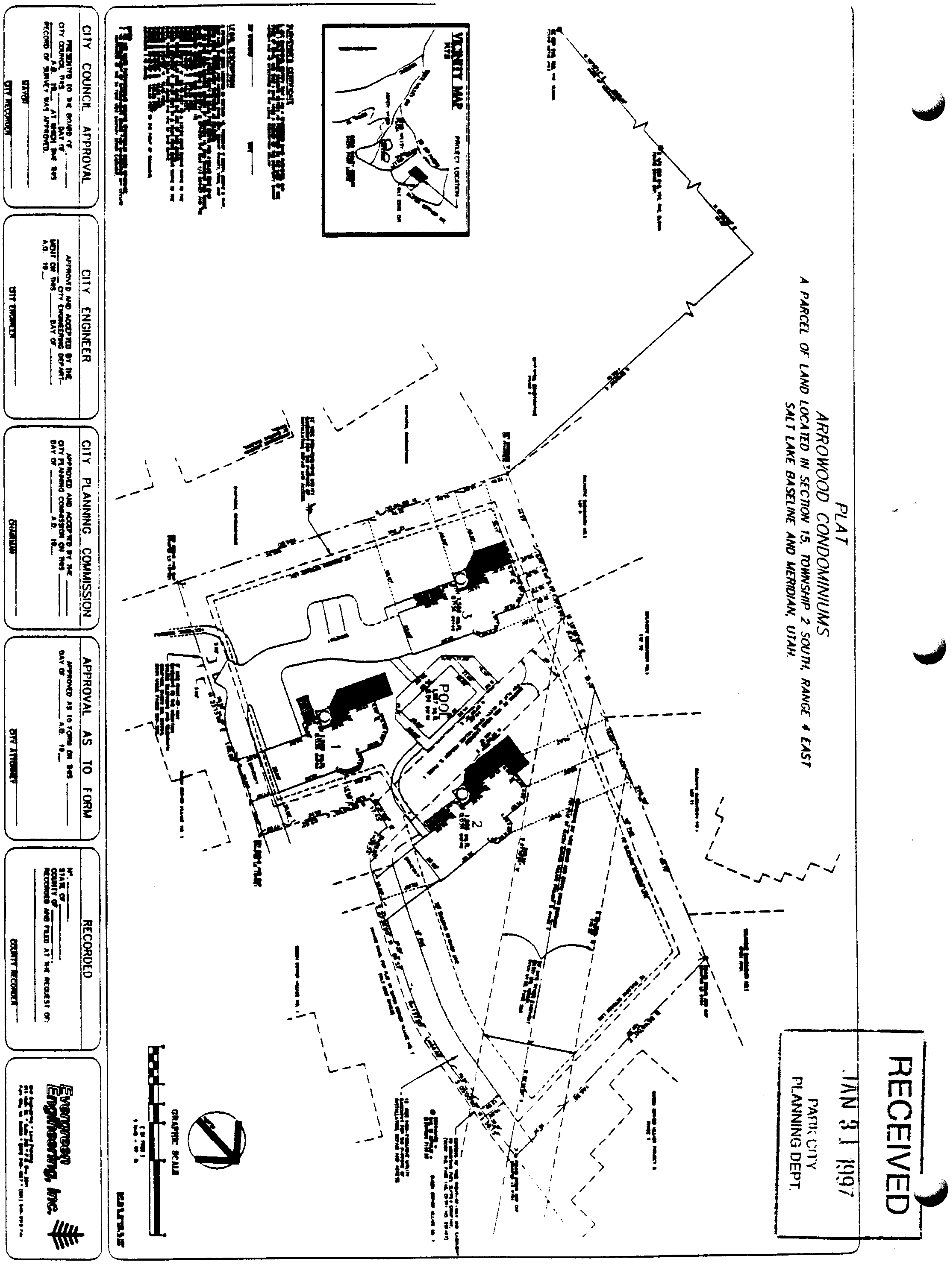
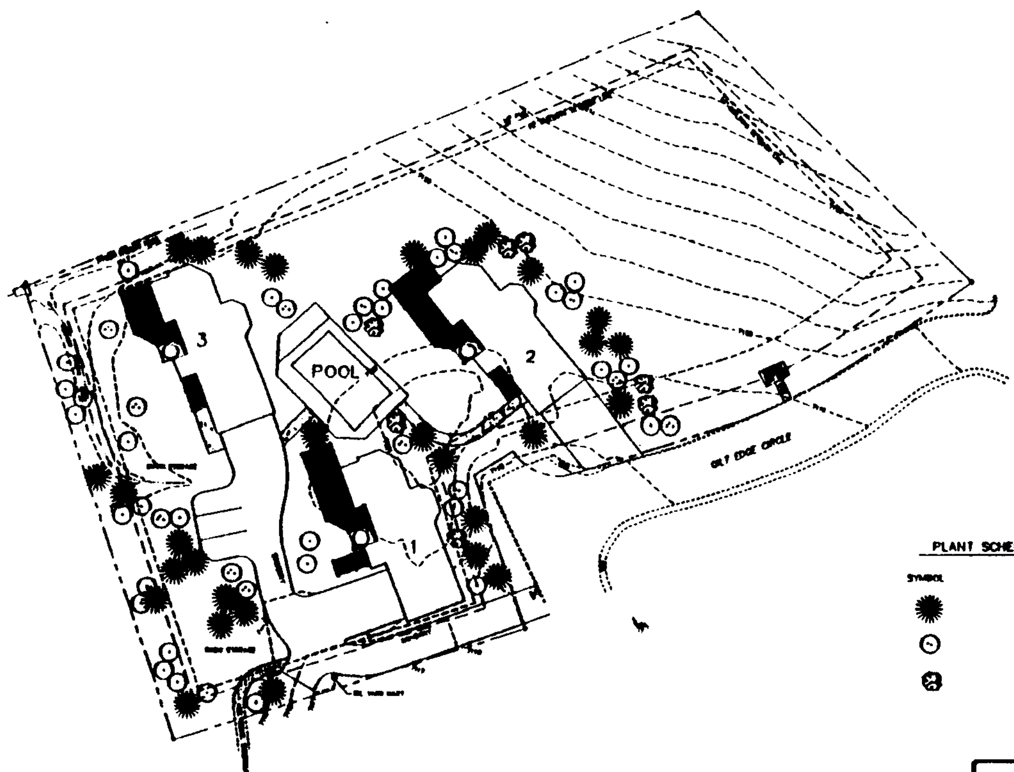
Exhibit B - Site plan plat/ proposed elevations

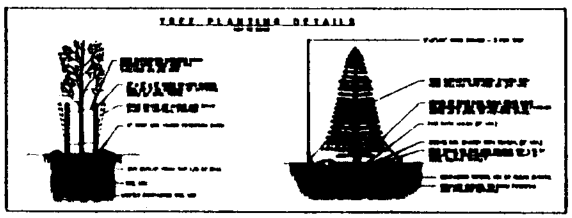




PLANT SCHEDULE AND LEGEND FOR PRELIMINARY PLANTING PLAN

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME
	30	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE
	44	POPULUS TREMULOIDES	QUAKING ASPEN
	7	SORBUS AUCUPARIA 'ROCURED'	'CARDINAL ROYAL' MTN ASPEN

NOTE: CAUTION SHALL BE USED WHEN PLANTING IN OR NEAR EXISTING SEWER AND STORM DRAIN EASEMENTS



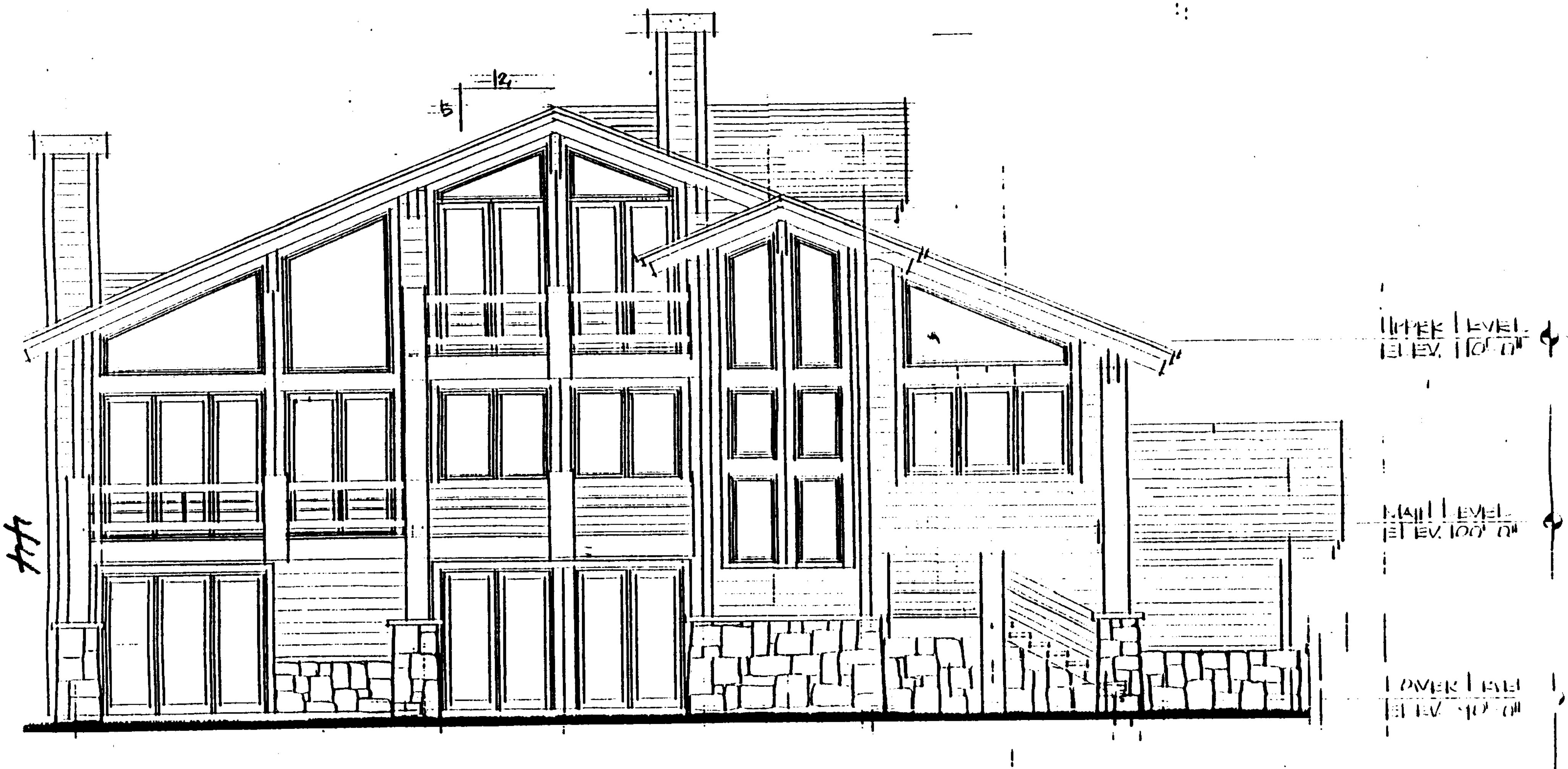
RECEIVED
JAN 31 1997
PARK CITY
PLANNING DEPT.

LANDSCAPING PLAN
ARROWOOD CONDOMINIUMS

BELFORD & COMPANY L.L.C.

DESIGNED BY CPR/CRW
DRAWN BY CPR/CRW
CHECKED BY CPR

Evergreen Engineering, Inc.

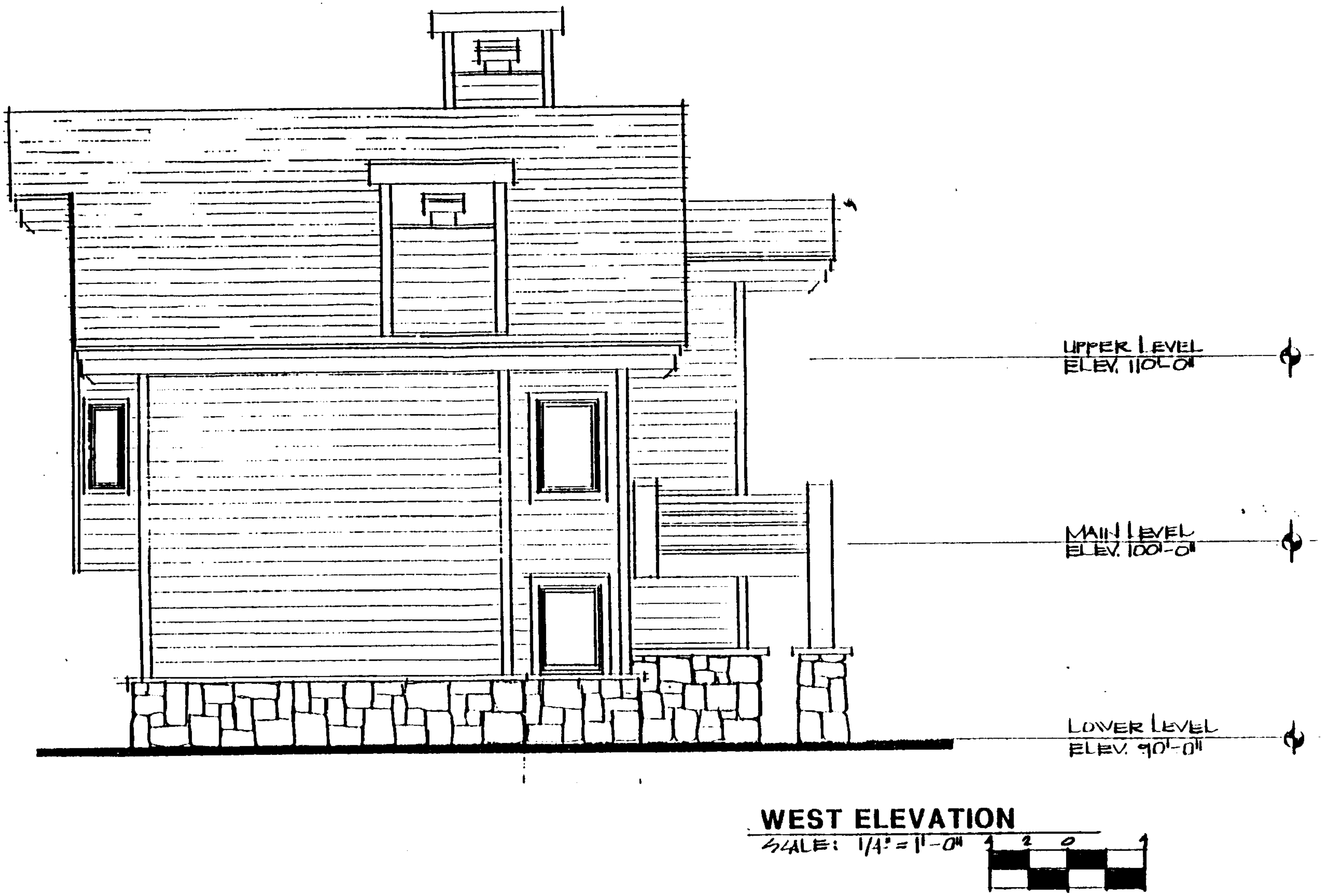


SOUTH ELEVATION

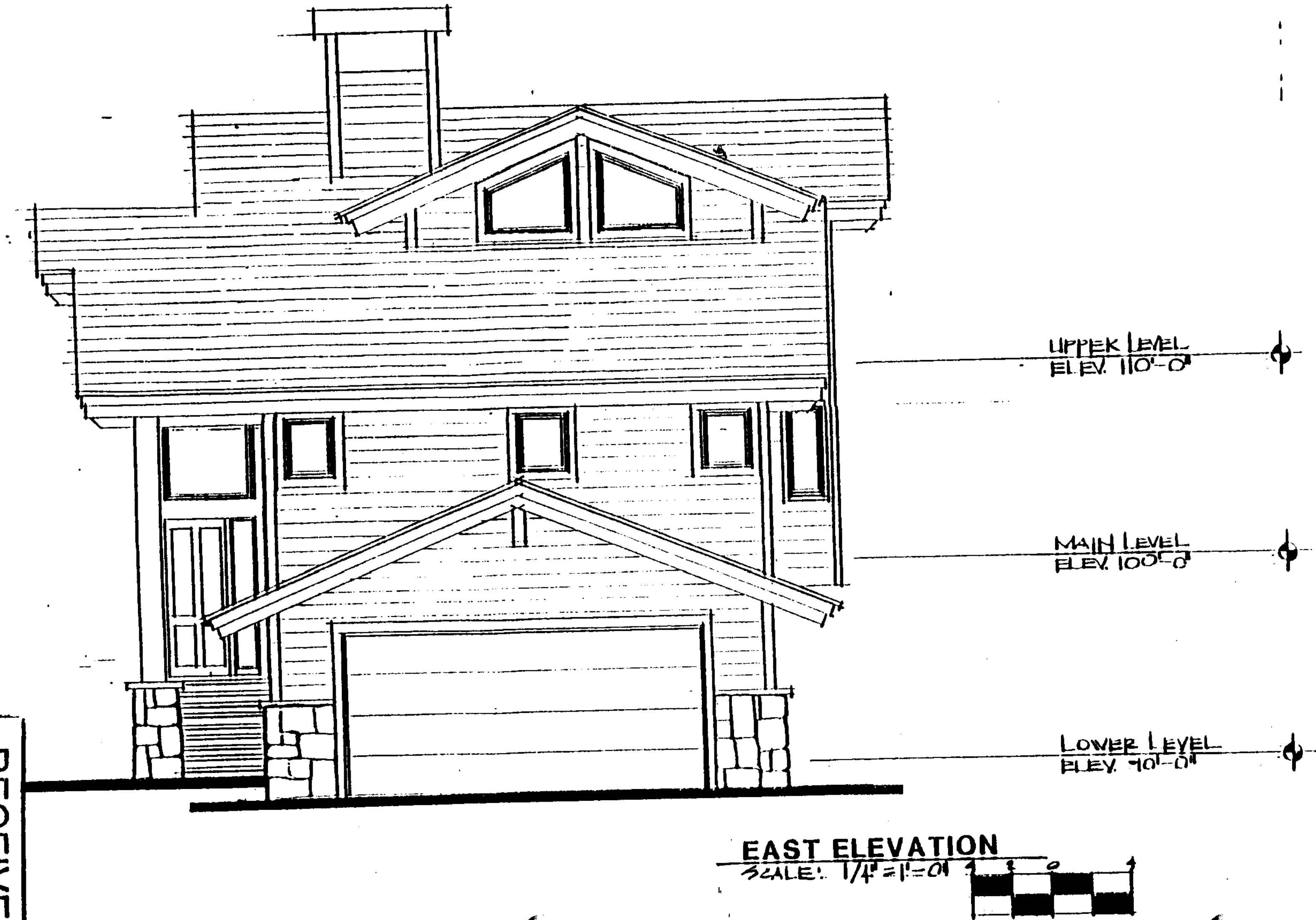
SCALE : 1/4" = 1'-0"

44

RECEIVED
AUG 30 1996
PARK CITY
PLANNING DEPT.



WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

RECEIVED
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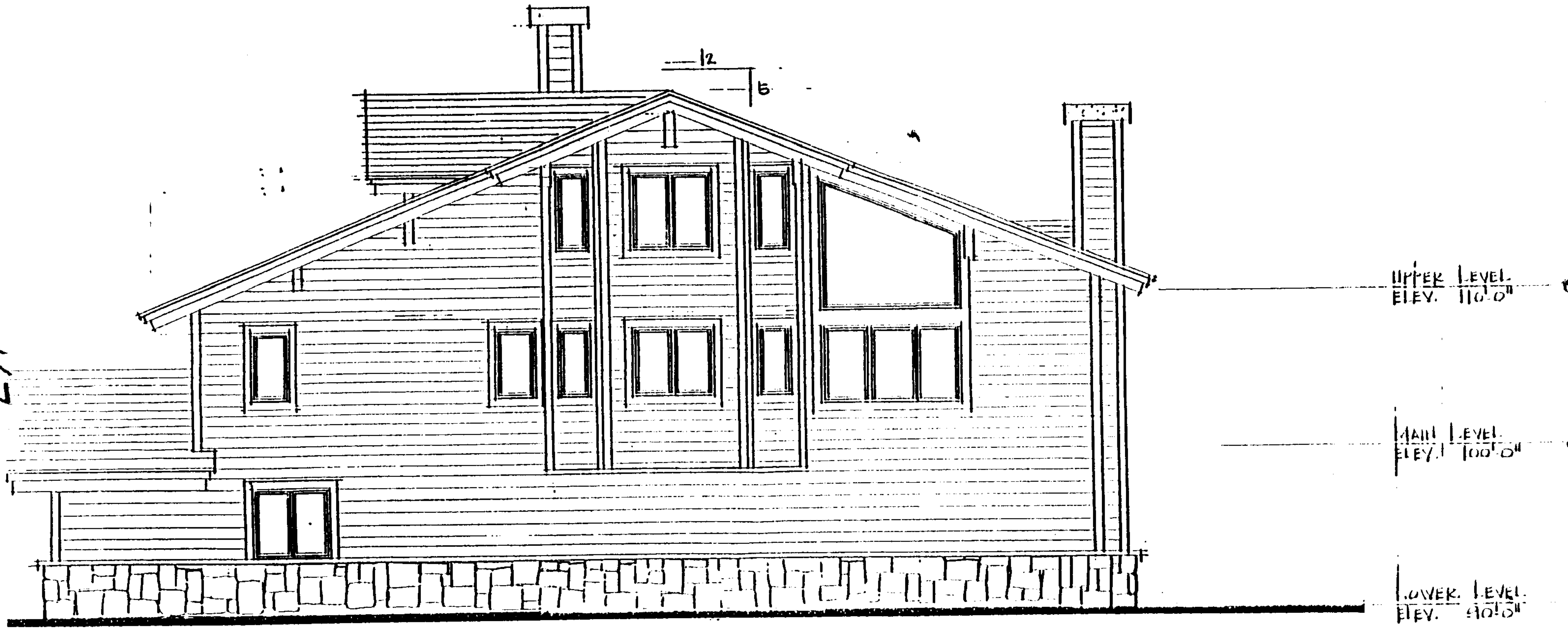
PARK CITY
PLANNING DEPT



NORTH ELEVATION
SCALE : 1/4" = 1'-0"

47

PARK CITY

1884

CITY COUNCIL STAFF REPORT

DATE:	**September 5, 1997 (September 11, 1997 meeting)**
DEPARTMENT:	**Planning Department**
AUTHOR:	**Kirsten A. Whetstone**
TITLE:	**2704 Meadow Creek Drive plat amendment**
TYPE OF ITEM:	**Legislative**

SUMMARY RECOMMENDATIONS: Approve with conditions.

DESCRIPTION:

A. Topic

PROJECT STATISTICS

Applicant:	Willow Ranch Homeowner's Association
Proposal:	Plat note amendment to allow up to a total of two horses on combined Lots 4 and 5 of the Willow Ranch Subdivision
Zoning:	E- Estate
Adjacent Land Uses:	Residential- single family
Date of Application:	June 11, 1997

B. Background

The Willow Ranch subdivision (Exhibits A and B) was approved by the Planning Commission on January 27, 1993 and by the City Council on January 28, 1993. The subdivision consists of 7 lots ranging in size from 0.70 to 8.26 acres. Four lots are larger than 5 acres and are designated as equestrian lots. The plat also includes a 10.3 acre wetland/wildlife open space parcel and several lots have wetlands/wildlife corridor easements on them.

In June of 1996 the Planning Commission denied a request by the Willow Ranch Homeowner's Association to permit more than 3 horses on Lot 6. There was no support from the adjacent neighbors for that request.

The Willow Ranch Subdivision approval is subject to several conditions, including a condition requiring an animal management plan and maintenance covenant to address, among other items, the number of horses allowed on equestrian lots 1,2, 6 and 7. The management plan on file at the Planning Department limits the number of horses on each of the "equestrian lots" to three horses plus one un-weaned colt. The management plan specifies that a foal is deemed an adult horse after six months. No grazing of horses is allowed in the wetlands/wildlife areas.

An Army Corps of Engineering permit (# 199250275) was issued in 1992 for the entire subdivision. This permit includes special conditions regarding horses on Lots 1, 2, 6, and 7. In June of 1997, the Army Corps agreed to modify special permit condition # 4 to allow horse use on Lots 4 and 5 (Exhibit C). The Corps' rationale for this modification is that these upland lots do not drain towards McLeod Creek or the channel along Meadows Drive and therefore horse use of these lots will not adversely affect the water quality of these streams.

C. Analysis

Proposal:

The applicant, owner of Willow Ranch Lots 4 and 5, has petitioned the City for an amendment to the plat notes for the Willow Ranch Subdivision plat, to allow up to a total of 2 horses on the combined area (1.58 acres) of Lots 4 and 5 (Exhibit D). Lot 4 is 0.88 acres in area and is currently vacant. Lot 5 is 0.70 acres in area and is developed with a single family residence. Willow Ranch Subdivision is zoned E, Estate. Horses are a permitted use in the Estate zoning district.

The applicant requests that the horses be pastured only on fenced Lot 5 and that if a residence is ever built on Lot 5, that horse use on Lots 4 and 5 will cease. The applicant also requests that horse use on Lots 4 and 5 cease if either lot is sold to another entity.

Plat note amendment language:

This request requires a plat amendment with final action by the City Council because conditions related to horse use on these lots are written as notes on the recorded Willow Ranch Subdivision plat. Notes specific to horse use read as follows:

Note #7 currently reads: "On Lots 1, 2, 6, and 7 a maximum of three horses will be allowed and no grazing of horses in the wildlife corridors."

Note #13 currently reads: "Lots 1, 2, 6, and 7 are subject to an animal management plan and equestrian lot open space covenant executed with the Park City Municipal Corporation."

The applicant is requesting the following language be added to the plat:

1. Add a new note # 19 which states: "A maximum of two horses are allowed on combined Lots 4 and 5 provided these two lots are owned by one entity and no residence is constructed on Lot 5. At such time as these lots come under separate ownership or control, or if a residence is constructed on Lot 5, all horse use on Lots 4 and 5 shall cease."

2. Change note # 13 to include Lots 4 and 5 to be subject to the animal management plan and equestrian lot open space covenant.

Zoning and Land Use Table:

According to the Land Use Table, Section 7.19 of the Land Management Code (LMC) "raising, grazing horses (limit of two horses/acre, 75 feet from nearest neighboring dwelling)" is a permitted "A" use in the Estate (E) zoning district. In subdivisions with SF, Single Family; RD, Residential Development; RDM, Residential Development Medium Density; as well as the LI, Limited Industrial zoning raising and grazing of horses requires a Conditional Use Permit (CUP). In any zone which permits raising and grazing of horses, either as a permitted or conditional use, the horse to acre ratio is as stated above.

The Willow Ranch subdivision is zoned E, Estate and the location of the proposed horses is greater than 75' from the nearest neighboring dwellings on Lots 35 and 36 of the Park Meadows Subdivision No. 1 (lots which back to Lots 4 and 5 of Willow Ranch). Typically, lots in the Estate zone are a minimum of 3 acres in area. Willow Ranch was approved as an MPD with lots both larger and smaller than 3 acres. Horses were specifically permitted on Lots 1,2, 6 and 7. The effect of combining the lot area of Lots 4 and 5 provides lot area similar to other surrounding lots which also have horse use.

Applicability of Conditional Use Permit review criteria:

Because a Conditional Use Permit is required in other zones which permit horses on lots smaller than 3 acres size, staff believes that it is appropriate to apply those same CUP criteria and conditions to this proposal. Section 1.13 of the LMC requires that a CUP be issued only if the use will be compatible with the surrounding structures in use, scale, mass, and circulation; that the use is consistent with the Park City General Plan; and that the effects of any difference in use or scale are mitigated through careful planning.

D. **Department Review**

The Community Development Department and City Attorney's Office have reviewed this plat amendment request. The request was discussed at an interdepartmental staff review meeting on July 15, 1997 where the City Engineer, Chief Building Official, Planning staff, and representatives from some local utilities were in attendance.

E. **Public Input**

Property owners within 300' and within the affected plat were sent notice of this proposal and public hearing. The applicant submitted letters in support of this request from the Homeowner's Associations of adjacent subdivisions as well as from property owners of adjacent residences (Exhibit E). As of the date of this report, Staff has not received public comment in opposition to this proposal. Staff has received several letters and phone calls from neighboring residences in support of this proposal.

A public hearing was held at the August 13, 1997 Planning Commission meeting. There was no public input. The Planning Commission directed staff to prepare findings of fact, conclusions of law, and conditions of approval to forward a positive recommendation to the City Council on this plat amendment.

F. **Planning Commission Action**

On August 27, 1997 the Planning Commission voted to forward a positive recommendation to the City Council with findings of fact, conclusions of law, and conditions of approval as outlined in this staff report.

ALTERNATIVES:

A. Approve the proposed plat amendment to allow a maximum of 2 horses on combined lots 4 and 5 of the Willow Ranch subdivision provided that no house is constructed on Lot 5.

B. Deny the proposed plat amendment and allow no horse use of Lots 4 and 5.

C. Continue the item and request additional information and evaluation from staff.

SIGNIFICANT IMPACTS:

The proposed amendment, if approved, will result in an increase of two horses within the Willow Ranch subdivision for a maximum of 14 horses. The applicant proposes to mitigate any impacts on the neighbors by abiding by the Willow Ranch Subdivision's animal mitigation plan and by abiding by all conditions of approval of the Army Corps Permit, as well as any required by the Planning Commission or City Council. The applicant agrees to a condition of approval to discontinue all horse use on Lots 4 and 5 at such time as a residence is constructed on Lot 5.

RECOMMENDATION:

Staff recommends approval of the proposed amendment, thereby allowing Lots 4 and 5 combined to have up to a total of two horses with all other equestrian lots regulated by the Corps permit and existing plat notes, with the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact:

1. Lots 4 and 5 of the Willow Ranch Subdivision are located in the E, Estate, zoning district.

2. The combined lot area of Lots 4 and 5 amounts to 1.58 acres.

3. The Land Management Code allows horses as a permitted use in the E, Estate, zoning district, provided that a minimum of 1 acre is provided for each 2 horses.

4. If a structure is built on Lot 5, the lot area for horses would be less than the minimum required by the LMC.

5. An animal management plan will prevent environmental degradation of the area and decrease the potential for neighborhood nuisances by providing a grazing rotation schedule, an animal waste management plan, and fencing requirements.

6. Large haystacks, feed lots, or other feed storage sites, horse trailers, boats, motor vehicles, farm machinery or other equipment are incompatible with the surrounding single family homes, because of the visual blight, odor, and noise.

7. Lots 4 and 5 are smaller than a typical E zoned lot and are more similar in size to an SF, RD, or RDM lot. Horse use on these lots requires a Conditional Use permit which requires a one year review period after approval to determine whether the conditions of approval provide the necessary mitigation, whether additional conditions are warranted, or whether the use should cease. It is appropriate to review this proposal with the criteria for Conditional Use permits.

Conclusions of Law:

1. The proposal complies with all requirements of the Land Management Code regarding horses.

2. The use, as conditioned, is compatible with surrounding structures in use, scale, mass and circulation.

3. The use is consistent with the Park City General Plan.

4. Any adverse impacts have been mitigated by conditions and careful planning.

Conditions of Approval:

1. The approval is for 2 horses only.

2. No haystacks, feed lots, or other feed storage sites may be placed on the property. No horse trailers, boats, motor vehicles, farm machinery, or other equipment may be stored on the property, except when in an enclosed structure.

3. Lots 4 and 5 of the Willow Ranch Subdivision are subject to the Animal Management Plan and Maintenance Covenant dated February 24, 1993 entered into by and among Park City Municipal Corporation , Willow Ranch Development Company, and Willow Ranch HOA.

4. The approval shall be reviewed by the Planning Staff one year from the date of approval to evaluate neighborhood impacts. If the Planning staff believes that additional conditions are necessary to further mitigate impacts, the item will be scheduled for Planning Commission review.

5. A note shall be added to the plat stating that at such time as a house is constructed on Lot 5, all horse use on Lots 4 and 5 shall cease.

6. The new plat notes shall be recorded within one year of the date of approval or this approval shall be null and void.

EXHIBITS:

Exhibit A- Plat
Exhibit B- Vicinity map
Exhibit C- June 3, 1997 letter from Army Corps of Engineers
Exhibit D- Applicant's letter and maps
Exhibit E- Letters from adjacent property owners and minutes of Homeowner's Association meetings regarding this proposal.

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Ordinance No. 97-

AN ORDINANCE APPROVING AN AMENDMENT TO THE WILLOW RANCH SUBDIVISION PLAT FOR HORSE USE ON LOTS 4 AND 5, AT 2704 MEADOW CREEK DRIVE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, UTAH

WHEREAS, the owners of the property at 2704 Meadow Creek Drive, and the Willow Ranch Subdivision Homeowner's Association, have petitioned the City Council for approval of an amendment to a final subdivision plat to allow up to two horses on combined Lots 4 and 5; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and state law; and

WHEREAS, on August 15, 1997 the Planning Commission held a public hearing to receive public input on the proposed plat; and

WHEREAS, on August 27, 1997 the Planning Commission voted to forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on September 11, 1997 the City Council reviewed the proposed plat amendment and held a public hearing; and

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

SECTION 1. FINDINGS OF FACT.

1. Lots 4 and 5 of the Willow Ranch Subdivision are located in the E, Estate, zoning district.

2. The combined lot area of Lots 4 and 5 amounts to 1.58 acres.

3. The Land Management Code allows horses as a permitted use in the E, Estate, zoning district, provided that a minimum of 1 acre is provided for each 2 horses.

4. If a structure is built on Lot 5, the lot area for horses would be less than the minimum required by the LMC.

5. An animal management plan will prevent environmental degradation of the area and decrease the potential for neighborhood nuisances by providing a grazing rotation schedule, an animal waste management plan, and fencing requirements.

6. Large haystacks, feed lots, or other feed storage sites, horse trailers, boats, motor vehicles, farm machinery or other equipment are incompatible with the surrounding single family homes, because of the visual blight, odor, and noise.

7. Lots 4 and 5 are smaller than a typical E zoned lot and are more similar in size to an SF, RD, or RDM lot. Horse use on these lots requires a Conditional Use permit which requires a one year review period after approval to determine whether the conditions of approval provide the necessary mitigation, whether additional conditions are warranted, or whether the use should cease. It is appropriate to review this proposal with the criteria for Conditional Use permits.

SECTION 2. CONCLUSIONS OF LAW.

1. The proposal complies with all requirements of the Land Management Code regarding horses.

2. The use, as conditioned, is compatible with surrounding structures in use, scale, mass and circulation.

3. The use is consistent with the Park City General Plan.

4. Any adverse impacts have been mitigated by conditions and careful planning.

The City Council hereby concludes that there is good cause for the above-mentioned plat amendment and that neither the public nor any person will be materially injured by the proposed amendment.

SECTION 3. PLAT APPROVAL. The plat note amendment for Willow Ranch Subdivision Lots 4 and 5, known as the 2704 Meadow Creek Drive, is hereby approved as shown on Exhibit A, with the following conditions:

1. The City Attorney and City Engineer's review and approval of the final form and content of the plat and the Conditions, Covenants and Restrictions (CC&R's), for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recording the plat.

2. All conditions of approval for the Willow Ranch MPD continue to apply in full force and effect.

3. All standard project conditions shall apply.

4. Conditions of Approval:

5. The approval is for 2 horses only.

6. No haystacks, feed lots, or other feed storage sites may be placed on the property. No horse trailers, boats, motor vehicles, farm machinery, or other equipment may be stored on the property, except when in an enclosed structure.

7. Lots 4 and 5 of the Willow Ranch Subdivision are subject to the Animal Management Plan and Maintenance Covenant dated February 24, 1993 entered into by and among Park City Municipal Corporation , Willow Ranch Development Company, and Willow Ranch HOA.

8. The approval shall be reviewed by the Planning Staff one year from the date of approval to evaluate neighborhood impacts. If the Planning staff believes that additional conditions are necessary to further mitigate impacts, the item will be scheduled for Planning Commission review.

9. A note shall be added to the plat stating that at such time as a house is constructed on Lot 5, all horse use on Lots 4 and 5 shall cease.

10 The new plat notes shall be recorded within one year of the date of approval or this approval shall be null and void.

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

PASSED AND ADOPTED this 11 th day of September, 1997.

PARK CITY MUNICIPAL CORPORATION

____

Mayor Bradley A. Olch

Attest:

____

Janet M. Scott, City Recorder

Approved as to form:

____

Mark D. Harrington, Assistant City Attorney

WILLOW RANCH SUBDIVISION

A PART OF THE NORTH HALF OF SOUTHEAST QUARTER OF SECTION 5, T. 2S, R. 4E, SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

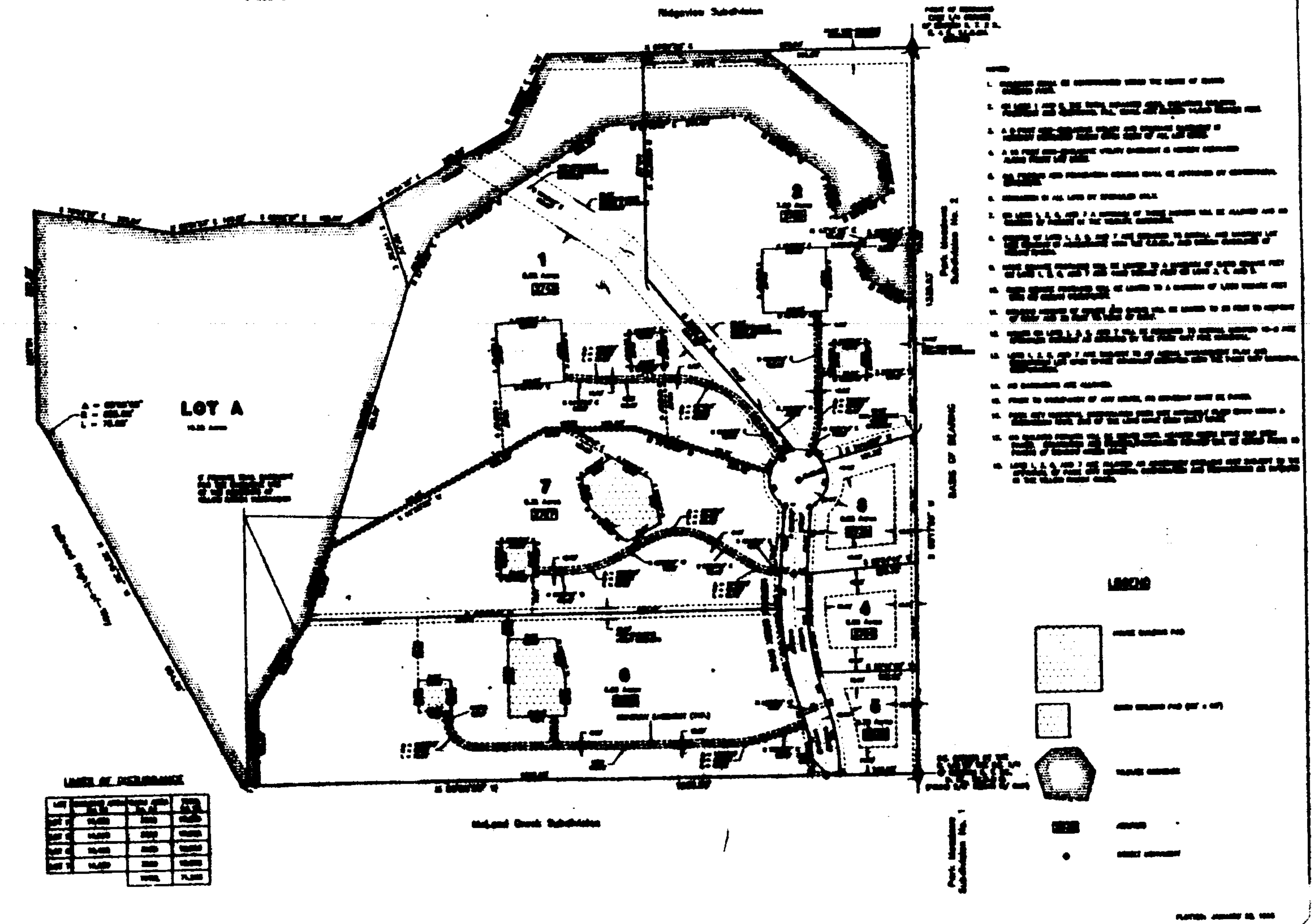

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EXHIBIT "A"

CITY COUNCIL APPROVAL	CITY ENGINEER	CITY PLANNING COMMISSION	APPROVAL AS TO FORM	RECORDED
PRESENTED TO THE BOARD OF PARK CITY COUNCIL THIS 28TH DAY OF [illegible] A.D. 1983 AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED. MAYOR / CITY RECORDER	APPROVED AND ACCEPTED BY THE PARK CITY ENGINEERING DEPARTMENT ON THIS [illegible] DAY OF [illegible] A.D. 1983 Oris W. Oelhan P.E. CITY ENGINEER	APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS [illegible] DAY OF [illegible] A.D. 1983 CHAIRMAN	APPROVED AS TO FORM ON THIS [illegible] DAY OF [illegible] A.D. 1983 CITY ATTORNEY	STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF: Coalition Title COUNTY RECORDER

THE JACK JOHNSON COMPANY

F BEGINNING
/4 CORNER
ON 5, T. 2 S.,
, S.L.B.&M.
ONE)

NOTES:

1. BUILDINGS SHALL BE CONSTRUCTED WITHIN THE LIMITS OF SHOWN BUILDING PADS.

2. ON LOTS 1 AND 2, THE TOTAL IMPACTED AREA, INCLUDING BUILDING FOOTPRINT AND ADDITIONAL FILL, SHALL NOT EXCEED 14,000 SQUARE FEET.

3. A 5 FOOT NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENT IS HERERBY DEDICATED ALONG BOTH SIDES OF ALL LOT LINES.

4. A 10 FOOT NON-EXCLUSIVE UTILITY EASEMENT IS HEREBY DEDICATED ALONG FRONT LOT LINES.

5. ALL FOOTING AND FOUNDATION DESIGNS SHALL BE APPROVED BY GEOTECHNICAL ENGINEERS.

6. IRRIGATION IN ALL LOTS BY SPRINKLER ONLY.

7. ON LOTS 1, 2, 6, AND 7 A MAXIMUM OF THREE HORSES WILL BE ALLOWED AND NO GRAZING OF HORSES IN THE WILDLIFE CORRIDORS.

8. OWNERS OF LOTS 1, 2, 6, AND 7 ARE REQUIRED TO INSTALL AND MAINTAIN LOT LINE FENCING IN ACCORDANCE WITH THE C.C.&R.s AND DESIGN GUIDELINES OF WILLOW RANCH.

9. HOME SQUARE FOOTAGES WILL BE LIMITED TO A MAXIMUM OF 8,000 SQUARE FEET ON LOTS 1, 2, 6, AND 7 AND 4400 SQUARE FEET ON LOTS 3, 4, AND 5.

10. BARN SQUARE FOOTAGES WILL BE LIMITED TO A MAXIMUM OF 1,800 SQUARE FEET WITH NO HUMAN OCCUPANCY.

11. BUILDING HEIGHTS OF HOMES AND BARNS WILL BE LIMITED TO 23 FEET TO MIDPOINT OF ROOF AND 28 FEET TO PEAK OF ROOF.

12. HOMES ON LOTS 1, 2, 6, AND 7 WILL BE REQUIRED TO INSTALL MODIFIED 13-D FIRE SPRINKLER SYSTEMS AS DIRECTED BY THE PARK CITY FIRE MARSHALL.

VE
SEMENT

13. LOTS 1, 2, 6, AND 7 ARE SUBJECT TO AN ANIMAL MANAGEMENT PLAN AND EQUESTRIAN LOT OPEN SPACE COVENANT EXECUTED WITH THE PARK CITY MUNICIPAL CORPORATION. (add Lots 4 and 5)

14. NO BASEMENTS ARE ALLOWED.

15. PRIOR TO OCCUPANCY OF ANY HOUSE, ITS DRIVEWAY MUST BE PAVED.

16. PARK CITY MUNICIPAL CORPORATION DOES NOT NORMALLY PLOW SNOW WITHIN A SUBDIVISION UNITL 50% OF THE LOTS HAVE BEEN BUILT UPON.

17. NO BUILDING PERMITS WILL BE ISSUED UNITL MEADOW CREEK DRIVE HAS BEEN PAVED. EXCAVATION AND FOOTING/FOUNDATION PERMITS WILL BE ISSUED PRIOR TO PAVING OF MEADOW CREEK DRIVE

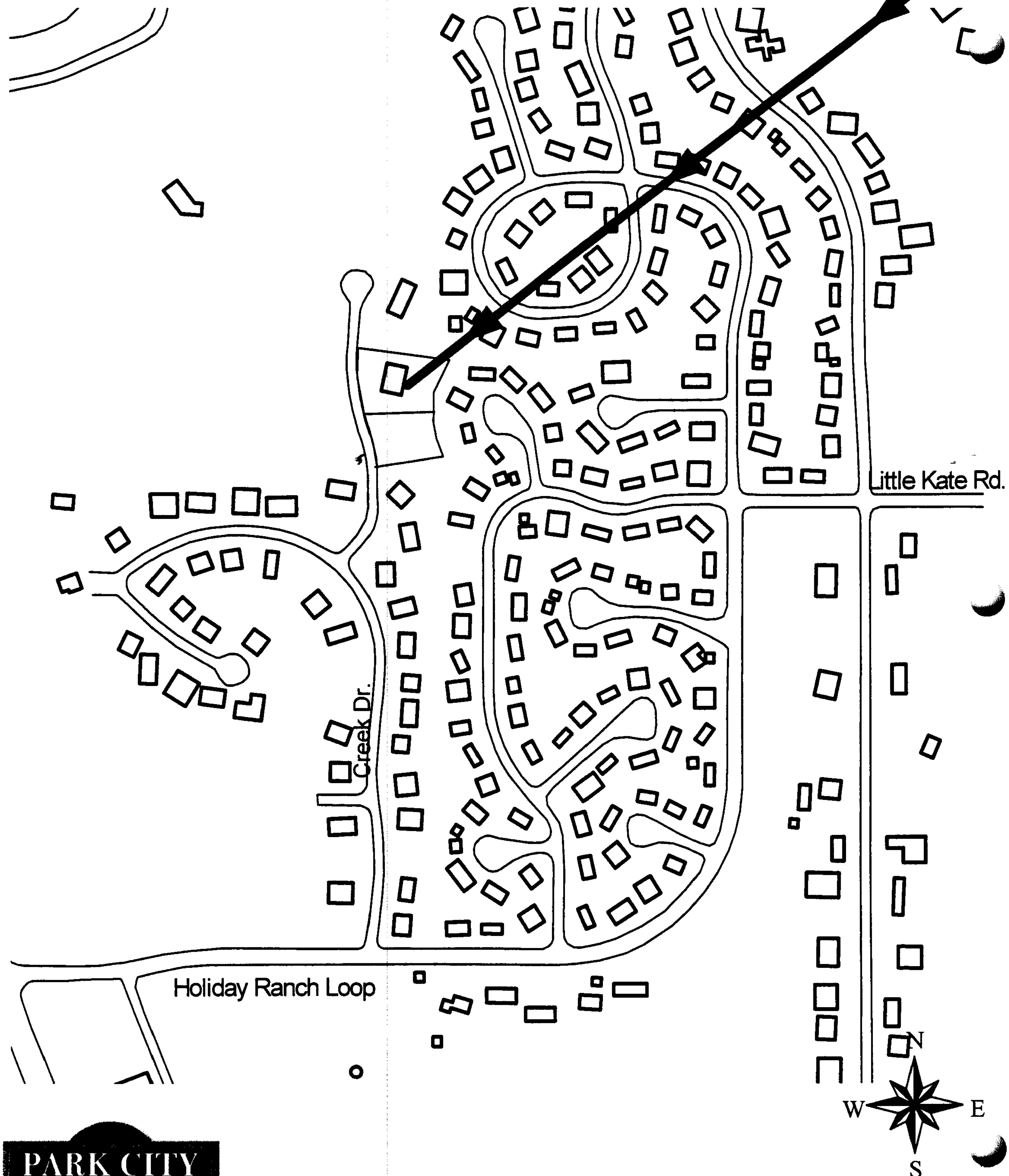
18. LOTS 1, 2, 6, AND 7 ARE ALLOWED AN ACCESSORY DWELLING UNIT SUBJECT TO THE APPROVAL OF PARK CITY MUNICIPAL CORPORATION AND RESTRICTIONS AS OUTLINED IN THE WILLOW RANCH CC&Rs.

19. A maximum of two horses are allowed on combined Lots 4 and 5 provided these two lots are owned by one entity and no residence is constructed on Lot 5. At such time as these lots come under separate ownership or control, or if a residence is constructed on Lot 5, all horse use on Lots 4 and 5 shall cease.

34

LEGEND

2704 Meadow Creek Dr.



PARK CITY
1884

EXHIBIT "B" VICINITY MAP

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

REPLY TO
ATTENTION OF

June 3, 1997

Regulatory Branch (199250275)

Richard Dudley
Willow Ranch Development Company
P.O. Box 2190
Park City, Utah 84060

Dear Mr. Dudley:

I am writing in response to a May 13, 1997 letter from Mr. Ronald Weltmann (copy enclosed), requesting Department of the Army authorization to allow horse use on the southernmost portion of Lot 4 in the Willow Ranch subdivision, an area of no more than one-third of an acre. This request has been made in order to allow Lots 4 and 5 combined to provide the one acre of land per two horses that is required by Park City's Land Management Code.

Since lot 4 does not drain toward McLeod Creek or the channel along Meadows Drive and horse use of this lot therefore will not adversely affect the water quality of these streams, we do not object to horse use of this portion of lot 4 for the purpose stated. You have indicated that you also do not object to this change in the original conditions of your permit.

Special Condition 4 of Department of the Army permit 199250275 is hereby modified as followed:

4. To enhance and protect the water quality in the tributary along Meadows Drive, the permittee shall provide a minimum of a 50-foot buffer by construction and perpetual maintenance of a fence. Willow cuttings will be planted along both banks where they currently do not exist on five (5)-foot centers and the permittee will guarantee at least a 60% survival rate for five years. To avoid water quality degradation, the permittee will ensure that concentrated animal waste is removed semi-annually to a site or sites where it will not re-enter a water of the United States. No more than one horse per two acres will be allowed on lots 1, 2, 6 and 7, since these properties drain toward McLeod Creek or the channel along Meadows Drive. Horse use will be allowed on lots 4 and 5 since they do not drain toward McCleod Creek.

RECEIVED

EXHIBIT "C"

This modification supersedes our February 18, 1997 modification of special condition 4 of permit No. 199150275. All other conditions of permit No. 199250275, however, remain in effect as originally written.

If you have any questions regarding the above, please contact Ms. Michele Waltz of our Utah Regulatory Office, 1403 South 600 West, Suite A, Bountiful, Utah 84010, telephone (801) 295-8380, extension 16.

Sincerely,

Brooks Carter
Chief, Intermountain
Regulatory Section

Enclosure

Copies furnished:

Mr. Ronald Weltzmann, P.O. Box 1646, 2704 Meadow Creek Drive, Park City, Utah 84060
Ms. Kirsten Whetstone, Project Planner, Park City Planning Department, P.O. Box 1480, Park City, Utah 84060
Mr. Bob Freeman, U.S. Fish and Wildlife Service, Lincoln Plaza, 145 East 1300 South, Suite 404, Salt Lake City, Utah 84115
Mr. Bob Mairley, U.S. Environmental Protection Agency, 8EPR-EP, 999 18th Street, Suite 500, Denver, Colorado 80202-2405
Ms. Pam Kramer, Utah Division of Wildlife Resources, Northern Region Office, 515 East 5300 South, Ogden, Utah 84405

RECEIVED

RONALD F. WELTMANN
P.O BOX 1646
PARK CITY, UTAH 84060
Voice 801 649 2778 Fax 801 649 2334

June 11, 1997

Plat Amendment Proposal:

For: Lots 4 & 5, Willow Ranch Subdivision

Dear Ladies & Gentlemen:

This page together with our attached application makes the proposal for a Plat Amendment to our subdivision.

Currently, Roberta Weltmann owns Lot #4 (2704 Meadow Creek Drive, Park City, UT) and Scisti Associates Inc Employees Pension Plan owns lot #5 (2676 Meadow Creek Drive, Park City, UT). Please note the following important points:

1. Lots #4 & #5 are contiguous. Lot #4 has .88 acres and lot #5 has .70 acres for a total of 1.55 acres.

2. Ronald Weltmann, husband of Roberta Weltmann, is the sole officer and owner of Scisti Associates Inc. In addition, he is the sole trustee and sole participant of Scisti's Pension Plan.

3. Lots #4 & #5 are totally fenced via horse fencing.

4. Lot #5 is now vacant land and is intended to stay that way with the possible exception of a small structure like a barn, etc.

5. There exist numerous lots in the Willow Ranch immediate vicinity where horses are allowed and stabled....these lots, in many cases, have just an acre of property INCLUSIVE of , houses existing on them. Thus, the portion of land where horses are maintained is significantly less than 1/2 an acre.

6. Documents from the Army Corps of Engineers which provide their permission to have horses on Lot #5 as well as portions of Lot #4 AND the elimination of Lots #4 & #5 from any and all wetlands issues are enclosed. All Corps and City Plat and survey maps detail that Lots #4 & #5 are on "up land" and do not drain into areas of wildlife/wetlands. These facts have been verified by the Corps after extensive study and review (and are indicated on maps attached herein).

RECEIVED

EXHIBIT "D"

7. All immediately adjacent neighbors have given their permission for this application/proposal as evidenced by the attached letters.

We seek your permission to allow the following: Roberta Weitmann will grant to Scisti Associates Inc Employees Pension Plan an exclusive easement which will allow for the combined use of the two lots then being 1.55 acres. This easement will terminate with one of the following actions: any conveyance of either lot and/or Roberta Weitmann's revocation of the easement.

Following this easement, enhancements to Lot #5 as requested by the Corps, and your approval for Plat Amendment, we seek to have up to two horses on the aggregate of 1.55 acres. The horses will be kept and maintained on what currently is described as Lot #5 which is comprised of totally vacant (except for horse fencing) .70 acres.

We fully intend to be in compliance with an Animal Management Plan currently existing with Park City Municipal Corporation and with the CC&R regulations for the Willow Ranch Subdivision as now exist and may be modified in the future.

Thank you for your time and consideration.

Sincerely,

Roberta Weitmann

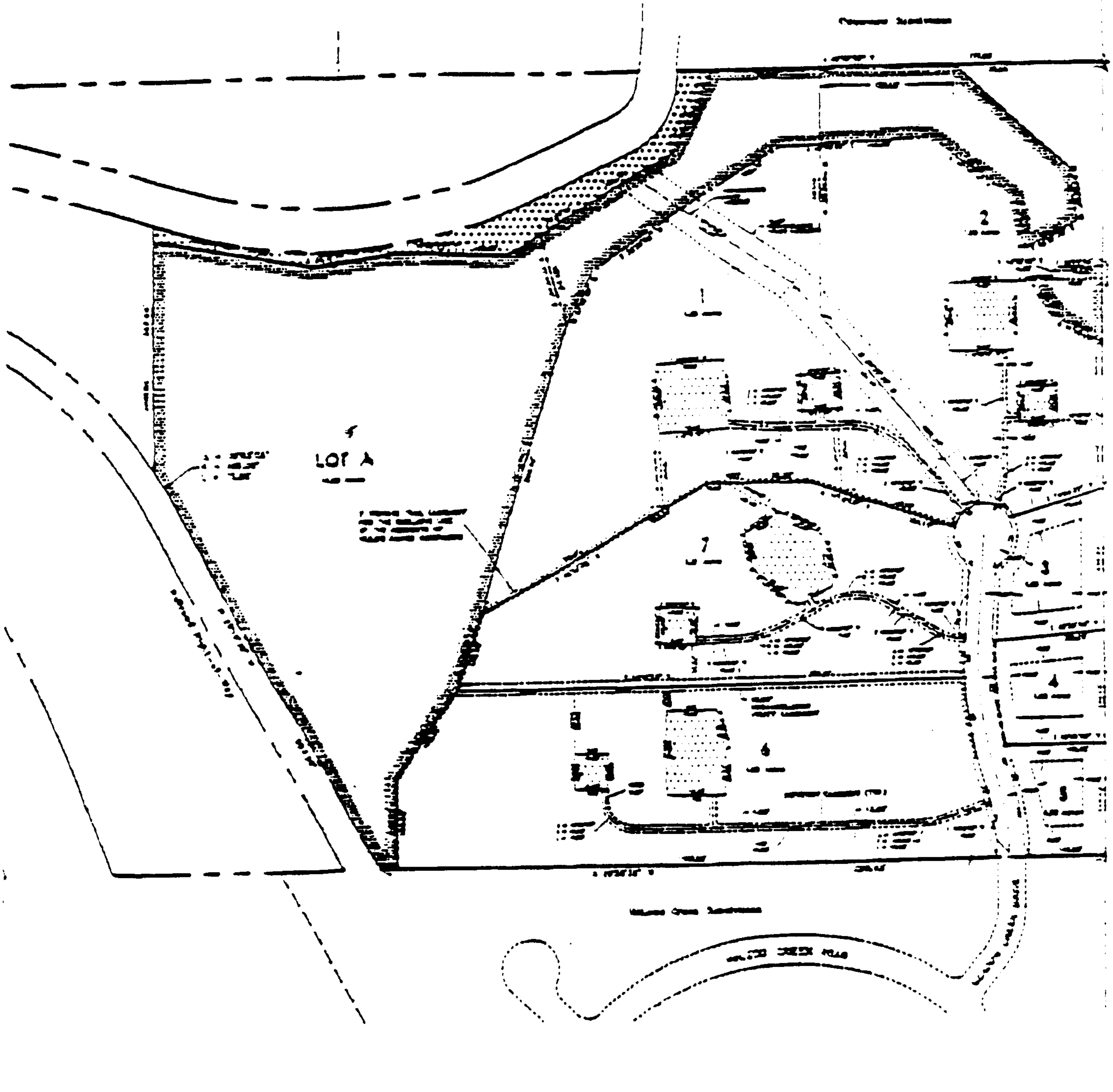
Roberta Weitmann

Ronald Weitmann, Trustee
Scisti Associates Inc Employees Pension Plan

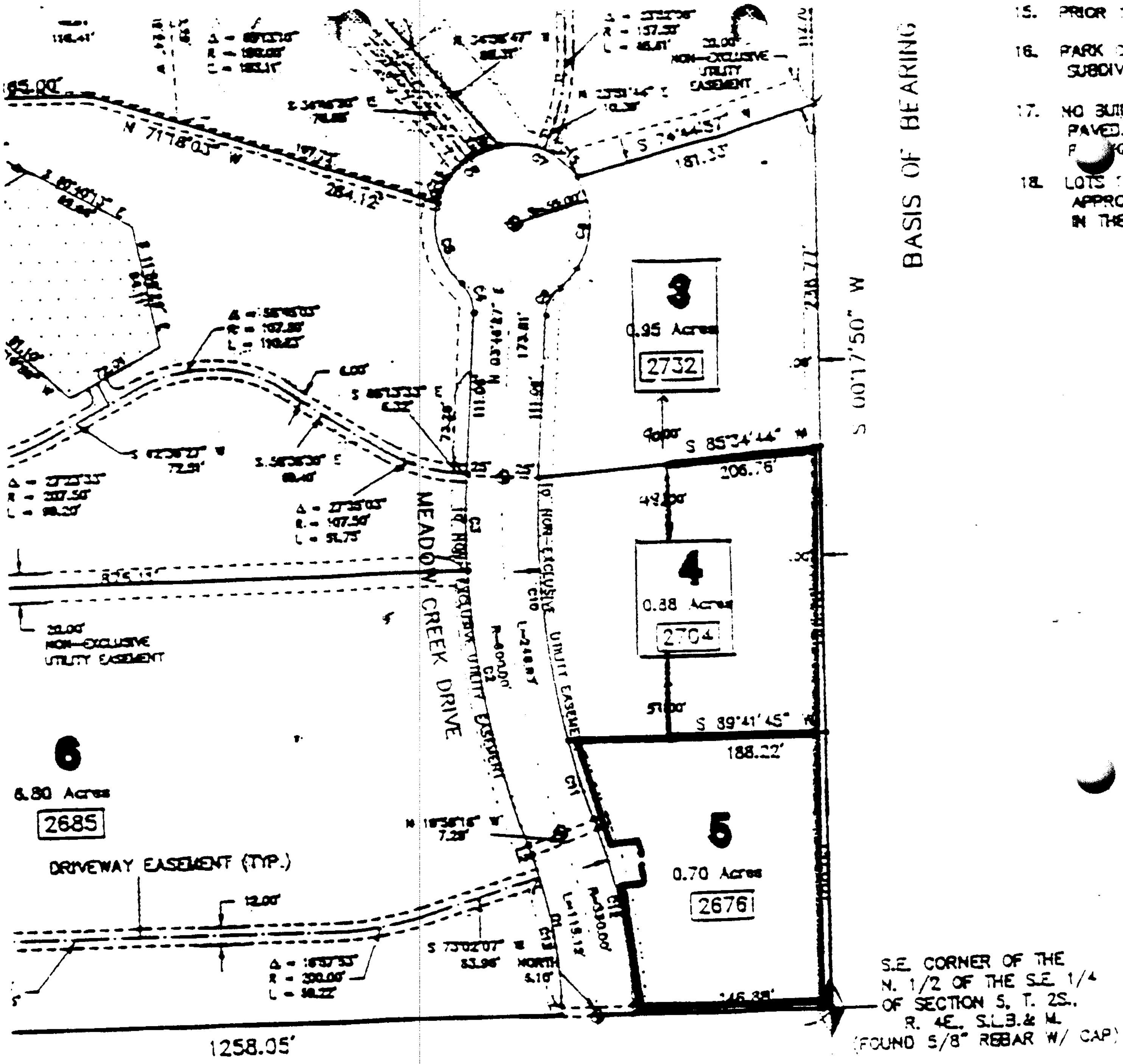
RECEIVED

PARK CITY
PLANNING DEPT

WILLOW RANCH SUBDIVISION



15. PRIOR TO
16. PARK CIT SUBDIVIS
17. NO BUIL PAVED.
18. LOTS APPROV IN THE



RED INDICATES EXISTING HORSE FENCING

Park Meadows Subdivision No. 1

65

August 7, 1997

Rob & Faye Slettom
2653 Red Pine Cour
Park City, UT 84060

Park City City Council and Planning Commission
P.O. Box 1480
Park City, UT 84060

Re: Application for conditional use of residential lot owned by Ron Weltman in Willow Creek Ranch to allow for occasional horse grazing.

Dear Council members and Planning Commissioners:

My wife and I own the property adjacent to applicants' vacant lot. Our property address is 2653 Red Pine Court. We have reviewed the plans submitted by Ron Weltman and feel at this time that the uses he is requesting are acceptable. We understand that you would issue a conditional use permit and that there would be guidelines to assure that the property is maintained properly.

Thank you for your consideration.

Sincerely,

Faye Slettom

Rob & Faye Slettom

RECEIVED
AUG 11 1997
PARK CITY
PLANNING DEPT.

EXHIBIT "E"

June ?, 1997

To: Park City Planning Department

From: Leroy and Mary Croissant
2665 Red Pine Crt., Park City

Re: Lot 5, 2676 Meadow Creek Drive, Park City

To Whom It May Concern:

The purpose of this letter is to strongly urge the Planning Department to permit the owners of the above mentioned lot, Ronald and Roberta Weltmann, to utilize their property in whatever way they deem appropriate. At this particular time they would like to welcome horses (no more than two, as stipulated by current regulations) into our neighborhood and into our environment.

Our backyard property line lies, in part, adjacent to the lot in question. All of our meaningful views include that area. The remainder of our lot line lies adjacent to the Weltmann's residential lot.

Since we are not able to own horses, it is our fervent desire that we be allowed to step onto our deck or look out of our windows and see these beautiful animals at every opportunity. We escaped the vast wasteland of Southern California to move here so that we would have the opportunity to enjoy such vistas. We chose our lot to build on because we were told horses would always be allowed in the area behind us.

It is our opinion that Lot 5 is an ideal area in which to graze horses. The environment will be perfect for them and their presence, most certainly, would substantially elevate our quality of life and contribute to the preservation of the image of Park City that should be carefully protected.

Thank you,

Leroy Croissant

Mary Croissant

RECEIVED

June 4, 1997

Park City Planning Department
Box 1480
Park City, UT 84060

RE: Approval of Horses on Lot 5, Meadow Creek Drive

Dear Park City Planning Department Representatives:

I'm writing concerning the zone variance approval of horses on the above referenced property owned by Ron and Roberta Weitman.

The Willow Ranch Subdivision has an agricultural/farming history and has maintained an extensive herd of horses and cattle prior to its residential development. I live on Red Pine Court in Park Meadows, adjacent to the Weitman property and appreciate the rural and aesthetic appeal of horses grazing the pastures. As the property is not in the sensitive wetlands, I can see little impact to the pasture.

I hope you can unanimously approve the request of Mr and Mrs Weitman for Lot 5 to zone for horses. I can appreciate their intent to improve the appeal of their property with horses.

Thank you for your consideration.

Most Sincerely,

Beverly Gray
2669 Red Pine Court
Park City, UT 84060
801-649-8215

RECEIVED

PLANNING DEPT

Willow Ranch Annual Homeowners Meeting-Tuesday May 7th, 1996, 5pm

Present: Will Lange, Ron Weitmann, Stanton Jones, Floyd Larcher and Suze Weir. this represents a quorum for voting.

Previous meeting minutes approved.

New Business

1. Discussion was held re: a plat amendment that was proposed by Floyd Larcher to the city requesting an increase in the number of horses permitted on lot #1. Kirsten Whetstone from the City Planning department had scheduled a meeting for May 22 for a hearing for public input but the meeting has been continued to June 12 at the request of the Willow Ranch Homeowners Association.

* 2. Ron Weitmann asked if anyone objected to him seeking permission from the city to determine whether he could have 2 horses on his lots #4 and #5 which total about one and a half acres. The plat showing contour lines indicated that lots #4 and #5 are in the upland area of Willow Ranch Subdivision. Since that was the case, Ron was going to double check with the Army Corps to see if they would object to his request to the city. This was approved by the homeowners.

3. Will Lange gave a progress report on his meetings with Mark Oliver, a local hydrologist, and the research Mr. Oliver is performing re: diversion of McLeod Creek across Willow Ranch lots #6, #7 and #1. As of this writing, documentation Mr. Oliver requested has been provided and the research is progressing.

4. Ron Weitmann is going to put a fence on his new lot to keep continuity with the rest of the development. This was accepted by all present.

5. Ron Weitmann proposed to contact Richard Dudley to find out if he would now seed the buffer areas between the road and the fence lines. This was approved by the homeowners.

6. Will Lange presented the landscape plan for their lot. Stanton Jones asked that no large evergreen trees be put in their view corridor. (These would be in the berm locations at the gate.) They agreed to stand on Jones' property and eyeball the tree locations re: the view before planting. The landscape plan as presented was approved by the homeowners.

7. The subject of plowing Meadow Creek Drive by the city came up. Apparently, David Moore says we have not been billed by the city which may indicate that the city realizes that the subdivision is now occupied to the extent required so that the city now plows for "free."

8. Ron Weitmann advised that be has been treating his land for an infestation of voles and mice and that they might now migrate onto properties that have not been treated.

Willow Ranch Annual Homeowners Meeting Thursday, May 22, 1997

Present: Will Lange, Suze Weir, Nancy Jones, Ronald Weltmann, Roberta Weltmann, and David Moore. This represents a voting quorum.

Meeting was called to order at 5:45pm by president Will Lange.

Minutes from previous meeting were approved.

Old Business.

1. The city denied the proposed plat amendment by Floyd Larcher to increase the number of horses permitted on lot #one. A copy of the planning report was given to the Larchers and to those present at the meeting.

2. Will Lange reported that after his meeting with Mark Oliver the idea to divert McLeod Creek across lots #6,7, and 1 was not possible at this time.

4. Ron Weltmann has installed the new fence that was approved at the last meeting.

5. Will Lange has installed the landscape as per the plan that was approved at the last meeting.

6. The city plows Meadow Creek Drive without a fee since it is now more than 50% built out.

7. Ron Weltmann reported that winter damage to his property from voles was less severe this year, while Will Lange reported an increase in vole sightings.

New business

1. Will Lange wrote a letter to the director of public works asking him to look at the damage done to Meadow Creek Drive by the snowplow. Mr. Lind wrote back indicating the city would fix this damage. A copy of the correspondence was distributed to everyone at the meeting.

2. Ronald Weltmann proposed the following amendment to the Willow Ranch Homeowners Association CCR'S. It is further agreed that should the City of Park City approve up to 2 horses on Lot 5, it will be a requirement of this association that the contiguous Lots 4& 5 be under the same control as respects ownership. No horses will be permitted on Lot 5 if said Lot is owned OR controlled separately from Lot 4.
This Association approves of having up to 2 horses (subject to regulatory approval) on Lots 4& 5 subject to these Lots being under the same ownership OR control.
This amendment was discussed and passed unanimously at the meeting.

3. The homeowners approved a $100. per lot dues for 1997, an invoice is enclosed.

4. The following Trustees were elected:

RECEIVED

PLANNING DEPT

PARK CITY
1884

DATE: September 11, 1997
DEPARTMENT: City Manager's Office
AUTHOR: Jan Scott
TITLE: Appointment of Election Judges
TYPE OF ITEM: Administrative

SUMMARY RECOMMENDATIONS: Authorization to the City Recorder to appoint election judges for the Primary Election to be held October 7, 1997 and the General Election to be held November 4, 1997

DESCRIPTION: According to UCA 20A-5-602, the governing body shall appoint three election judges and an alternate for each municipal polling place. This is to be done at least 15 days prior to the Primary Election.

The municipal legislative body may not appoint any candidate's parent, sibling, spouse, child, or in-law, to serve as election judges in the voting precinct where the candidate resides.

As of this date, I have commitments from the following individuals. I'm still working on recruiting another alternate.

1997 ELECTION JUDGES

Consolidated District 1 **Districts 1 and 2**	**Consolidated District 2** **Districts 3 and 4**	**Consolidated District 3** **Districts 5 and 6**
Ruth Gezelius 51 Prospect Avenue P. O. Box 1294 Park City, Utah 84060 649-4669	Sheryl Batty 2286 Sidewinder Dr. Park City, Utah 84060 H - 649-7187 M - 640-1945	Betty MacGregor 2151 E. Evening Star Drive Park City, Utah 84060 649-1436
Carl Woolsey 331 McHenry P. O. Box 429 Park City, Utah 84060 649-8394	Virginia Vallor 2772 Four Lakes Dr. P. O. Box 3447 Park City, Utah 84060 649-1481	Jean Erb 2467 Fairway Village Dr. Park City, Utah 84060 649-5605

Carol Rixey 227 Main Street P. O. Box 777 Park City, Utah 84060 649-8333	Ben Vallor 2772 Four Lakes Dr. P. O. Box 3447 Park City, Utah 84060 649-1481	Susan Ruttenberg 1106 Stonebridge P. O. Box 680546 Park City, Utah 84068 649-1072

Alternates:

Richard Erb
2467 Fairway Village Drive
Park City, Utah 84060
645-5605 (General Election only)

Joe Hanley
3360 American Saddler Drive
P. O. Box 6
Park City, Utah 84060
W - 649-8656

PARK CITY 1884

DATE: September 4, 1997
DEPARTMENT: Executive
AUTHOR: Linda Cook
TITLE: Council Chambers Renovation: Furnishings and Audio/Visual selection
TYPE OF ITEM: Authorization to commit funds

SUMMARY RECOMMENDATIONS: Staff requests authorization to purchase the selected furnishings for completion of the Council Chambers. Furnishings include chairs for audience seating, dias chairs, conference chairs, conference tables and benches. Staff further recommends that Council consider upgrading the proposed audio-visual system to facilitate greater flexibility and sophistication of presentations.

DESCRIPTION: Since Council's award of the construction contract at the end of June, staff and consultant architects have proceeded with the selection of appropriate furnishings that support Council's concern that the scope of the Council chambers renovation be kept in line with the "mid-range" design concepts presented by the architects. Original mid-range furnishings estimates approximated $78,000. Staff directed the consultants to provide alternatives to reduce the furnishings cost. The most recent estimate will provide comfortable, durable, and attractive seating and functional, mobile conference tables for a total furniture cost of $45,000.

Additionally, several departments have expressed concern with the overall capabilities of the proposed audio/visual system. Specifically, staff would like the system to produce and display computer generated data images to all viewing monitors throughout the chambers. Please see the attached letters from Community Development and the A/V system description.

A. Analysis:

Furnishings

The majority of the furniture has been selected from the Gunlocke line, a manufacturer of office furniture used extensively in public offices throughout Salt Lake City. It is noted for durability, utility, comfort and attractiveness and is particularly well suited to large meeting spaces. Because we're working with an architect and an interior design consultant, we gain the benefit of pricing directly through a manufacturer's representative. This is essentially the cost reduction we would achieve through state contract pricing.

Audio/Visual Upgrade

Council accepted the base bid in July which anticipated only video monitors without data display interactive capabilities. The base bid specifies a projector that displays computer signals, though only to the projection screen. Council cannot view a computer generated presentation via the dias monitors, nor will the general audience monitors pick up the images. The ability to use computers for presentations significantly expands the functionality and quality of the public meeting space. Staff is pursuing the feasibility of acquiring only the necessary components to provide this additional capability without accepting the alternate system upgrade bid valued at approximately $21,500. Consultants are reviewing the possibilities with suppliers to see if they will honor original bid prices. Options and associated costs will be provided to Council at the regularly scheduled meeting on September 11, 1997

B. Department Review:
Executive
Community Development
Special Events and Facilities

ALTERNATIVES:

A. Approve the Request: Authorize the purchase of furnishings to complete the Council chambers renovation in an amount not to exceed $45,000. Approve an upgrade to the base bid A/V system to allow greater utility and flexibility to presentations made in the public meeting space.

B. Modify the Request: Council may wish to consider the savings achieved by a reduction in the cost of furniture. The current estimate is approximately $23,000 lower than original estimates for furnishings. Council could direct staff to pursue further reductions or, conversely, increase the amount if the selection appears inadequate. Any resulting savings from the original estimate could be applied to an upgrade such as the A/V system. Council could decide to stay with the base bid A/V system which is an improvement to existing conditions, but does not take advantage of additional, standard technology that facilitates large presentations. An upgrade could be entertained in the future.

C. Continue the Item: The consequence of continuance of the furnishings issue is that our preferred deadline for construction completion may be set back and use of the space may be delayed. Though the A/V upgrade can be continued indefinitely, it may be advantageous for the contractors to consider any additional electrical needs for upgrade components while the space is under construction.

SIGNIFICANT IMPACTS:
Fiscal
Approximately $45,000 for furnishings available from the Marsac Remodel in the current CIP account.
Depending on the ability to separate individual A/V components (video/data monitors) from the from the overall system upgrade, the impact could be in the range of $10,000 to $27,000.

RECOMMENDATION: Authorize the purchase of selected furnishings to complete the Council chambers renovation in an amount not to exceed $45,000. Consider the utility of an audio/visual package upgrade based on staff requests to improve the quality and viewing capabilities of presentations.

MEMORANDUM

TO: Linda Cook
FROM: Rick Lewis
SUBJECT: Council Chambers Remodel
DATE: July 23, 1997

We appreciated you taking the time to review the plans for the Council Chambers remodel. Nearly all of the Planning Commission's meetings are held in this room and many public hearings exceed the seating capacity. The Planning Staff has, in the past, had a difficult time giving presentations to the Planning Commission and City Council while still enabling the public to view the displays. We are excited about the improvements.

The attached memo from Nora Seltenrich summarizes the concerns of the Planning Staff as they reviewed the plans with you. As you know, computers are now widely used for transmitting graphic images on screens and through video monitors. If at all possible, we would like to take advantage of this technology so displays, maps, charts, etc. could be viewed on TV monitors both by the audience and the Commission/Council. As you review the final design with the City Council, please review the costs associated with this alternative.

MEMO

To: Rick Lewis, Community Development Director
From: Nora L. Seltenrich NLS
Subject: Council Chambers Remodel
Date: July 23, 1997

Thank you for arranging to have Linda Cook give the Planning Department a presentation on the remodel of the Council Chambers/Court Room. I think the changes will be a great improvement and are really necessary. The Planning Department strongly supports the remodel. The public will be served well by the changes proposed.

The Planning Department uses the room extensively for public meetings. I understand that the City Council does not want to spend significant public funds upgrading a room which will never be ideal because of it's configuration, but in all likelihood, this room will be our primary public hearing room for at least the next 5 years. Currently, it doesn't function very well and while the changes proposed will certainly be a huge improvement, there are a couple of considerations that the Planning Department requests be addressed.

<u>Visual Displays</u>
One of the biggest deficiencies with the room is that it is impossible to display visuals so that they can be seen by both the audience and the Planning Commission or City Council. The new screen, dias monitors and audience video monitors will help with that. The Planning Department would like to be able to display computer data and videos on the monitors as well. My understanding is that the proposed system will not accommodate that.

<u>Room Arrangement Flexibility</u>
It is important for the Planning Staff to be able to sit in a location that can be seen by both the Commission and the public. There will need to be tables for the staff which can be placed along the side of the room to accommodate this. The tables which are currently in the room are not easily moved, and are too high.

<u>Meetings During Construction</u>
Obviously, there will be a couple months when the room will be under construction and will not be able to be used. The Work Session room does not function well for larger public meetings. When the Planning Department anticipates meetings with a lot of public, we will schedule them out of the building. The Yarrow or Olympia Park Hotel will probably be used. You should be aware that this will have a fiscal impact which was not anticipated in the budget.

Thank you for consideration of these issues. The Department will certainly be pleased with any modifications to the room which will make it better for public presentations.

PARK CITY MUNICIPAL CORPORATION
CITY COUNCIL CHAMBERS RENOVATION

AUDIO/VISUAL SYSTEM

BASE BID INCLUDES:

AUDIO

	Item	Description
1.	Microphones for all dias seats (6), attorney tables, clerk, witness, podium & rear section (Each microphone has a muting switch)	Amplifies speech. Not permanently mounted on desk stand.
2.	Wireless Microphone system.	Amplifies speech. Can be used for audience speakers easily. Controlled by City Recorder. Hand held wand.
3.	Automatic Microphone Mixer.	System turns off microphones not being used by sensor.
4.	Audio Processors and Amplifiers.	Major "magic" instrumentation that shapes frequency.
5.	Wireless Hearing Assistive System with 4 receivers (amount required by ADA).	Amplifies sound for individuals with hearing difficulties. Built into equipment rack, like a little radio station that transmits to personal wireless receivers.
6.	Tape record output panel with mix down of inputs to 8 outputs. Very simple to split output for multiple jacks but multiple jacks must be requested.	Panel allows recording of proceedings and allows recording of different witnesses by different channels.
7.	Distributed Speaker System recessed into ceiling.	Strategically placed throughout room.
8.	Wall-mounted Speaker Switch in each room section.	Enables/disables speakers by room section

VIDEO

Item	Description
9. Video Tape Player permanently mounted in equipment cabinet.	Allows video tape images to be played.
10. Ceiling-mounted Document Camera with a camera lens zoom & focus controller.	Allows for print images to be displayed to both projection screen and Council viewers, and back room monitors.
11. Data input panel for displaying computer signals via the projector only (not on Council viewers).	Allows for computer images to be displayed on the projection screen.
12. Video/data Projector with a wireless remote control; ceiling retractable.	Switches display capabilities of the projection screen (input source).
13. Projector Lift controlled by wall-mounted switch.	Allows for projector to be lowered in to use position (20" below ceiling).
14. Video Monitors (mounted in dias), not data-display interactive monitors. Data display available with Bid Alternate #5	Allows for Council Members to view projected video (only) images without turning around to view projection screen. 3 monitors total.
15. Two 29" Video Monitors, video output in 4 locations.	Allows for monitor to be placed in four different locations depending on viewing requirements.

AUDIO/VISUAL SYSTEM IF ALTERNATE #5 ACCEPTED:

SYSTEM-WIDE CONTROL PANEL - Major addition under Bid Alternate #5
Human interface with the control system is achieved via a portable, wireless, touch screen control panel; single point of control. Buttons on the touch screen are identified with icons and/or text and control individual system functions. The following systems/equipment would be controlled by the system wide control panel.

A. Document camera zoom & focus
B. Video Tape Player transport controls
C. Video/Data distribution switcher source select
D. Video/Data projector
E. Projector Lift operation
F. Video Projection Screen raise & lower
G. Dias Monitor power
H. System power up & down
I. Audio system volume
J. Room Speakers, on & off
K. Individual Microphone muting
L. Room lighting/dimming system and contractors.

AUDIO

	Item	Description
1.	Microphones (same as base bid)	
2.	Wireless Microphone System (same)	
3.	Automatic Microphone Mixer (same)	
4.	Audio Processors and Amplifiers (same)	
5.	Wireless hearing assistive system with 4 receivers (same)	
6.	Tape record output panel with mix down of inputs to 8 outputs (same)	
7.	Distributed Speaker System (same)	
8.	Touch Panel Speaker Switch for enabling/disabling speakers by room section (Add)	As opposed to manual wall switches
9.	Touch Panel Dias Control Panel	Mutes microphones at the Dias location and all other microphones active on system, also selective mute.

VIDEO

Item	Description
10. Video Tape Player (same)	
11. Ceiling-mounted document camera with a camera lens zoom & focus controller (same)	
12. Data input panel for displaying computer signals via the projector only (same)	
13. Video/data distribution switcher and line doubler controlled by touch panel (Add)	Selects a source and enhances the image, enhances resolution greatly for video projection.
14. Projector Lift (retracts to ceiling) with touch-panel controls (Add)	Additional touch panel only included on alternate #5.
15. Three video/data monitors mounted at dias. Source controlled by touch panel (Add)	Allows Council Members to select input from additional touch panel.
16. Two 27" Video/Data Monitors and 4 outputs controlled by touch panel (Add)	

Base Bid & Alternate #5 = $75,000