PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MAY 29, 2008

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Library and Education Center, Room 205, 1255 Park Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, May 29, 2008.

Work Session
3:00 p.m. Council questions/comments
3:15 p.m. Review of SR-248 corridor study
3:30 p.m. Budget overview:
Walkability projects
Racquet Club remodel
Water Fund
Ice Arena fees
Pavement management
Fire District property tax
5:50 p.m. Break

Regular Meeting
6:00 p.m.
I ROLL CALL

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

III PUBLIC INPUT *(Any matter of City business not scheduled on agenda)*

IV WORK SESSION NOTES AND MINUTES OF MEETINGS OF MAY 15, 2008

V NEW BUSINESS *(New items with presentations and/or anticipated detailed discussions)*

1. Consideration of an Ordinance approving plat amendment at 430 Main Street, Park City, Utah
(a) Public hearing
(b) Motion to continue to June 19, 2008

2. Consideration of a Resolution adopting a tentative revised budget for fiscal year 2007 and the budget for fiscal year 2008 for Park City Municipal Corporation and its related agencies
(a) Public hearing
(b) Continuation of public hearing to June 5, 2008

3. Consideration of a Master Festival License for Savor the Summit (aka Taste of Park City) to be held on June 20 and 21, 2008 including closure of Main Street and use of City Park
(a) Public hearing
(b) Action

4. Consideration of a Master Festival License for the Wasatch Back Relay to be held June 21, 2008 at the Quinns Junction Sports Complex
(a) Public hearing
(b) Action

5. Consideration of an award of the 2008 Pavement Management Program contracts, in forms approved by the City Attorney as follows:
(a) Staker Parsons Co. for pavement overlays in the amount of $366,401.
(b) M&M Asphalt for slurry seals in the amount of $77,492.
(c) Kilgore Paving for crack seal in the amount of $52,500 and Bike Path sealing in the amount of $4,938.
(d) Intermountain Slurry Seal for Micro-seal in the amount of $85,204
(e) Asphalt Rejuvenator in the amount of $6,228
(f) CTS Utilities for utility adjustments in the amount of $62,000

6. Consideration of an award of contract Jacobsen for Phase 4 of the downtown projects and the Marsac Building seismic upgrade in a form approved by the City Attorney

7. Consideration of an Ordinance extending the approval of the Amended Plat of Lots 21 and 22, Block 26 Snyder's Addition to Park City at 1287 Empire Avenue, Park City, Utah
(a) Public hearing
(b) Action

8. Consideration of an Ordinance approving the Nakoma Condominiums first amended and restated record of survey plat located at 8800 Marsac Avenue, Park City, Utah
(a) Public hearing
(b) Action

9. Consideration of an Ordinance amending Section 4-3-10 of the Municipal Code of Park City, Utah to update outdoor sales regulations to limit the duration of sales to three days each, but additionally allow them up to 15 Sundays per year; and allow only retail and service based businesses to be eligible for outdoor sales
(a) Public hearing
(b) Action

10. Consideration of an Ordinance amending Section 4-5-3(C) and Section 4-6-5 of the Municipal Code of Park City to be consistent with Section 32A-7-102 of the State Code

VI ADDITIONAL DISCUSSION – AGENDA ITEMS

VII ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.

Posted: 05/27/08
See www.parkcity.org

Note: This future meeting schedule is TENTATIVE and subject to change.
PARK CITY COUNCIL TENTATIVE MEETING SCHEDULE

May 2008

29 **Liza and Tom gone**

June 2008

5 **Joe gone**
Quarterly goal update
Planning Commission stipend
Planning Commission interviews (4:45 – 5:45 p.m.)
Naming policy for City facilities and property
Tentative budget adoption

12 **No meeting**

19 Police Board interviews (4:15 p.m. – 5:45 p.m.)
Ordinance – 430 Main Street plat amendment
Year in review – Park City Ice Arena – work
Park City Salt Lake City bus service (30 min) – KC
Final budget adoption
MFL – Triple Crown fast pitch softball opening ceremonies street closure and parade – July 7, 14, and 21, 2008
Ordinance – 430 Main Street plat amendment – KW

26 Joint work session with Planning Commission on Historic District Guidelines
Ordinance approving the Knoll Estates (aka Deer Valley Club Estates) Lots 17 and 18 Amended Subdivision Plat, located at 7888 Aster Lane, Park City, Utah
Ordinance approving a plat amendment for 154 McHenry Avenue, Park City, Utah
Ordinance – 1110 Empire Avenue plat amendment – FA
Ordinance – 601 A & B, 605 A & B Deer Valley Drive condo conversion – FA
Ordinance – 205 & 221 Main Street record of survey - JD

July 2008

3 **No meeting**

10 **Jim gone**
408 & 412 Deer Valley Drive Loop Road plat amendment - FA

17 **Tom gone**

24 **No meeting – Pioneer Day**

31

Pending Items:

Update on “The Yard” operation on Kearns Blvd – 2008 Film Festival
Amendment to the Water Agreement between the City and Talisker Corp.
Affordable housing resolution
Update on water supply and demand
Consideration of an amendment to the Burbs LLC Annexation Agreement/Affordable Housing
Resolution - Trails Master Plan
Carrying capacity/market analysis survey
Wild land interface issues

City Council Staff Report

Subject: **SR-248 Corridor Study**
Author: **Kent Cashel**
Department: **Public Works**
Date: **May 29, 2008**
Type of Item: **Administrative**

Summary Recommendations:
Council should:

1. Review and discuss the findings of the SR-248 Study.
2. Provide Staff with direction on preferred corridor alternatives.
3. Direct staff to proceed with phase II of the SR-248 Corridor plan and timeline as detailed in the analysis section of this report.

Background:

Council adopted the Entry Corridors Management Strategic Plan on March 20th, 2006. This strategic plan set forth objectives for the management of transportation and traffic along the City's entry corridor's (SR-224, SR-248 and Bonanza Drive). One of the key objectives identified in the strategic document is, "to gain a thorough understanding of volumes and travel patterns that make up the current and future traffic conditions along the City's entry corridors." Another key objective identified in the plan is, "ensure current capacity of entry corridors are utilized effectively before expanding roads or related infrastructure." These two objectives have been the impetus behind six individual studies that have recently been completed for portions of the SR-248 corridor.

Summit County began assessing a $10 local option transportation corridor preservation fee in 2007. The County estimates it will have collected $822,000 in fees by June 2008. On May 14th, 2008 the Summit County Council of Governments voted to prioritize the acquisition of SR-248 ROW for funding (Corridor Preservation Fees) in the amount of $392,000. Required ROW is identified in the SR-248 corridor study attached to this report.

The City's park and ride lot, to be located at Richardson Flats, will be utilized to remove single occupant vehicles, from the SR-248 corridor during peak hours and special events. Staff believes the success of the park and ride will be contingent upon providing dedicated bus lanes along the SR-248 corridor to provide users of the park and ride (voluntary or mandated) with the benefit of avoiding delays associated with congestion.

On February 28th, 2008 Council authorized Staff to execute a contract with Interplan Transportation Consultants to consolidate existing SR-248 studies into one corridor plan. This study has accomplished the following tasks:

1. Consolidation of existing studies of SR-248 into one corridor plan.
2. Explored alternatives and developed recommendations for reducing transit travel times to and from the park and ride (e.g., dedicated bus lanes, bus use of shoulders, HOV lanes, queue jumping, signal prioritization and etc.).
3. Completed an inventory of existing UDOT right of way and conducted a needs analysis for additional right of way.

This study will provide one element of a comprehensive SR-248 corridor plan. Staff requests that Council review the information contained in this report and provide Staff with direction on desired alternatives to address transportation needs along the SR-248 corridor.

Analysis:
The remainder of this report will provide:

- An executive summary of the Interplan SR-248 study.
- A suggested framework for completing a comprehensive SR-248 corridor plan.

<u>Background and Introduction</u> (Interplan Study pages 1-10)
This section summarizes findings and recommendations made in six studies previously conducted on individual portions of the corridor (including the signal plans set forth in the cooperative corridor agreement executed with UDOT and Summit County).

The table below includes these recommendations and the status of each recommendation.

Recommendation	Status	Interplan Study Page
Install Traffic Signal to serve IHC, USSA and Quinn's Rec.	Scheduled completion Summer 2008	5
Preserve Right of Way for potential frontage road on west side of US-40	Complete	5
Relocate crosswalk from existing location to spot further east.	Deemed ineffective following high school remodel	5
HAWK Beacon Signal at High School Crosswalk	Scheduled Summer 2008	5
All PCHS exits should have separate right and left hand turn lanes.	Scheduled Summer 2008	6

Recommendation	Status	Interplan Study Page
Student pick up and drop off lanes need to be signed for one way counterclockwise circulation	Scheduled completion Summer 2008	6
SR-248 By-pass road (Wyatt Earp to Meadows Dr.)	Needs Policy Direction and Funding	6
Intersection Improvements at Old Dump Road & SR-248	Awaiting decision on Park City Heights annexation.	6
Signal at Old Dump Road & SR-248	Awaiting decision on Park City Heights annexation. (Must also meet MUTCD signal warrants)	6
Additional Right-of-Way is needed where corridor is only 100' wide.	Right of Way needs identified in this report	7
Access Management –Corridor Preservation Agreement.	Complete	7
Intelligent Transportation System – Utilize signal timing and coordination of signalized intersections to improve throughput	Ongoing	8
Accommodate Bikes	Awaiting WALC Recommendations	8
Improve intersection operation by ensuring proper striping, signing and signal timing.	Ongoing	8
Perform signal warrant analysis at un-signalized intersections	Ongoing	8

<u>Current Conditions</u> (Interplan Study Pages 11-18)

This section gives an overview of data used from previous studies and describes and measures existing conditions. It also discusses the new data collection processes and the data collected.

Vehicle counts were conducted during morning and afternoon hours at both Wyatt Earp Way and Comstock Drive. These counts were combined with vehicle counts from recent studies conducted on Bonanza Dr. and the Old Dump Road. These counts were utilized to provide a picture of current conditions and later in the study to populate traffic forecast models. These counts are summarized in a graphic found on page 12 of the Interplan study.

Average Vehicle Occupancy (AVO) counts were conducted during the morning in-bound rush hour on SR-248. These counts give a picture of current passenger vehicle occupancy. These counts indicate 76% of the passenger vehicles counted carried the driver only. Average occupancy overall during the counting period was approximately 1.3 passengers per vehicle. This AVO, although a little higher than national averages, indicates good potential for reducing vehicular traffic through the use of Transportation Demand Strategies (TDM) such as park and rides, HOV lanes, dedicated bus lanes, ridesharing and carpooling. Graphics depicting the results of these studies may be found on pages 13-14 of the Interplan study.

A level of service (LOS) was calculated, utilizing traffic counts and traffic engineering software for intersections at the Old Dump Road, Wyatt Earp, Comstock, and Bonanza Drive intersections. LOS is defined as how well an intersection operates based on levels A through F. Typically an LOS of D is considered as the minimum acceptable service standard for an urban intersection during peak hours. The table below contains Current intersection LOS for both the AM and PM peak hour.

	Bonanza LOS	Comstock LOS	Wyatt Earp LOS*	Old Dump Rd LOS*
AM Peak Hour	D	B	D	F
PM Peak Hour	C	B	D	F

*It is important to note that LOS at un-signalized intersections is not defined as a whole but for the worst movement at the intersection.

A detailed description of LOS calculation can be found on pages 15 & 16 of the Interplan Study. It is important to note that the level of service at the Old Dump Road will be significantly improved, if and when, a signal is warranted and constructed.

An estimate of existing corridor travel time (from US 40 to SR-224) was estimated utilizing traffic counts and traffic engineering software. Travel times (including both uncongested and congested delay) for east bound and westbound trips were calculated. Westbound AM peak hour trips (approx 12 minutes.) and Eastbound PM peak hour trips (11 minutes) are experiencing significant delays (nearly tripling uncongested travel times). A graph found on page 17 of the Interplan studies displays these travel times.

<u>Alternatives Analysis</u>

This section presents a range of alternatives to increase the efficiency of SR-248 without expanding road capacity available for single occupant vehicles in the immediate future.

The following five alternatives were analyzed:

1. No Action
2. Bypass road
3. Reversible lanes
4. Transit queue jump\HOV lanes
5. Widening the entire corridor to four lanes

No Action (Interplan Study pages 28-29)
The "No Action" or do nothing alternative does not appear to be a viable option. Travel times in the year 2020 along the SR-248 corridor approach 40 minutes during peak hours. This level of congestion and associated delay would be untenable affecting Park City's economic viability as well as it quality of life. Staff does not recommend this approach.

Bypass road (Interplan Study page 30)
The bypass road does not significantly improve the performance of the SR-248 corridor. Staff does not recommend pursuing this project as a congestion remediation effort for SR-248.

Reversible lanes (Interplan Study page 23-25)
The current directional split of traffic would support the use of directional lanes as an effective remediation for congestion on SR-248. However, traffic modeling indicates this split will become less pronounced with each passing year eliminating the effectiveness of this option. Staff does not recommend pursuing this option further.

Transit queue and HOV Lanes (Interplan Study page 30-31)
The SR-248 study indicates that dedicated bus lanes\High Occupancy Vehicle (HOV) lanes will affect demand on SR-248 (increased use of park and ride and car-pooling) as well as increase the throughput and performance of the corridor. While this option would need to be engineered, Staff is optimistic that these lanes could be initially accommodated within the existing pavement footprint (with some minimal improvements). Staff recommends pursuing this option further.

Widening the entire corridor (4 lanes) (Interplan Study pages 33-34)
The SR-248 study indicates that widening the corridor to four travel lanes (with a center turn lane) offers the greatest benefit to intersection level of service and corridor travel times. However, this option does not promote the use of the park and ride, car pooling, or alternative modes. Additionally, this study did not consider impacts to pedestrian-bike modes particularly along the school campus. Staff recommends that the city plan for this improvement (by designing the roadway and securing adequate right of way) but to pursue construction only after other mitigation efforts have been implemented (e.g., Dedicated bus lanes\HOV lanes).

Securing Right-Of- Way (Interplan Study pages 35-39)
The SR-248 study indicates that some right of way will need to be acquired to meet UDOT's 106 foot standard for a 4 lane road. The study indicates where these deficiencies exist, however, more detailed planning and engineering should be completed prior to beginning an acquisition program. Staff has secured a formal funding commitment from the Summit County Council of Governments to assist in financing this ROW acquisition.

Next Steps

Staff recommends the following steps and timeline to complete a comprehensive SR-248 corridor plan

Action	Estimated Completion
Staff pursues Corridor Preservation Fees for 25 year right of way needs	Process Begun
Staff begins discussions with UDOT re corridor options	Process Begun
Council reviews Interplan SR-248 Corridor Study and provides Staff with direction on preferred alternatives.	May 29th, 2008
Staff procures consultant to assist with phase II of corridor plan.	June 30th, 2008
Staff and Consultant Integrate Walkability recommendations Into Corridor Plan options.	July 15th, 2008
Open house and public meetings to gather input on Corridor Plan options.	August 1st, 2008
Staff Returns to Council with recommended Corridor Plan for adoption.	August 16th, 2008
Staff begins work with UDOT on project engineering and design.	August 17th, 2008

Project steps required after design and engineering work is completed (e.g., ROW of way acquisition and construction schedules) will have to be defined and placed upon a timeline once engineering work is completed. Staff is optimistic that the recommended dedicated bus lanes\HOV lanes could be in place as early as the winter season of 2009-2010 (approximately 16 mos. from today).

Department Review:

This Staff report has been reviewed by the City Manager's Office, the City Attorney's Office, the Office of Budget, Debt and Grants, The Sustainability Team and Public Works. All comments received from these offices have been incorporated into this report.

Alternatives:

A. Approve the Request:

Council could:

1. Review and discuss the findings of the SR-248 Study.
2. Provide Staff with direction on preferred corridor alternatives. Staff recommends pursuing dedicated bus lanes\HOV lanes and securing adequate right of way for future improvements.

3. Direct staff to proceed with phase II of the SR-248 Corridor plan and timeline as detailed in the analysis section of this report

B. Modify Staff's request:
Council could modify Staff's request
C. Deny the Request:
Council could deny Staff's request.
D. Continue the Item:
Council could continue the item
E. Do Nothing:
Council could do nothing

Significant Impacts:
While the SR-248 Study provides a solid understanding of automobile challenges (and recommendations for congestion mitigation) along the SR-248 corridor, the study does not constitute a comprehensive corridor plan. To complete a comprehensive corridor plan will require: consideration of pedestrian and bicycle modes, public review and input and more detailed engineering. Staff's recommended "Next Steps" (detailed in this report) sets forth a plan for completing these missing elements and integrating them into a comprehensive corridor plan.

Recommendation:
Council should:

1. Review and discuss the findings of the SR-248 Study.
2. Provide Staff with direction on preferred corridor alternatives. Staff recommends pursuing dedicated bus lanes\HOV lanes and securing adequate right of way for future improvements.
3. Direct staff to proceed with phase II of the SR-248 Corridor plan and timeline as detailed in the analysis section of this report.

City Council Staff Report

Subject: City Manager Recommended Budget
Author: Bret Howser, Kent Cashel, Pace Erickson; Tamara Lindsay; Kathy Lundborg
Department: Budget, Debt, & Grants; Public Works
Date: May 29, 2008
Type of Item: Informational

Summary Recommendations:
Hold a public hearing on the City Manager Recommended Budget. Provide direction concerning capital improvement items in the proposed budget as well as the proposed Water Fund plan, Ice Facility fee structure proposal, and pavement management.

Topic/Description:
FY 2008 Revised Budget and FY 2009 Proposed Budget

Background:
The City's budget process began in January with the Council Visioning Session. Staff received direction from Council at Visioning Session concerning topics, requests, and discussions to include in the upcoming budget. Department heads then compiled operating budget requests to present to the City Manager. These requests were considered during a series of meetings between functional teams and the City Manager in March. The requests were then approved or denied (or in some cases modified). Capital requests were sent to the CIP Committee in March for prioritization. The CIP Committee forwarded their recommendation to the City Manager. The City Manager made final decisions on operating and capital requests in April.

On April 28th, staff delivered the City Manager's Recommended Budget (Tentative or Proposed Budget) to City Council. Council discussion and public hearings were held on May 1st, 15th, and 22nd. In these meetings, Council and staff discussed long-range financial impacts, departmental operating budget requests, and some capital requests, including the Energy Efficiency Remodel, Marsac Seismic Upgrade, and Walkability Projects. Further public hearings are currently scheduled for May 29th, June 5th, and 19th. Discussion/action is slated for these dates as follows, barring changes as needed:

May 29 – Capital Budget Discussion (continued): Walkability Projects (cont, if necessary), Racquet Club Renovation; Water Fund (infrastructure projects, fee analysis and proposal); Ice Facility Fee Structure; Pavement Management; Fire Service District budget

June 5 – Outstanding Budget Issues, Budget Policies, Personnel Policies and Procedures (P&P), Fee Resolution (including water fees), Comprehensive Emergency Management Plan, Adoption of Tentative Budget.

June 19 – Presentation & Adoption of Final Budget

Analysis:

Walkability Projects:
In November, 2007, voters approved a $15 million bond for community-wide walking and biking improvements. Council subsequently appointed the Walkability Advisory Liaison Committee (WALC) to provide input and make recommendations on further prioritization of walkable/bikeable related capital projects included in the Landmark Study.

WALC has met over the course of the past few months to develop a recommendation for Council to be included in the FY 2009 budget. This recommendation was detailed in a staff report presented to Council on May 22 along with the budget discussion. Project recommendations include tunnels under Bonanza Drive ($1.15 million) and Kearns Boulevard ($3 million), new sidewalks along Little Kate and Lucky John ($673,000 – from Holiday Ranch Loop to the schools), new sidewalk on Comstock and related traffic calming improvements ($940,000). WALC also requested consideration that an additional $5 million be considered long-term as a placeholder to address major "spine" trails along state highways. Staff also addressed related operational impacts in the staff report on the 22nd.

At the May 22nd Council meeting, staff was directed to provide alternative options for the following projects:

1. Little Kate/Lucky John
2. Comstock Dr.
3. City-wide High Back Curb
4. Traffic Calming: crosswalks/signs in Prospector and speed (electronic signs)

I. Little Kate/Lucky John

The Little Kate & Lucky John project alternatives are broken down into their specific components. (All sidewalk numbers are based on a high-back curb design)

Project Options	Little Kate- from HRL to Monitor	Monitor- from Little Kate to Lucky John	Gap in sidewalk at LDS church	Little Kate- from Monitor to Lucky John	Lucky John- Little Kate to School	Subtotal	Intersection of Monitor & Little Kate	Intersection of Little Kate & Lucky John	Total
HRL to School via Monitor Dr.	122,000	651,000*	78,000			851,000	172,000	93,000	1,116,000

HRL to School via Little Kate & Lucky John	122,000		183,000	53,000	358,000	172,000	93,000	623,000

*This cost could be omitted if no high back curb or widening of existing sidewalk.(Total project cost using existing Monitor sidewalk $465,000)

On May 29, Council should provide directions as to whether the budget should reflect the WALC recommendation for 2009.

II. Comstock Dr.
The current WALC recommendation is slated for implementation in 2010. Council has provided direction for the following incremental implementation procedure to be examined before the full WALC recommendation is implemented.

A. Designation of the 5’ parking lane located on the east side of the street as ‘pedestrian only’. ($5,000)

III. City-wide high back curbs:
As per current City specifications on sidewalks, Staff recommends the installation of rolled gutters. The WALC Committee, citing safety aspects of high-back curbs, has suggested that the City facilitate their use on the proposed Lucky John and Little Kate project, as well as other city-wide endeavors.

Installation of high-back curbs include additional installation costs to tie-in all the driveway grades. Please find the following maintenance cost comparisons of the two options:

- Rolled gutters ($3.60 l/ft per year) have a 30 year life span.
- High-back curbs ($7.20 l/f per year) have a 15-20year life span.

IV. Traffic calming measures:
Traffic calming measures, as identified within the current Neighborhood Traffic Management Program (NTMP) policy, provides residents an opportunity to jointly work with City professionals to evaluate the requirements, benefits, costs and tradeoffs of using various traffic calming measures.

Staff recommends that all traffic calming measures proposed by the WALC Committee follow the established protocol identified by the (NTMP) policy. These suggestions include the Prospector neighborhood projects, the Monitor Dr. project and other WALC recommendations. Staff will also review requests for installation of driver feedback signs per the NTMP policy.

Racquet Club Renovation:

The Racquet Club has been identified by City Council as a high priority for 2008 targets for action. Council formed a Recreation Advisory Board Racquet Club subcommittee that has been involved in the process of identifying potential improvement to the facility.

In April 2007 Leisure Vision completed a Community Attitudes and Interest survey (Needs Assessment) for Park City (see Attachment for Executive Summary). The survey identified the renovation of the Park City Racquet Club as the most important improvement that could be made among a list of various recreational amenities. The next step in the process was for the City to complete a feasibility study and develop some conceptual design for the potential remodel of the facility.

On February 28, 2008, staff presented Council with the results of a feasibility study conducted by VCBO Architecture. The study outlined three schemes for renovating the racquet club. Council discussed the options and directed staff to return with a capital project request during the budget.

The CIP Committee received and reviewed a CIP request for the racquet club renovation. The Committee eventually settled on a recommendation of a modified Scheme A. The total cost of the project is expected to be about $8 million and would include everything in the original VCBO Scheme A proposal with the exceptions of the splash pad and the restaurant. Staff recommends that funding for the project come from Fund 31 (CIP Fund) balance as well as General Fund surplus.

Attachment A gives an updated cost estimate breakdown provided by VCBO. Staff is recommending funding for the “Site” and “Lobby” portions of the project, which would include the following improvements:

- A much larger fitness/cardio area is added (8,000 sq.ft.).
- A larger aerobics room replaces the smaller space (2,000 sq.ft.).
- A party room is included.
- An expanded child care room.
- The front desk, lobby, pro shop, and administrative areas are relocated.
- The locker rooms are relocated and family locker rooms added.
- The day spa is eliminated.

In addition, the City Manager’s Recommended Budget includes $2 million to partially fund a second phase of the project – the construction of an indoor pool.

Also consistent with Council direction in February, staff held an open house at the racquet club to inform the public about the proposed racquet club renovation and solicit input. The meeting was held on Wednesday, May 14, and had a healthy turnout of over 100 residents. There was much support voiced for the remodel project with views being expressed that were generally in line with needs assessment. Many attendees were interested in options which would provide for the expansion of the tennis program. There was limited opposition to the plan expressed. A summary of public comment is attached.

Should Council approve the proposed budget for the Racquet Club Renovation, staff would proceed with the project as follows:

July 2008: Issue RFP for design development for Racquet Club remodel.
September 2008 – December 2008: Finalize design of remodeled facility
April 2009: Begin construction
September 2010: Grand re-opening of the Park City Racquet Club

The construction will have operational impacts. While the facility would remain open to the public during construction, the front desk would need to be relocated to the child care area and one of the indoor tennis courts may be used for fitness. Staff intends, though, to continue to provide the services that are currently enjoyed by patrons even during the construction phase.

In addition, this project is expected to have the following future operational budget impacts:

Fitness/cardio area – this addition will result in a substantial growth in center usage and revenues (passes). Expenses will increase with a larger space (utilities, contract work, area supervision, and program staff). It is estimated that expenses should increase by $25,000 to $40,000 per year. Revenues could increase by $50,000 to $75,000 per year (from user fees and program fees).

Aerobics room - this expansion of space should provide a slight increase in program revenues. There might be a small increase in expenses from additional instructors ($5,000 to $10,000 or less) and revenues should increase by $5,000 to $10,000 (from program fees).

Child care – should increase usage of the area which will increase both expenses and revenues. Expenses are expected to increase by $5,000 to $10,000 a year (additional staff). Revenues should increase by $3,000 to $7,000 a year from user fees.

Party room – this space will allow birthday parties and other activities to take place in the center. Expenses will increase with birthday party staff and cleanup ($5,000 to $8,000). Program revenue from birthday parties should be in the range of $10,000 to $15,000.

Elimination of the day spa – this is a very small space in the center that has not been contributing much direct revenue to the racquet club. Net revenue loss from the elimination of the day spa should be in the range of $2,000 to $4,000.

Other Costs - $28,000 to $42,000, which includes utilities, building maintenance, and contract cleaning estimates which are shown in the Public Works budget. It should be noted that utility rates are based on current costs of energy projected out two years.

With a commitment to energy saving design measures it may be possible to lower utility costs from what has been estimated.

Other CIP and Operating Budget Information

On May 15th, Council requested further detail concerning the CIP budget and the City's backcountry trails plan. The attached CIP report shows an updated project by project summary. This is the same report as was included in the May 15th staff report, but it here includes a column showing carryforward budget as well.

For fiscal year 2009, Staff will conduct an inventory, including GIS mapping and maintenance plan, for the existing backcountry trail system within the City limits and on City property outside the City limits. Resort area boundaries, where the City does not maintain, will also be mapped. The City will also continue to contract and partner with the Mountain Trails Foundation (MTF) to perform maintenance on both the adopted trails and non adopted trails under the City's responsibility. To conduct the inventory; supervise and coordinate with MTF; and provide a basic level of service on backcountry trails, staff will use a contract position funded out of the Trails Master Plan CIP account. The operating expenses to provide the basic level of service and contract with MTF and other contractors will also be funded out of the Trails Master Plan CIP. Upon completion of the inventory staff will return to Council with a comprehensive plan and budget for varying levels of service. Based on Council's desired level of service, staff will incorporate the requested funding level for operations and staff in the FY 2010 budget.

Also, staff is recommending the renovation of the Spriggs Barn by the North 40 fields. A project request was submitted to the CIP Committee, and the Committee recommended funding the project through existing funds in the Historic Structure Abatement Fund. The project would restore the historically significant barn, stabilizing the structure while preserving its historic structure status. It is expected that the project would cost $600,000 and is preliminarily estimated to be completed by FY 2010. Upon completion, the barn would be fit to use for such purposes as equipment storage.

Water Fund Infrastructure Projects and Fee Analysis:

During late 2007 and 2008, staff has worked closely with Bowen, Collins and Associates to complete a water supply and demand study to provide the basis for a master plan for water system development extended to the year 2050. This study evaluated current and future water demand over a forty year planning time frame. The conclusion of the draft study reported that in a dry year, Park City has water supply shortfalls. In November 2007, Congress passed the Water Resource Development Act, which provides for a $30 million authorization to construct the Park City, Utah, Water Infrastructure Project which will convey water originating from the Weber Basin Project and Weber Basin Water Conservancy District. Since then, staff has been working closely with congressional staff on getting appropriations under the authorization to start the construction of the infrastructure from Signal Hill at the top of Promontory into Park City (Park City Water Infrastructure Project, or PCWIP). This infrastructure is necessary to deliver Park City's Lost Creek Canyon water to the City. It is highly unlikely that Park City will get appropriations in excess of $1M dollars, which limits Park City's ability to construct a multi-million dollar project. Federal process limits construction to the amount of the appropriation. Therefore, due to lack of near-term federal funding, staff saw the need to revise the existing financial plan to explore the possibility of both a rate increase and bonding.

The philosophy behind the financial modeling is to:

1. Provide maximum flexibility to pay for the best, most expedient PCWIP solution
   a. The optimal solution is yet to be determined, but there are currently several options on the table, ranging from building a raw water line into the Park City Municipal Golf Course pond, or bringing a raw water line just to Quinn's and treating the water as a temporary solution until federal funding is available. This will be determined prior to issuing bonds
2. Result in the lowest increase to rate payers initially and in any given year
3. Ensure the Water Fund carries an appropriate balance to meet emergencies and cover debt service ratios
4. If a less expensive solution is identified, the proposed future rate increase would be decreased in future years

Assumptions built into the financial model include:

1. 8% water conservation is applied in FY09, based on 2007 consumption.
2. The General Fund is contributing $1.5 million to the water fund balance. The General Fund budget will be updated to reflect this.
3. Funding for a "Gap" water supply was included for FY09 and FY10, the time estimated to get required portions of PCWIP completed. The "gap" water is temporary water supply from another neighboring water provider. Discussions are in progress and the estimate was based on current water lease rates.

Water service rates are significantly influenced by maintenance and deficiency projects. Each project in the detailed capital improvements plan (CIP) was reviewed as to whether or not it was a deficiency project, maintenance project or a project that expanded the capacity of the system. In general, growth projects expand the service delivery capability of the utility and more specifically the City's ability to serve new connections. Non-growth related projects on the other hand, are intended to maintain, renew and rehabilitate the system and do not increase service capability. The financial model allocates the cost of specific construction capital projects between existing users and new growth. Maintenance and deficiency projects are funded by water user fees, growth projects are funded by impact fees, and some projects are split between the funds based on proportional benefit between existing users and new growth. The funding for PCWIP is allocated 32% to existing users and 68% to new growth. The supply and demand study was used as the basis for this allocation. The Boothill Transmission Line is allocated based on proportional flow for existing users and new growth. It is coincidentally the same proportion of 32%/68% of existing users to new growth.

The CIP is shown as Appendix A. Staff has scaled back the schedule for capital projects that are discretionary in nature, moved forward those projects that are required to overcome existing and future deficits and continues to develop cost saving and efficiency improvements in its day-to-day operations.

Multiple options are being contemplated in constructing the PCWIP. The options under consideration are intended to:

- Solve the existing water demand deficit (especially on peak demand days).
- Provide redundancy for our water sources.
- Meet the demands for new growth. This will be paid by impact fees, which staff recommends be updated later this year.

The PCWIP was included in the CIP developed last year. However, it was proposed for FY2012. After modifying the CIP to incorporate beginning the PCWIP in FY2009, the financial model was optimized to balance borrowing with rate increases. This update indicates the anticipated FY2009 rate increase of 24% is necessary and justified to be able to fund the construction of the PCWIP and maintain the viability of the Water fund.

Also included in the financial model (Appendix B) is an operating expense increase from the 2009 Plan to the 2009 Budget of $163,791. It has been driven primarily by the need for additional staff and increased security measures.

The financial projection, shown in Appendix B, reflects one of the potential scenarios being contemplated to construct the PCWIP, along with the Boothill Transmission Line, Meter Radio Read and Gap Water Supply projects to begin in FY2009. The model assumes issuance of $4.0 million dollars in debt initially to fund these projects from FY2009 to FY2012. It also indicates that the City can return to smaller and more stable rate increases in the years following FY 2011. While this is good news, it is important to note that the results indicated in the model could be affected by the need to meet substantial changes in water use patterns or other unanticipated events.

The Gap Water CIP as described in the assumptions above is recommended by Staff to have funds available to secure temporary water supplies until the Lost Creek Canyon water is delivered to the City. If a cheaper alternative is found, the FY10 proposed rate increase may be decreased. Having the Gap Water Supply expense in FY09 decreases the calculated debt ratios which forces an additional increase to rates to cover the debt ratio and decreases the amount of allowable borrowing. Without the gap water project, a more favorable debt ratio allows for a reduced rate increase. The difference is a rate increase of 24% versus 18 % without gap water. Staff recommends that continued effort is made towards securing gap water, so the 24% rate increase is proposed.

Financial Ratios

The financial model contains two key financial ratios that are utilized by management and lenders to measure the financial health of an enterprise fund.

Cash Reserve: The cash reserve provides an indication of the amount of cash (ending balance) that a fund has available to cover operating expenses. The City has established a 90 day operating expense reserve.

Debt Coverage Ratio: This ratio is a measure of the borrower's ability to repay debt on a current year basis. The debt coverage ratio is calculated by determining the amount of net revenues available for debt service (water rates and interest) and dividing that figure by the annual debt service payment requirement. The required debt service ratio for the total fund is 1.25 as specified in the bond indenture. This requirement must be met on a total fund basis and is calculated by including impact fee revenue.

Further, an additional debt coverage ratio that does not include impact fee revenue is required. The legal requirement for this ration is 1.0 and is calculated by dividing only water rates and interest revenue by the annual debt service ratio.

Recommended Structure

Staff is recommending a 24% across the board rate increase for FY2009 as required to generate sufficient revenues to fund water capital and O&M expenses and maintain bond coverage ratios. These increases would apply to all meter and consumption rates. The recommended rate structure is forecasted to generate additional water service revenues of $929,570 in FY2009, $1,603,508 in FY2010 and $1,974,174 in FY 2011.

Staff recommends that all rate payers have the same percent increase rather than weighting the increase toward the highest users. The philosophy behind our current rate structure is to encourage conservation. By weighting the increase toward the top users, we would be changing our philosophy from promoting conservation to depending on high usage to generate revenue. The need for increased revenues is driven by the requirement to add additional source capacity to overcome the existing supply deficit and to provide redundancy. These projects will benefit all water users equally and are not being driven disproportionately by one customer class or another. Staff believes that it is fair and reasonable to allocate these increased costs across all customer classes in an equal proportion.

Staff also plans to aggressively pursue conservation efforts which will help avoid deficits in the future, though conservation now will not eliminate any of the infrastructure improvements being recommended for the next couple of years. We have created an 8% conservation goal that has been built into the financial planning model. We will use this 8% goal to measure the community's commitment to conservation. The attached Conservation Plan shown in Appendix C explains the components of Staff's proposed measures.

It is Staff's intent that after the meter reading technology project is complete, data will begin to be analyzed on customers' usage patterns. This project will be phased in beginning in the summer of 2008 and be fully functional by September of 2010. This summer, the project will begin with a full inventory and repair of existing meter set problems. The full bidding process will also be completed to select the supplier of the new system. Next summer, installation will begin with a geographical phasing approach, working with the supplier to optimize the phasing. Installation will be completed in the summer of 2010. Data collection begins immediately as the new system is installed. The data will be used to move towards a water budgeting approach for future water rate structures. The existing meter reading technology does not allow the flexibility and data gathering for a water budgeting and management approach. Advantages of the proposed meter reading technology are discussed further in the attached conservation plan.

Staff will return to Council with proposed additions and revisions to the current Water Code to incorporate items in the conservation plan.

2009 Rate Structure
The planned anticipated future rate increase is as follows:

FY 2009 24% (July 1, 2008)
FY 2010 12% (July 1, 2009)
FY 2011 6% (July 1, 2010)
FY 2012 6% (July 1, 2011)

The following tables illustrate the FY 2009 recommended water rate structure. All base rates and consumer usage rates have been increased by 24%.

WATER RATES 2009

Type	Block 1	Block 2	Block 3	Block 4
	$2.60 per 1,000 gals	**$4.17 per 1,000 gals**	**$6.77 per 1,000 gals**	**$10.43 per 1,000 gals**
Single Family	**5= $13.00**	**25= $104.25**	**50=$338.50**	Over 80,000
	0-5,000	**5,001-30,000**	**30,001-80,000**	
Multi-Family				
3/4"	0-10,000	10,001-36,000	36,001-80,000	Over 80,000
1"	0-17,000	17,001-57,000	57,001-120,000	Over 120,000
1.5"	0-30,000	30,001-100,000	100,001-200,000	Over 200,000
2"	0-48,000	48,001-160,000	160,001-320,000	Over 320,000
3"	0-96,000	96,001-320,000	320,001-640,000	Over 640,000
4"	0-150,000	150,001-500,000	500,001-1,000,000	Over 1,000,000
6"	0-180,000	180,001-600,000	600,001-1,200,000	Over 1,200,000
Irrigation				
3/4"		0-56,000	Over 56,000	
1"		0-90,000	Over 90,000	
1.5"		0-185,000	Over 185,000	
2"		0-300,000	Over 300,000	
3"		0-600,000	Over 600,000	
4"		0-935,000	Over 935,000	
6"		0-1,865,000	Over 1,865,000	
Commercial - Year round		**$3.65 per 1,000 gals**	**$5.65 per 1,000 gals**	
3/4"		0-150,000	Over 150,000	
1"		0-300,000	Over 300,000	
1.5"		0-500,000	Over 500,000	
2"		0-750,000	Over 750,000	
3"		0-1,200,000	Over 1,200,000	
4"		0-1,700,000	Over 1,700,000	
6"		0-1,700,000	Over 1,700,000	
All users except construction between November & May	$3.65 per 1,000 Gals			
Construction Water	$121.22 Monthly Base Rate	$4.80 per 1,000 gals		

The meter price has been adjusted to cover 4 man-hours installation cost plus a 15% added fee for administration cost.

Class	Meter Size	Base Rate	Meter Price
Residential	3/4"	20.86	$332.00
	1 "	28.16	$403.00

	1.5"	33.39	$632.00
multi-family/ commercial/irrigation	3/4 "	27.12	$332.00
	1 "	45.88	$403.00
	1.5"	98.02	$632.00
	2 "	204.40	$1,226.00
	3 "	531.89	$1,476.00
	4"	965.72	$2,676.00
	6"	1,820.90	$4,241.00
	8"	3,134.97	$6,440.00

Financial Impact to Water Users

The table found on the following page provides a view of what the recommended increase will mean to an average Peak Month bill in each of the customer classes and meter sizes. One can quickly see what the increase will mean to an average user. It is important to note that the impact is calculated in July (typically the period of peak water consumption) and provides information on the most significant impact an average user will experience. It also illustrates the change in base rates as well as the expected change for customers who use less water and remain within the lowest rate block per class.

Average July Water Bill 2008 to 2009 Draft Rate Schedule					Base Rates							Park City	Mtn Regional (for comparison)*			
Customer Class	Meter Size	Avg July 2007	Draft 2009	24% Increase	Current Base Rate	Proposed Base Rate	Difference	Usage in gallons	Current Block 1	Proposed Block 1	Difference	Total Rates	Plan	Current Base Rate	Usage Rate	Total Rate
									Maximum Usage in Block 1							
Residential	3/4"	$80.52	$99.84	$19.32	$16.82	$20.86	$4.04	5,000	$10.50	$13.02	$2.52	$33.88	A	$40.00	$16.00	$56.00
	1"	$141.64	$175.63	$33.99	$22.71	$28.16	$5.45	5,000	$10.50	$13.02	$2.52	$41.18	B	$40.00	$15.00	$55.00
	1 1/2"	$379.05	$470.02	$90.97	$26.93	$33.39	$6.46	5,000	$10.50	$13.02	$2.52	$46.41	C	$40.00	$24.00	$64.00
									Maximum Usage in Block 1							
Multi-Family	3/4"	$81.38	$100.92	$19.53	$21.87	$27.12	$5.25	10,000	$21.00	$26.04	$5.04	$53.16		$70.00	$33.50	$103.50
	1"	$83.43	$103.45	$20.02	$37.00	$45.88	$8.88	17,000	$35.70	$44.27	$8.57	$90.15		$70.00	$62.00	$132.00
	1 1/2"	$412.53	$511.53	$99.01	$79.05	$98.02	$18.97	30,000	$63.00	$78.12	$15.12	$176.14		$70.00	$125.50	$195.50
	2"	$533.62	$661.69	$128.07	$164.84	$204.40	$39.56	48,000	$100.80	$124.99	$24.19	$329.39		$70.00	$239.50	$309.50
	3"	$1,623.36	$2,012.97	$389.61	$428.94	$531.89	$102.95	96,000	$201.60	$249.98	$48.38	$781.87		$70.00	$831.50	$901.50
	4"	$1,399.99	$1,735.99	$336.00	$778.81	$965.72	$186.91	150,000	$315.00	$390.60	$75.60	$1,356.32		$70.00	$1,695.50	$1,765.50
									Median usage in Block 2							
Commercial	3/4"	$73.70	$91.38	$17.69	$21.87	$27.12	$5.25	75,000	$220.50	$273.42	$52.92	$300.54		$70.00	$515.50	$585.50
	1"	$141.90	$175.96	$34.06	$37.00	$45.88	$8.88	150,000	$441.00	$546.84	$105.84	$592.72		$70.00	$1,695.50	$1,765.50
	1 1/2"	$291.49	$361.45	$69.96	$79.05	$98.02	$18.97	250,000	$735.00	$911.40	$176.40	$1,009.42		$70.00	$3,295.50	$3,365.50
	2"	$542.97	$673.28	$130.31	$164.84	$204.40	$39.56	375,000	$1,102.50	$1,367.10	$264.60	$1,571.50		$70.00	$5,295.50	$5,365.50
	3"	$1,788.69	$2,217.98	$429.29	$428.94	$531.89	$102.95	600,000	$1,764.00	$2,187.36	$423.36	$2,719.25		$70.00	$8,895.50	$8,965.50
	4"	$2,113.04	$2,620.17	$507.13	$778.81	$965.72	$186.91	850,000	$2,499.00	$3,098.76	$599.76	$4,064.48		$70.00	$12,895.50	$12,965.50
	6"	$1,347.63	$1,671.06	$323.43	$1,468.47	$1,820.90	$352.43	850,000	$2,499.00	$3,098.76	$599.76	$4,919.66		$70.00	$12,895.50	$12,965.50
									Median usage in Block 2							
Irrigation	3/4"	$199.68	$247.61	$47.92	$21.87	$27.12	$5.25	28,000	$94.08	$116.66	$22.58	$143.78		$38.00	$117.50	$155.50
	1"	$476.56	$590.93	$114.37	$37.00	$45.88	$8.88	45,000	$151.20	$187.49	$36.29	$233.37		$38.00	$217.50	$255.50
	1 1/2"	$1,063.30	$1,318.49	$255.19	$79.05	$98.02	$18.97	92,500	$310.80	$385.39	$74.59	$483.41		$38.00	$777.50	$815.50
	2"	$1,364.37	$1,691.82	$327.45	$164.84	$204.40	$39.56	150,000	$504.00	$624.96	$120.96	$829.36		$38.00	$1,697.50	$1,735.50
	3"	$1,806.54	$2,240.11	$433.57	$428.94	$531.89	$102.95	300,000	$1,008.00	$1,249.92	$241.92	$1,781.81		$38.00	$4,097.50	$4,135.50
Senior Citizen		$50.47	$62.58	$12.11	$2.00	$2.00	$0.00									

* See Atttachment F for full rate table

Fines
The current water violation fees in place have not been an effective deterrent in stopping water violations; approximately 22% of the citations issued in 2007 were repeat offenses. Staff recommends use of citation fees to fund water audits with the goal of educating customers on efficient methods of irrigation and the importance of water conservation.
Staff recommends the following adjustments to the fee schedule:

	Current	Proposed
Warning*	$ 0.00	$ 0.00
First Violation	$ 50.00	$150.00
Second Violation	$100.00	$200.00
Third Violation	$200.00	$400.00
Fourth Violation	$400.00	$500.00
Fifth & subsequent Violation in same Cal. Year	$500.00	$750.00

* No warnings issued in Stage I to IV Drought conditions.

Staff also recommends adding the deposit fees for fire hydrant meters to the Fee Schedule. Currently the City pays $950.00 for a fire hydrant meter. The proposed increase will cover hydrant cost and administrative costs.

Fire Hydrant deposit fee: current fee $900, proposed fee $1,050.00
Hydrant Wrench deposit fee: current fee $25.00, proposed fee $50.00

Ice Facility Fee Structure:
The Ice Facility staff is proposing a number of changes to their fee structure. The details of these changes are presented in an accompanying staff report. The change in the fee structure is estimated to increase overall revenues, decrease the projected General Fund subsidy to the Ice Rink to $282,000, while shifting some of the fee burden from residents to non-residents.

Staff requests that Council provide direction concerning the proposed Ice Facility fee structure on May 29th. Council action is slated for June 5th when staff will bring an updated fee resolution for Council approval.

Pavement Management:
Park City has been involved in a pavement management program since the late 80's. The benefit of this practice is to extend pavement life and reduce the overall life cycle cost. The pavement management program maximizes pavement life and minimizes pavement costs by identifying the time frame for carrying out appropriate maintenance or rehabilitation. The program used a pavement quality index (PQI) to compare all pavements.

Pavements typically deteriorate in a non-linear fashion. Twenty-five percent of the deterioration occurs during the first seventy-five percent of pavement life. The more cost-effective maintenance should occur when the pavement is still in fair condition. Pavement repairs can be done inexpensively using sealing and overlay techniques. Funding was adequate to support a 7 out of 10 PQI. All city streets were inspected, analyzed and prioritized every five years. Staff had the ability to add or subtract streets within the schedule if the deterioration was more severe than expected.

In 2005, staff contracted with Utah State University to conduct a pavement assessment report using the TAMS (Transportation Asset Management System) computer software program for staff to build pavement management plans based on types of pavement treatments and expenditures over time. An average remaining pavement life system wide of 10 years is seen as a medium-high standard. Park City's average pavement life is currently 9.73 years. Staff ran several models using the TAMS software which would build an average remaining life of pavement using existing funds to the recommended life of 10 years by 2011.

The pavement management program is a program which maintains pavements which are in relatively sound condition. Pavements which are below a service life of 4 years are removed from the pavement management program and are dealt with in the CIP budget for reconstruction. For the most part these streets are in old town and are part of the OTIS program. Currently in the CIP for reconstruction are Norfolk and Lower Woodside Ave. which are slated for reconstruction in FY 2008-2009. Streets which have been reconstructed as part of the OTIS program include: Upper Park Ave., Upper/middle Woodside, King Road and Prospect Ave.

An Overlay is the most substantial pavement treatment short of reconstruction. A pavement overly adds significant structural strength to a pavement by adding additional thickness to the pavement. Staff repairs the major failures to the asphalt and gutter prior to an overlay which addresses any base and subase issues before the new pavement is applied.

Slurry seal is a process which fills smaller cracks and protects the surface from the sun, weather and other external forces. Slurry seal is an excellent pavement treatment for roads which are in relatively good condition with a remaining service life of 8 years or greater. Slurry seal prolongs the service life of pavement by reducing water intrusion and oxidization.

Microseal is a similar to a slurry seal however Portland cement is added to provide some structural strength to the surface and to fill major cracks and rutting. Microseal will also dry in one fifth the time which will allow traffic on the roadway much quicker than with a traditional slurry seal. Cure time being shorter it is a much more viable option on heavily traveled roadways and in business districts.

Crack seal seals cracks in order to reduce water intrusion into the base to reduce frost heaving. By reducing the amount of water under the pavement it decreases the expansion and contraction under the pavement during freeze thaw cycles. It also decreases water from washing fines out of the base so that it does not subside and sink creating sink holes and dips in the pavement. Crack seal is probably the best bang for the buck in reducing pavement deterioration.

Rejuvenators work well on pavements which are in good condition but may be developing micro cracks in the surface too small for a traditional crack seal. Rejuvenators soften the surface of the pavement to allow normal traffic to knead the asphalt together and seal the surface.

In addition to pavement treatments, the streets staff repairs roadways which are showing distress in small or particular areas. The process of patching whether removing and replacing or by milling and resurfacing is ongoing throughout the summer.

Staff is continually seeking information regarding pavement treatment programs which utilize the existing funds to their highest potential. In 2007, a pavement test section was completed to analyze pavement treatments and their ability to withstand winter traffic, snow plowing and provide a smoother surface in response to citizen concerns.

Spending on pavement treatments has steadily increased as demonstrated by the table below. In 2006-2007, an additional $200,000 was requested and approved to repair damage from the heavy snow season of 2005-2006. This is reflected in the expenditure spike in FY 2007. Staff is not requesting additional funds this year as the streets did not seem to take the same beating as they did in 2006.

The funds expended over the last 8 years are as follows:

Year	**Treatment**	**Application**	**Expenditures**
2001	Overlay Slurry	System change over, no data available	**$183,414**
2002	Overlay Slurry	System change over, no data Available	**$338,969**
2003	Overlay Slurry	System change over, no data available	**$313,931**
2004	Overlay Slurry	3,939 Tons Asphalt 52,402 Square Yards	**$348,180**
2005	Overlay Slurry	3,600Tons Asphalt 42,141 Square Yards	**$303,468**
2006	Overlay Slurry	7517 Tons Asphalt 166,009 Square Yards	**$940,986**
2007	Overlay Slurry	3,226 Tons Asphalt 72,850 Square Yards	**$569,260**
2008 Est.	Overlay Slurry/ Micro	3,636 Tons Asphalt 94,771 Square Yards	**$574,237**

Asphalt failures can be attributed to numerous influences. Utility cuts in roadways diminish the structural integrity. An example is the utility cut on Deer Valley Drive east of Rossi Hill Drive. Improper compaction and settlement will require the contractor to remove and repair. Unfortunately some cuts to not show severe enough problems within the warranty period. Over the last 5 years staff has seen a dramatic increase in pavement cuts for utilities. Most of the patches performed by contractors are average to poor at best. Other deficiencies can be attribute to broken curb & gutter (Deer Valley Drive), poor drainage, extensive horizontal cracking (old Park Meadows), asphalt raveling (west side Park Avenue south from the Box of Rocks to 14th Street, heavy truck traffic breaking down the edge by the gutter to mention a few.

Council adopted as part of the City Manager approved budget an asphalt recycler and skid loader mount milling machine. The recycler arrived the week of May 4, 2008 and staff has had the opportunity to do some patching with it. The combination of these two pieces of equipment will better allow staff to perform minor road work in a much quicker and easier fashion. The addition of the pavement recycler will allow staff to add to or remove asphalt as needed to keep these utility cut repairs in much better condition.

In 2009 staff is proposing expenditures within the pavement management program of $574,237. This includes 3,636 tons of asphalt street overlays and 94,771 Square Yards of slurry/micro seal Plans this year are to include several pavement management programs based on the experimentation staff conducted on Holiday Ranch Loop Road. This includes the addition of Micro-seal and pavement rejuvenators. Micro-seal is a relatively new pavement treatment which contains Portland cement. This adds additional capability to fill in wider cracks and sections of raveling pavement. Rejuvenators do just as the name implies, rejuvenates an existing pavement which is not very old making it last longer than without treatment.

Park City Fire District Consideration of Property Tax Increase:

In December 2008 Park City Fire District staff requested that the Fire District Administrative Control Board consider a property tax increase to be assessed in 2008. Staff provided Council with background on this tax increase in early December. At that time Council requested that Staff keep it updated on the progress of this proposed increase.

The Fire District's proposed property tax rate increase will move the district's levy from .000811 to .000915. This increase is projected to generate approximately $1,000,000 of additional property tax collections (12% increase).

The initial proposed increase, if ultimately approved, would require a primary resident to pay additional property taxes of approximately $5.75 per year per $100,000 in assessed valuation ($28.73 annually for a $500,000 primary residence). It is important to note that this initial proposed increase could move up or down depending upon new assessed valuations and the new growth rate assumed for projections. A firm tax rate cannot be provided at this time as assessed valuations and new growth numbers are not available from the Summit County Auditor until mid-June or later.

Need for Fire District Tax Increase

In 2000-2001 the Insurance Services Office (ISO) evaluated fire district protection services. This evaluation indicated the District was deficient in its ability to respond adequately to all areas within its service area. Much of these deficiencies were the result of too few stations spread too far apart which resulted in unacceptable response times to some areas within the district. To address the ISO findings, and also as a response to area growth, the District embarked on an aggressive multi-year expansion plan.

This plan was initially funded with a tax increase in 2003, since that time the district has added:

- 3 new fire stations (The Canyons, Promontory, and Lower Deer Valley)
- Staffing for 3 new stations
- Equipment for 3 new stations
- Administrative offices at Burns fire station.

Still to be completed are:

- The relocation of Station 31 from Park Avenue to Holiday Ranch Loop Rd.
- Construction of an emergency response training facility.

The capital portion of these facilities driven by new growth will be financed through the collection of impact fees. However, the portion of capital facilities that serve existing populations as well as all rolling stock, personnel and operating costs must be financed through the imposition of property taxes. While new growth will increase the amount of property tax collected each year forecasts indicate this will not provide the revenues required to fully staff and equip the new stations.

Unanticipated rates of growth in construction costs, personnel costs and operating costs have slowly eroded the district's cash reserves. Without a tax increase in 2008 the district estimates its cash reserves will be depleted before 2009 tax collections are distributed. Facing increasing costs and shrinking cash reserves Fire District staff have recommended a tax increase.

Truth in Taxation Process

Park City Fire District uses a calendar year for financial purposes. Utah State Code 59-2 requires a "calendar year" entity to follow a four step process to implement a property tax increase. Those four (4) steps are:

Date	Action Step
December	1.) The entity must advertise the proposed tax rate increase and conduct the first of two required Truth in Taxation hearings. This meeting was held in conjunction with the budget process on December 19th, 2007.
June 22nd	2.) Taxing entity must provide the County Auditor with notice of the pending tax rate increase (proposed tax rate is set). The Administrative Control Board will discuss and approve or disapprove this notice at its June 18th meeting held at the Burns Administrative Offices.

August	3.) Taxing entity must advertise the proposed rate increase and hold a Truth in Taxation hearing, to discuss the rate increase and take public input before the final rate is adopted. The final rate is adopted following this hearing. This meeting will be scheduled if the board approves step 2 above. The meeting would occur on the 1st or 3rd Wednesday of August (Staff will update Council when that date is set).
November	4.) New tax rate is levied and collected with that year's property tax bills.

Park City Municipal Corporation appoints one (1) representative to the five (5) member fire district administrative control board (currently Kent Cashel). Should Council desire more detailed information on the proposed increase it should direct Staff to return with that information.

Further, if Council wishes to take an official position on the tax rate increase, and direct its vote on the board accordingly it has two opportunities to accomplish that. The first opportunity would be at the Administrative Control Board meeting scheduled for June 18th. If Council desires to direct its vote at this meeting that position should be communicated to Staff no later than the City Council's June 5th meeting (last Council meeting before June 18th).
Council will have a second opportunity to direct its vote on the tax increase anytime prior to the Truth in Taxation hearing in August. Staff will provide Council with the date and time of this meeting once that is set.

Department Review:
Budget, Debt, & Grants Department, the Legal Department, Public Works, and the City Manager reviewed this report.

Alternatives:

A. Approve:
Staff recommends that Council hold a public hearing regarding the Proposed Budget and provide direction on capital improvement items in the proposed budget as well as the proposed Water Fund plan, Ice Facility fee structure proposal, and pavement management.

B. Deny:
State statute requires at least one public hearing before the adoption of a Tentative Budget. The City has traditionally held a public hearing accompanying each discussion of the budget. If Council decides to forgo a public hearing at this time, another must be held before adoption of the Tentative Budget.

C. Modify:

D. Continue the Item:
This has the same effect as Alternative B.

E. Do Nothing:
This also has the same effect as Alternative B.

Significant Impacts:
This public hearing would satisfy the requirements of state statute to hold a public hearing before the adoption of a tentative budget.

Consequences of not taking the recommended action:
If Council decides to forgo a public hearing at this time, another must be held before adoption of the Tentative Budget.

Recommendation:
Hold a public hearing on the City Manager Recommended Budget. Provide direction concerning capital improvement items in the proposed budget as well as the proposed Water Fund plan, Ice Facility fee structure proposal, and pavement management.

Attachments:
A – Racquet Club Cost Estimate
B – Updated CIP Report
C – Water CIP Plan
D – Water Fund Financial Plan
E – Water Conservation Plan
F – Mountain Regional Water Special Service District Rate Table
G – Recreation Needs Assessment Executive Summary
H – Recreation Needs Matrix
I – Racquet Club Project Open House Public Comment Summary

Attachment A – Racquet Club Cost Estimate

PROJECT ESTIMATE   CONSTRUCTION CONTROL CORPORATION   3/19/2008

PROJECT NAME..............PARK CITY AQUATIC AND RECREATION CENTER **TOTAL PROJECT COSTS**
LOCATION......................PARK CITY, UT
ARCHITECT....................VCBO
STAGE OF DESIGN.........SCHEMATIC

CSI #	DESCRIPTION	Site	Lobby	Indoor Pool	Indoor Tennis	Mac Court	Restaurant	Splash Pool
02	SITEWORK	$ 530,057	$ 93,640	$ 322,871	$ 105,722	$ 88,102	$ 32,584	$ 480,000
03	CONCRETE	$ -	$ 246,101	$ 364,830	$ 143,455	$ 119,546	$ 57,951	
04	MASONRY	$ -	$ 783,046	$ 285,446	$ 353,563	$ 294,636	$ 71,628	
05	METALS	$ -	$ 822,380	$ 442,010	$ 673,948	$ 561,623	$ 79,842	
06	WOODS & PLASTICS	$ -	$ 54,192	$ 30,624	$ 10,416	$ 8,680	$ 36,624	
07	THERMAL & MOISTURE	$ -	$ 292,744	$ 211,500	$ 402,082	$ 335,068	$ 97,350	
08	DOORS & WINDOWS	$ -	$ 326,428	$ 220,162	$ 157,667	$ 131,389	$ 249,728	
09	FINISHES	$ -	$ 648,877	$ 70,270	$ 186,907	$ 273,180	$ 77,921	
10	SPECIALTIES	$ -	$ 170,703	$ 6,701	$ 3,701	$ 3,084	$ 24,351	
11	EQUIPMENT	$ -	$ -	$ -	$ 3,000	$ 59,220	$ -	
12	FURNISHINGS	$ -	$ 7,116	$ -	$ 3,558	$ 2,965	$ 1,779	
13	SPECIAL CONSTRUCTION	$ -	$ 180,000	$ 1,743,426	$ 240,000	$ 200,000	$ 90,000	
14	CONVEYING EQUIPMENT	$ -	$ 54,000	$ -	$ -	$ -	$ -	
15	MECHANICAL	$ -	$ 1,166,446	$ 729,230	$ 696,050	$ 594,334	$ 149,675	
16	ELECTRICAL	$ -	$ 744,144	$ 496,920	$ 571,704	$ 476,420	$ 89,760	
	SUBTOTAL	$ 530,057	$ 5,589,816	$ 4,923,990	$ 3,551,772	$ 3,148,247	$ 1,059,192	$ 480,000
	GENERAL CONDITIONS	$ 63,607	$ 447,185	$ 393,919	$ 284,142	$ 251,860	$ 95,327	$ 38,400
	OVERHEAD & PROFIT	$ 42,405	$ 279,491	$ 246,199	$ 177,589	$ 157,412	$ 63,552	$ 24,000
	DESIGN CONTINGENCY	$ 79,509	$ 838,472	$ 738,598	$ 532,766	$ 472,237	$ 158,879	$ 72,000
	TOTALS	$ 715,577	$ 7,154,965	$ 6,302,707	$ 4,546,268	$ 4,029,756	$ 1,376,950	$ 614,400

*** ESCALATION HAS NOT BEEN INCLUDED IN THIS ESTIMATE***

CIP Alternative Matrix

CIP#	Project Name	Unfunded Amnt	Carryforward	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
Alternative 1								
CP0001	Planning/Capital Analysis		$43,871	$7,456	$7,456	$7,456	$7,456	$7,456
CP0002	Information System Enhancement/Upgrades		$287,721	$0	$0	$0	$0	$0
CP0003	Old Town Stairs		$208,859	$0	$0	$0	$0	$0
CP0005	City Park Improvements		$121,097	$0	$0	$0	$0	$0
CP0006	Pavement Management Impl.		$380,240	$400,000	$400,000	$400,000	$100,000	$100,000
CP0007	Tunnel Improvements		$244,728	$470,000	$0	$200,000	$300,000	$220,000
CP0009	Transit Coaches Replacement & Renewal		$1,815,544	$1,243,594	$107,594	$1,455,594	$127,594	$0
CP0010	Water Department service equipment		$169,462	$75,000	$0	$75,000	$75,000	$75,000
CP0011	Bike Path Sealing		$0	$0	$0	$0	$0	$0
CP0013	Affordable Housing Program		$736,373	$1,327,929	$200,000	$200,000	$0	$0
CP0014	McPolin Farm		$224,658	$0	$50,000	$0	$0	$0
CP0017	ADA Implementation		$45,076	$10,000	$10,000	$10,000	$10,000	$10,000
CP0019	Library Development and Donations		$6,130	$0	$0	$0	$0	$0
CP0020	City-Wide Signs Phase I		$34,999	$0	$0	$0	$0	$0
CP0021	Geographic Information Systems		$40,805	$0	$0	$0	$0	$0
CP0026	Motor Change-out and Rebuild Program		$21,917	$25,000	$25,000	$25,000	$25,000	$25,000
CP0027	Water Recording Devices		$28,935	$0	$0	$5,000	$0	$0
CP0028	5 Year CIP Funding		$9,891,218	($470,164)	$0	$0	$0	$0
CP0029	Equipment Replacement - Film Equipment		$14,762	$0	$0	$0	$0	$0
CP0033	Golf Pro Shop Acqusition		$966,860	$0	$0	$0	$0	$0
CP0036	Traffic Calming		$97,780	$0	$25,000	$25,000	$25,000	$25,000
CP0038	Open Space Bond Acquisitions		$2,766,596	$0	$0	$0	$0	$0
CP0039	Library Software		$24,558	$0	$0	$0	$0	$0
CP0040	Water Department Deficiency Correction Projects		$393,540	$273,680	$500,000	$327,982	$344,381	$250,000
CP0042	Gilmore Open Space Note		$233	$100,000	$100,000	$100,000	$100,000	$100,000
CP0045	Building Replacement and Enhancement		$1,182	$0	$0	$0	$0	$0
CP0046	Golf Course Improvements		$53,331	$32,000	$32,000	$32,000	$32,000	$32,000
CP0053	Sidewalk Improvements		$1,329	$0	$0	$0	$0	$0
CP0060	Ice Facility		$20,989	$0	$0	$0	$0	$0
CP0061	Economic Development		$39,587	$0	$0	$0	$0	$0
CP0068	Spiro Treatment Plant		$954	($954)	$0	$0	$0	$0
CP0069	Judge Water Treatment Plant.		$2,023,704	$1,024,938	$1,973,200	$0	$0	$0
CP0070	Meter Radio Read		$377,334	$133,680	$497,690	$0	$0	$0
CP0071	JSSD Water Assessment		$0	$715,954	$744,592	$774,375	$805,350	$837,564
CP0074	Equipment Replacement - Rolling Stock		$2,143,671	$550,000	$550,000	$550,000	$550,000	$550,000
CP0075	Equipment Replacement - Computer		$405,868	$150,000	$150,000	$150,000	$200,000	$200,000
CP0076	Boothill Tank.		$238,873	($19,127)	$0	$0	$0	$0
CP0077	Boothill Pumpstation		$1,232,129	($4,297)	$0	$0	$0	$0
CP0078	Park Meadows Well Water Treatment Project		$159,973	$0	$0	$0	$0	$0
CP0081	OTIS Water Pipeline Replacement Projects	$2,000,000	$231,000	$150,000	$0	$150,000	$150,000	$0
CP0090	Friends of the Farm		$9,679	$4,063	$0	$0	$0	$0
CP0091	Golf Maintenance Equipment Replacement		$0	$98,000	$98,000	$98,000	$98,000	$98,000
CP0096	E-Government Software		$275,213	($40,000)	$0	$0	$0	$0
CP0100	Neighborhood Parks		$746,081	$0	$0	$0	$0	$0
CP0108	Flagstaff Transit Transfer Fee		$937,805	$405,606	$0	$0	$0	$0
CP0130	Snow Creek Parcel Purchase		$271,154	$0	$0	$0	$0	$0
CP0131	Conservation Reserve Program		$1,994	$0	$0	$0	$0	$0
CP0132	Museum Expansion		$59,558	$0	$0	$0	$0	$0

CIP Alternative Matrix

CIP#	Project Name	Unfunded Amnt	Carryforward	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
CP0134	Impact Fees		$1,009,926	$0	$0	$0	$0	$0
CP0136	County Vehicle Replacment Fund		$46,930	$0	$0	$0	$0	$0
CP0137	Transit Expansion		$297,440	$562,432	$300,000	$0	$300,000	$0
CP0146	Asset Management/Replacement Program		$2,813,166	$582,709	$582,709	$582,709	$582,709	$582,709
CP0150	Ice Facility Capital Replacement		$13,998	$45,500	$37,500	$43,000	$45,500	$37,500
CP0152	Parking Meter Replacement		$24,000	$306,000	$20,000	$0	$0	$0
CP0153	Quinn's Public Improvements		$15,000	$70,000	$0	$0	$0	$0
CP0154	Sales Tax Bond Contingency		$492,415	$0	$0	$0	$0	$0
CP0159	Building Dept. Training Grant		$0	$0	$0	$0	$0	$0
CP0160	Ice Facility Capital Improvements	$150,000	$98,183	$0	$35,000	$0	$0	$0
CP0168	Bus Barn Sewer Connection		$0	$25,000	$0	$0	$0	$0
CP0169	Bus Stop Lights		$0	$7,200	$7,200	$0	$0	$0
CP0170	Bus Wash Rehab		$0	$15,000	$0	$0	$0	$0
CP0171	Upgrade OH Door Rollers		$0	$9,000	$0	$0	$0	$0
CP0173	Detention Basin Feasibility Study		$20,000	$0	$0	$0	$0	$0
CP0176	Deer Valley Drive Reconstruction	$924,730	$0	$0	$0	$0	$1,075,270	$0
CP0177	China Bridge Improvements & Equipment		$140,000	$0	$0	$0	$0	$0
CP0178	Rockport Water, Pipeline, and Storage		$0	$688,868	$688,868	$688,868	$688,868	$688,868
CP0179	Park City Water Infrastructure Project - Phase 1		$0	$0	$4,000,000	$11,100,000	$0	$0
CP0180	Corrosion Study of Water System		$0	$0	$0	$50,000	$0	$0
CP0181	Spiro Building Maintenance		$47,180	$52,052	$0	$0	$0	$0
CP0182	Park Meadows Golf Course Water Rights		$0	$0	$0	$0	$0	$0
CP0183	CCJJ In-Car Video Cameras		$0	$0	$0	$0	$0	$0
CP0184	Judge/Talisker/NPDES		$60,000	$0	$0	$0	$0	$0
CP0185	Wind Power Grant		$100,000	$0	$0	$0	$0	$0
CP0187	Historic District Guidelines		$89,970	$0	$0	$0	$0	$0
CP0189	Purchase of Fire Station		$0	$0	$0	$0	$0	$0
CP0190	Walkability Implementation		$1,683,400	($1,506,542)	$0	$0	$0	$0
CP0191	Walkability Maintenance		$40,000	$40,000	$40,000	$40,000	$40,000	$40,000
CP0192	Walkability Contingency		$106,400	$0	$0	$0	$0	$0
CP0203	China Bridge Event Parking		$0	$166,483	$0	$0	$0	$0
Alternative 1 Total			**$34,895,378**	**$7,726,060**	**$11,181,809**	**$17,089,984**	**$5,682,128**	**$3,879,097**
Alternative 2								
CP0004	Hillside Avenue Design & Widening		$600,000	$0	$0	$0	$1,000,000	$0
CP0008	Historical Incentive Grants		$403,753	$25,000	$0	$0	$0	$0
CP0015	Main Street Parking		$67,247	$0	$0	$0	$0	$0
CP0025	Bus Shelters		$142,292	$120,000	$0	$0	$0	$0
CP0030	Public Safety Complex		$3,096,485	$98,072	$0	$0	$0	$0
CP0041	Trails Master Plan Implementation		$485,735	$0	$0	$0	$0	$0
CP0047	Downtown Enhancements/Design		$546,401	$0	$0	$0	$0	$0
CP0059	Cemetery Capital Replacement		$10,028	$20,000	$0	$0	$0	$0
CP0063	Historic Structure Abatement Fund		$769,148	$75,000	$0	$0	$0	$0
CP0066	Homeland Security Improvements		$63,376	($10,379)	$0	$0	$0	$0
CP0067	Recreation Complex		$98	$0	$0	$0	$0	$0
CP0086	Prospect Avenue		$50,000	$69,184	$0	$0	$0	$0
CP0092	Open Space Improvements		$1,064,663	$505,606	$0	$0	$0	$0
CP0095	Tennis Bubble Replacement		$200,000	$60,000	$0	$0	$0	$0
CP0097	Bonanza Drive Reconstruction		$0	$300,000	$1,536,000	$0	$0	$0

CIP Alternative Matrix

CIP#	Project Name	Unfunded Amnt	Carryforward	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
CP0101	BioCell Remediation		$199,894	$445,000	$0	$0	$0	$0
CP0102	Top Soil Assistance Program		$21,745	$0	$0	$0	$0	$0
CP0105	Mountain Regional Water Connection		$0	$0	$0	$0	$0	$400,000
CP0123	Replace Police Dispatch System		$30,568	$0	$0	$0	$0	$0
CP0125	Quinn's Rec - Maintenance Equipment		$18,610	$0	$0	$0	$0	$0
CP0127	Mobile Data System		$19,922	$0	$0	$0	$0	$0
CP0133	Public Works Equipment		$153,386	$0	$0	$0	$0	$0
CP0138	Deer Valley Fire Flow Tie-In		$49,985	$0	$0	$0	$0	$0
CP0139	Solamere Pump Station Upgrade		$148,246	$0	$0	$0	$0	$0
CP0140	Water System Emergency Power Master Planning		$0	$50,000	$0	$0	$0	$0
CP0143	Intersection Realignment Monitor Dr & Racquet Club Entra		$75,000	$0	$0	$0	$0	$0
CP0148	Walkable Community/Safe Pedestrian Study		$20,729	$0	$0	$0	$0	$0
CP0149	Update Recreation Needs & Facility Assessment		$60,146	$0	$0	$0	$0	$0
CP0155	OTIS Phase II(a)		$0	$0	$4,036,704	$0	$0	$0
CP0156	OTIS Phase II(b)		$0	$0	$0	$0	$6,678,875	$0
CP0157	OTIS Phase III(a)	$3,742,485	$0	$0	$0	$0	$0	$0
CP0158	OTIS Phase III(b)	$4,570,204	$0	$0	$0	$0	$0	$0
CP0161	Golf Car Loan & Purchase		$0	$0	$0	$0	$0	$0
Alternative 2 Total			**$8,297,457**	**$1,757,483**	**$5,572,704**	**$0**	**$7,678,875**	**$400,000**
Alternative 3								
CP0022	Sandridge Parking Lot		$8,551	$0	$0	$0	$0	$0
CP0035	Bonanza Crosswalk		$0	$0	$0	$0	$0	$0
CP0037	Office Space		$68,505	$0	$0	$0	$0	$0
CP0054	Upper Park Avenue		$985	($985)	$0	$0	$0	$0
CP0058	Olympic Preparation/Legacies		$40,000	$0	$0	$0	$0	$0
CP0064	Library Expansion		$0	$0	$0	$0	$0	$0
CP0073	Marsac Seismic Renovation		$4,749,836	$2,700,000	$0	$0	$0	$0
CP0083	Lower Norfolk & Woodside (North of 13th)		$0	$960,553	$2,929,955	$0	$0	$0
CP0085	Town Plaza	$5,100,000	$1,317,307	$890,000	$0	$0	$0	$0
CP0089	Public Art		$114,013	$0	$0	$0	$0	$0
CP0113	3 Kings Dr Storm Drain		$23,000	($3,385)	$0	$0	$0	$0
CP0114	Storm Drain & Flood Control Devices		$32,572	$0	$0	$0	$0	$0
CP0115	Public Works Complex Improvements		$39,558	$25,000	$0	$0	$0	$0
CP0141	Boothill Transmission Line		$300,000	$0	$1,650,000	$0	$0	$0
CP0142	Racquet Club Program Equipment Replacement		$14,900	$50,000	$50,000	$50,000	$50,000	$50,000
CP0167	Skate Park Repairs		$30,000	$0	$0	$0	$0	$0
CP0174	Deer Valley Dr. Roundabout		$188,463	$31,537	$0	$0	$0	$0
CP0186	Energy Efficiency Study on City Facilities		$45,000	$700,000	$700,000	$0	$0	$0
CP0188	Landfill Operations Master Plan and Hazmat Container		$45,000	$0	$0	$0	$0	$0
CP0201	Shell Space		$750,000	$1,120,000	$0	$0	$0	$0
CP0206	Golf Course Improvement		$0	$34,000	$0	$0	$0	$0
CP0211	Back-up Ice resurfacer		$0	$0	$0	$0	$0	$0
CP0213	Tennis Court Repair and Rebuilding		$0	$0	$0	$0	$0	$0
CP0215	Current Ice Rink from Propane to Natural Gas		$0	$0	$0	$0	$0	$0
CP0216	Park & Ride (Access Road & Amenities)		$0	$1,500,000	$0	$0	$0	$0
CP0217	Emergency Management Program Startup		$0	$304,000	$0	$0	$0	$0
Alternative 3 Total			**$7,767,690**	**$8,310,720**	**$5,329,955**	**$50,000**	**$50,000**	**$50,000**

CIP Alternative Matrix

CIP#	Project Name	Unfunded Amnt	Carryforward	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
Alternative 4								
CP0043	Public Works Storage Parcel	$2,000,000	$1,221,705	$50,000	$50,000	$50,000	$0	$0
CP0051	Bus Maintenance & Operations Facility	$2,500,000	$0	$2,700,000	$0	$0	$0	$0
CP0072	Relocated Utilities - Park Avenue.	$4,894,000	$725,329	$0	$0	$0	$0	$0
CP0084	Woodside - North of 13th		$1,075,000	($960,553)	$0	$0	$0	$0
CP0099	Imperial Hotel Maintenance		$0	$0	$0	$0	$0	$0
CP0107	Retaining Wall at 41 Sampson Ave	$0	$55,000	$0	$0	$0	$0	$0
CP0109	Deer Valley Drive Neighborhood	$213,443	$50,000	$0	$0	$0	$0	$0
CP0111	Prospector Ave Storm Drain		$50,000	$0	$0	$0	$0	$0
CP0112	Meadows Drive Traffic Signal		$0	$47,000	$0	$0	$0	$0
CP0118	Transit GIS/AVL system		$286,000	$753,200	$0	$0	$0	$0
CP0119	Ice Rink - Cash Flow/Fundraising CIP		$52,750	$0	$0	$0	$0	$0
CP0122	Police Wireless Network		$88,058	$0	$0	$0	$0	$0
CP0124	Kearns Boulevard Improvements	$8,650,000	$81,077	($14,519)	$0	$0	$0	$0
CP0128	Quinn's Ice/Fields Phase II		$277,231	$0	$0	$0	$0	$0
CP0145	Cross Country Snowmobile & Roller		$10,000	$0	$0	$0	$0	$0
CP0162	Shop Computers		$8,500	$0	$0	$0	$0	$0
CP0163	Quinn's Fields Phase III		$562,263	$850,000	$500,000	$400,000	$300,000	$0
CP0164	Park City Website Remodel		$25,000	$0	$0	$0	$0	$0
CP0165	Time and Attendance Software		$60,000	$40,000	$0	$0	$0	$0
CP0172	Public Works Site Cleanup		$77,000	$0	$0	$0	$0	$0
CP0195	Ice Expansion Fund	$7,000,000	$0	$12,500	$12,500	$12,500	$12,500	$12,500
CP0204	Recycling Bin in City Facilities		$0	$0	$0	$0	$0	$0
CP0205	GIS Development		$0	$0	$0	$85,000	$25,000	$0
CP0207	LED Holiday Lighting		$0	$0	$0	$0	$0	$0
CP0208	Snow Plow Blade Replacement		$0	$0	$0	$0	$0	$0
CP0209	Snow Blade Implements		$0	$0	$0	$0	$0	$0
CP0210	Salt Cover		$0	$0	$0	$0	$0	$0
CP0212	Park City Ice Arena Screens and Display Cases		$0	$12,500	$12,500	$0	$0	$0
CP0214	Racquet Club Renovation		$0	$3,000,000	$3,300,000	$1,700,000	$0	$0
CP0218	Emergency Management Program Replacement		$0	$2,000	$4,000	$8,000	$8,000	$8,000
CP0219	Emergency Management Recovery Fund	$200,000	$0	$0	$0	$0	$0	$0
CP0220	800 Mhz Radios		$0	$0	$0	$0	$0	$0
CP0222	Snow Removal Equipment		$0	$0	$0	$0	$0	$0
CP0223	Barn Restoration		$0	$0	$0	$0	$0	$0
Alternative 4 Total			**$4,704,913**	**$6,492,128**	**$3,879,000**	**$2,255,500**	**$345,500**	**$20,500**
Alternative 5								
CP0087	Woodside 8th-12th - Utility Relocation	$568,000	$0	$0	$0	$0	$0	$0
CP0103	Quinn's Junction Infrastucture Improvements	$250,000	$0	$0	$0	$0	$0	$0
CP0106	Public Works Storage Bldg	$500,000	$0	$0	$0	$0	$0	$0
CP0110	Prospector Neighborhood/business enhance service request	$30,000	$0	$0	$0	$0	$0	$0
CP0126	Fiber extention to Quinn's Junction	$200,000	$0	$0	$0	$0	$0	$0
CP0151	China Bridge Control Equipment	$145,000	$0	$0	$0	$0	$0	$0
CP0166	WI-FI Wireless Infrastructure	$250,000	$0	$0	$0	$0	$0	$0
CP0175	School Bypass Road	$4,100,000	$0	$0	$0	$0	$0	$0
CP0193	Round Valley Reservoir	$12,000,000	$0	$0	$0	$0	$0	$0
CP0194	Rockport Water Treatment Plant	$6,200,000	$0	$0	$0	$0	$0	$0
CP0198	Loans for Water Capital Improvements		$0	$0	$0	$0	$0	$0

CIP Alternative Matrix

CIP#	Project Name	Unfunded Amnt	Carryforward	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
CP0199	Sustainability/Environmental Initiatives	$1,000,000	$0	$0	$0	$0	$0	$0
CP0221	Indoor Pool		$0	$1,000,000	$1,000,000	$0	$0	$0
Alternative 5 Total			**$0**	**$1,000,000**	**$1,000,000**	**$0**	**$0**	**$0**
Alternative 6								
CP0147	Little Kate Recrown/Improvements		$0	$0	$0	$0	$0	$0
CP0196	Downtown Projects - Phase III	$500,000	$0	$0	$0	$0	$0	$0
CP0197	Prospector Improvements	$2,000,000	$0	$0	$0	$0	$0	$0
CP0200	Comstock Reconstruction		$0	$0	$0	$0	$0	$0
Alternative 6 Total			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
	Grand Total	**$69,687,862**	**$55,665,438**	**$25,286,391**	**$26,963,468**	**$19,395,484**	**$13,756,503**	**$4,349,597**

Attachment C – Water Capital Improvement Plan

Park City Water Capital Improvement Plan

Description		CFP%	Deficiency %	2009	2010	2011	2012
				(fiscal year)			
Tunnel Improves	CP0007	0.0%	0.0%	$0	$200,000	$250,000	$220,000
Water Equipment	CP0010	0.0%	0.0%	$0	$75,000	$75,000	$75,000
Motor Change Out	CP00026	0.0%	0.0%	$25,000	$0	$25,000	$25,000
Water Recording Devices	CP0027	0.0%	0.0%	$0	$5,000		
Master Plan Deficiency Projects	CP0040	0.0%	100.0%	$500,000	$330,000		
Master Plan Maintenance Projects		0.0%	0.0%			$350,000	$275,000
Boothill Pump station	CP0077	68.0%	32.0%				
Rockport Water	CP0178	68.0%	32.0%	$688,868	$688,868	$688,868	$688,868
Rockport Water, Pipeline, and Storage	CP0179	68.0%	32.0%	$6,200,000	$2,300,000		
Old Town Water Projects	CP0081	0.0%	100.0%	$0		$150,000	$150,000
JSSD Water Assessment	CP0071	100.0%	0.0%	$744,592	$774,592	$805,350	$837,564
Judge Water Treatment	CP0069	0.0%	0.0%	$0	$0	$750,000	
Public Works Storage	CP0043	0.0%	0.0%	$50,000	$50,000		
Mountain Regional Water Connection	CP0105	100.0%	0.0%				
Emergency Power Master Planning	CP0140	0.0%	0.0%				
Corrosion Study of System	CP0180	0.0%	0.0%				
Boothill Transmission Line	CP0141	68.0%	32.0%	$900,000			
Spiro Building Maintenance	CP0181	0.0%	0.0%				
JSSD Raw Water Line	CP0104	68.0%	32.0%			$2,300,000	
Park Meadows Golf Course Water Rights		0.0%	0.0%				
Rockport Water Treatment Plant		68.0%	32.0%				
Boothill Tank	CP0076	100.0%	0.0%				
Meter Radio Read	CP0070	7.0%	0.0%	$300,000	$600,000	$590,000	
Solamere Pump Station Upgrade		100.0%	0.0%				
Judge/Talisker NPDES		0.0%	0.0%				
Gap Water Supply		68.0%	32.0%	$400,000	$400,000		
Total				$9,808,460.00	$5,423,460.00	$5,984,218.00	$2,271,432.26

Attachment D-Financial Model

PCMC WATER FUND FINANCIAL PLAN

CIP Option 1 (including gap water)

	Actual (FY)	Projected (FY)			
		2009	2010	2011	2012
	2008	1	2	3	4
Existing Customer Fund					
Revenue and other sources					
Water Service Fees (2007 total)	$5,809,812	$5,809,812	$5,809,812	$5,809,812	$5,809,812
Revenue From rate increase	$0	$929,570	$1,603,508	$1,974,174	$2,363,373
Revenue from Growth	$0	$54,574	$115,696	$178,751	$294,581
Sub-Total		$6,793,956	$7,529,016	$7,962,737	$8,467,767
Other Revenue		$0	$0	$0	$0
Earned Interest (3.00%) & excludes part of bond proceeds)		$39,416	$81,532	$44,412	$36,875
Bond Proceeds - 2002 Water Bond					
Bond Proceeds - CIB Revenue Bond					
Bond Proceeds - Proposed Revenue Bond		$4,000,000			
Total revenue & other sources		$10,833,371	$7,610,548	$8,007,149	$8,504,641
New revenue from rate increase		16.00%	10.00%	5.00%	5.00%
Aprox user fee increase		16%	11%	6%	6%
Fee Iincrease with conservation (8.00%)		24%	12%	6%	6%
Expenditures and other uses					
Operations & maintenance expense		$3,671,933	$3,818,810	$3,971,563	$4,130,425
General Fund Transfer		$654,629	$654,629	$654,629	$654,629
Capital projects (FV)					
Deficiency		$3,303,179	$1,558,545	$1,281,740	$399,529
On-going maintenance		$373,260	$981,303	$2,380,367	$720,945
Sub-Total		$3,676,439	$2,539,848	$3,662,107	$1,120,475
Debt service					
Talisker		$0	$0	$0	$0
2002 Water Bond		$789,996	$790,424	$790,209	$790,549
CIB Revenue Bond		$313,255	$313,550	$312,635	$313,545
Proposed Revenue Bond - P& I & Origination		$60,000	$310,532	$310,532	$310,532
Sub-Total		$1,163,251	$1,414,505	$1,413,376	$1,414,625
Total expenditures and other uses		$9,166,252	$8,427,793	$9,701,675	$7,320,154
Excess (deficiency) of revenue over (under) expenditures		$1,667,119	($817,244)	($1,694,526)	$1,184,487
Funds at beginning of year		$1,500,000	$3,167,119	$2,349,875	$655,349
Funds at end of year	$1,500,000 *	$3,167,119	$2,349,875	$655,349	$1,839,836
Target Reserves (90 Days O & M Exp.)		$920,000	$950,000	$990,000	$1,030,000
Ending Balance Excess (deficiency)		$2,247,119	$1,399,875	($334,651)	$809,836

* General Fund contribution.

Attachment E – Conservation Plan

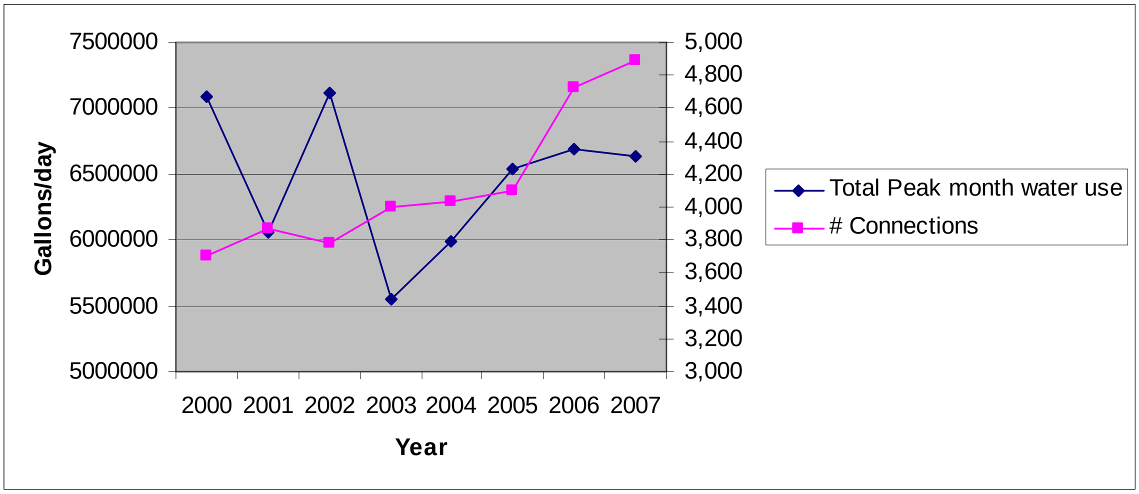
Park City Municipal Corporation
Water Conservation (Efficiency) Plan
May 29, 2008

Water conservation can be defined as practices, techniques and technologies that improve the efficiency of water use. Water use efficiency is a necessary component of a successful overall water supply plan and is achieved when demand is decreased to optimize available or planned future water supplies. Water conservation is often equated with temporary restrictions on customer use and although water restrictions can be a useful emergency tool for drought management or service disruptions, effective water conservation programs emphasize lasting day-to-day improvements in water use efficiency.

The Park City Water department has worked closely with the Parks and Golf Maintenance departments for the past several years to implement many diverse conservation measures in the community including:

- Efficient irrigation systems in all City owned parks, golf course and plantings.
- Water-wise plantings throughout City owned properties.
- Xeriscape demonstration garden.
- Every other day watering requirement.
- Voluntary third-day watering.
- Weekly Park Record water consumption chart.
- Park City Water website: water conservation tips and xeriscape planning.
- Water bill inserts and direct mailings regarding water conservation issues.
- Enforcement of City water ordinance (since mid-1980's) including 2 part-time citation personnel.
- Recycle Utah children's education programs/Water Festival.
- KPCW public service announcements.
- Promotional water conservation give-aways.
- Water conservation placards in restaurants and hotels.
- Weather-Trak study, using weather controlled irrigation devices.
- Conservation Rate Structure

These continuing efforts resulted in overall demand reduction from 2000 to 2003, but the number of connections has increased steadily from 2000 to 2007. This fact, along with the combined pressure of several years of drought, inefficient irrigation and water waste from leaks has prompted us to be proactive in seeking new ways to reduce water demand and encourage efficiency in water use. The 2007 water year presented especially difficult challenges in meeting demand in the peak month of July when demand reached 90% of source capacity, in spite of the conservation measures in place and declaration of Stage I Drought conditions. It is important to note that the increased demand is due to outdoor watering and is not a health and safety concern. Conservation is a message that must be continually reinforced to result in behavioral change. The following table shows the changes in peak month water use and number of connections over the past 8 years.



The first step in accurately tracking water consumption is finding the means to bring in accurate and timely water use data. Since the City implemented city-wide metering in the early 1990's, we have relied on monthly meter reads during the summer months and as winter approached, reads were discontinued until April. In 1995, the water department began a retrofit program to install MXU radio read devices which allowed meters to be read monthly throughout the winter months. So far, approximately 2800 meters (approx. 50%) have been retrofitted with the MXU radio read devices. While this measure has improved data collection, it does not provide the means to detect leaks in a timely manner. The current process requires 2 weeks to obtain all meter reads using a combined drive-by and touch read system; 1 week to process high read report and issue work orders; 2 weeks or more to perform work orders, contact customers and record data. Customer service leaks can go undetected for up to 2 months resulting in high water bills for the customer and millions of gallons in water loss. During the critical peak period in 2007, when the Stage 1 drought was in effect, staff found it increasingly difficult to ensure that demand was met**.** The addition of Automated Meter Reading Technology (AMR) can pinpoint high usage and leaks on a daily basis and increase the ability for staff to enforce and therefore regulate demand.

Recommendation I: **Implement Automated Meter Reading Technology (AMR).**

AMR consists of a system of radio transmitters installed on each meter connection. The City currently supports approximately 5300 meter connections. The AMR system can record hourly meter readings, transmitting up to 4 times per day via a licensed frequency to various collectors placed throughout the city. The information is temporarily stored at the collector and forwarded to a web server. From there it can be downloaded for analysis and billing. Some of the benefits of this technology include:

1. **Instant Information**
- Ensure revenue protection through better leak/tamper identification and resolution.
- Zero users and stuck meters can be identified daily.
- Water abusers can be identified daily.
    - *Allows monitoring of compliance with water ordinance by recording time of day.*
    - *Eliminates need for water code enforcement officers.*
    - *Allows targeting of heavy users.*
    - *Allows for optimal use of water budgeting methodology.*

2. **Enhanced Customer Service**
- Citizens will be able to view consumption patterns through a web interface to better manage their own water use.
- Ability to identify leaks more quickly, informing customers of leak before the monthly bill arrives. Results in increased water conservation and customer savings. (See Appendix 1. Customer leak credit table).
- Customers can optionally purchase water-monitors through some vendors to place on the refrigerator for instant water-use information.

3. Man-Hour Savings – Leak location
- Ability to identify location of problem leaks, such as ice falling on hose bibs resulting in unknown open taps. Fixed base technology can pinpoint the locations enabling quicker repair, resulting in fewer cases of property damage. See Appendix 2.

4. Optional Enhancements
- Main line leak detection technology. Fewer man-hours needed to locate leak; reduced water loss. See Appendix 3 .
- Capability to customize notifications to customers via phone or email when usage exceeds a pre-set level.

5. AMR System vs. MXU Radio Read System
- The following two tables show the comparative costs and benefits of the AMR system vs. the MXU system as applied to the Park City area and the advantages of each system. The important factor to note in the MXU option is the cost to obtain enforcement equivalent to what an AMR system provides. Since AMR technology provides around the clock hourly monitoring, it is extremely difficult to match this with citation personnel. All variable costs for both systems are shown as the total present value cost over 20 years.

Cost Benefit Analysis- AMR vs. MXU Option	
AMR	
Fixed Costs:	
Capital cost-towers	$210,000
Capital cost-transmitters	$656,100
Capital cost-registers	$267,000
Capital cost-software	$29,000
Installation	$53,400
Training	$70,000
Subtotal Fixed Costs	$1,285,500
Variable Costs (Present Value over 20 years):	
Labor-WW III (18.78 per hour)	$654,798
labor- administrative-1/2 OA III-$15.00 per hour	$261,087
Vehicle Fuel and Maintenance	$58,671
Service Agreement	$261,087
Total Costs AMR over 20 years	**$2,521,142**
Benefits (Present Value over 20 years):	
Cost of gallons saved thru timely leak detection (PV over 20 yrs)	
Customer leaks	-$352,023
Leak Credits to customers	-$846,935
Labor cost saved	-$455,954
Total Benefit	-$1,654,913
Net Cost/Benefit	**$866,229**
MXU	
Fixed Costs:	
Capital Cost (2521 MXU's over 2 years)	$335,293
Capital Cost-mapping module	$8,332
Installation	$378,150
Subtotal Fixed Costs	$721,775
Variable Costs (Present Value over 20 years):	
Labor-WW III (18.78 per hour)	$654,798
labor- administrative-1/2 OA III-$15.00 per hour	$261,087
Labor-enforcement equivalent to AMR**	$6,336,423
Vehicle Fuel and Maintenance-WW III	$58,671
Vehicle Fuel and Maintenance-Enforcement	$704,047
Vehicle Cost- 12 vehicles in year 1 and year 10	$416,100
Cost to search for leaks	$455,954
(80 leaks x 1day x 2 men x $17/hr x 10 hours)	
Total MXU cost over 20 years	**$9,608,854**
Assumptions:	
3% Inflation	
**For AMR equivalent enforcement:	
Wage per hour (700 hrs/season)	$15
1 employee per total route drive hour required	12
# Vehicles	12
Vehicle maintenance/yr (per Brian Anderson)	$3,500
# 8 hr shifts	3
Total employees	36

ADVANTAGES	AMR	MXU
Enhanced Customer Service	X	
Enhanced Enforcement Capability	X	
Steady Revenue Stream	X	X
Daily Water Budget monitoring	X	
Customer and Mainline leak detection	X	
Real time conservation tool thru Instant information	X	
Stuck meter identification	X	X

Recommendation II: Implement Conservation Programs

Conservation education must be a persistent, ongoing effort in order to see changes in entrenched water use habits. A common public perception is that water conservation means restricting or curtailing customer use as a temporary response to drought. Though water use restrictions are a useful short-term drought management tool, we would like to emphasize lasting long-term improvements in water use efficiency while maintaining quality of life standards. Water conservation is doing more with less, not doing without. It is our goal to successfully send this message to the community.

One focus of the City's conservation plan is to address peak summer usage levels and, in particular, what can be done to reduce this use over the short-term until new sources are online. Currently, the City experiences strong demand peaks during the summer due to demand for irrigation and other elective uses. This peak seasonal demand is driven by high community standards for the appearance of properties both in the residential and commercial sectors.

The Conservation program we envision focuses on enhanced education and public outreach, enacting new conservation ordinances and implementing water audits for high users during peak seasonal demand periods.

- **Public Education Program**
    - Continue participation in the annual Recycle Utah Water Festival with a booth demonstrating the volume of water lost through leaks.
    - Film Screening of "Running Dry" documentary during AWWA Water Week followed by panel discussion featuring Patti Simon. Continuing participation in Intermountain AWWA education outreach.
    - Screening of Water Conservation Cartoons prior to the weekly Film Series feature coupled with conservation giveaways; publishing in the Park Record and Flipside publications. These cartoons will focus on indoor conservation during the winter months and outdoor conservation during the peak summer months.
    - Monthly conservation message on water bill.
    - Outreach programs to 4th and 9th grades in Park City School Districts.
    - Providing conservation kits to new customers.

- Public Service Announcements and live interviews via radio to encourage customers to voluntarily cut-back water use during peak months.
- Direct mailing to notify customers of irrigation guidelines and ordinance/violation fee changes if any.

- **Conservation Ordinances**

Many cities across the US are enacting new water conservation ordinances to curb water demand and raise awareness in water efficiency. Staff proposes the following enhancements to the existing Watering Ordinance:

- *Water Waste:* prohibit wasteful outdoor watering that falls directly onto impervious surfaces and causes unnecessary run-off (see Appendix 4 for example);
- *Efficient Irrigation system:* Require all new construction to install and have irrigation system certified to be at least 70% efficient (industry standard).
- *Yearly irrigation system check/repair:* Encourage all customers to have their irrigation systems checked for leaks and faulty equipment each year.

- **Outdoor Water Audits**

Similar to a home energy audit, an outdoor water audit is performed by certified professionals who visit the home, evaluate the efficiency of the existing irrigation system and make recommendations for improvements. The Utah State University Extension office has been successfully conducting water audits for the past few years and has agreed to expand the service to the Park City area as a pilot program. In addition, staff plans to work with local certified landscapers to offer this service.

- Require outdoor water audits for customers who receive citations to ensure long term compliance. Funded by citation fees for the most part.
- Propose case study for Park City School District (High Use Commercial example) as a customer outreach service and to demonstrate PCSD's community mindedness. Highlight results in Park Record article showing gallons and customer dollars saved due to water audit.
- Perform sample case study as above for typical and high use residential customers to demonstrate potential cost savings on water bill.
- Offer water audits for a reduced fee to high users or any interested customer.
  - USU Extension Cost - $100
  - Estimated Market Rate - $120
- Track participating accounts over 5 year period to determine effectiveness.

- **Enforcement**

The City currently employs two part-time seasonal citation personnel to watch for violations in the water code. They primarily cite customers who violate the every other day watering ordinance and the hourly watering restrictions of 7:00pm to 10:00am. This method has not been successful due to the large number of customers to watch and the inability to catch customers who water at night on their off-days.

The current penalties in place have also not been an effective deterrent in stopping water violations. Approximately 22% of the citations issued in 2007 were repeat offenses. Staff proposes the following adjustments to the enforcement policy and fee schedule.

- Increase fines for abusers according to the following table.

	Current	Proposed
Warning*	$ 0.00	$ 0.00
First Violation	$ 50.00	$150.00
Second Violation	$100.00	$200.00
Third Violation	$200.00	$400.00
Fourth Violation	$400.00	$500.00
Fifth & subsequent Violation in same Cal. Year	$500.00	$750.00

* No warnings issued in Stage I to IV Drought conditions.

- Require water audits for customers receiving citations to encourage customers to retrofit inefficient irrigation systems. Fund audits with citation fees until budget is exhausted.
- Identify high users that had citations last year. Direct enforcement staff to target them first.
- Implement Fixed Base Technology to identify abusers quickly.

- **Incorporation of Johnson Controls conservation measures**

The measures suggested by Johnson Controls include retrofitting the following City owned plumbing fixtures:

- Replacing existing 3.5 gallon per flush toilets with water efficient 1.28 gallon per flush toilets
- Replacing existing 2.5 GPM bathroom faucet aerators with water efficient 0.5 gallon per minute VP aerator
- Replacing existing 1.5 gallon per flush urinal flush valves with water efficient 1/8 gallon per flush urinal
- Replacing existing 3.5 gallon per flush water flush valves with water efficient 1.28 gallon per flush water closet Piston flush valves

These measures are projected to conserve 1.8 million gallons per year.

Item for future discussion:

- **Water Budgeting**

Another option to consider in regulating water use is a more progressive, scientific approach known as “water budgeting.” The Fixed Base Meter Reading Technology would be optimal in implementing this approach. The following gives a general description of how it works:

- Cities determine their available water supply to determine how much is available for landscaping.

- A water budget (amount of water customers can use) is allocated equitably based on the following types of criteria:
  - Number of people in household and lot size.
  - Average water use per zone.
  - Average water use per meter size.
  - Average water use per meter size and category (i.e. Single Family/Multi-Family/Commercial).
- Water departments use automatic meter reading technology to monitor and enforce water usage, instead of subjective techniques such as water citation personnel.
- Customers are charged rates based on a pre-defined usage structure.
- Customers who are ‘careful users’ can bank their water or receive a discount; those who exceed their budgets pay penalties.
- During periods of drought, water budgets are reduced.

The benefits of water budgeting are numerous – all customers are treated equally, the program rewards water conservation and most importantly, it’s flexible, allowing customers to use their allotted water as they desire. It also emphasizes the importance of conserving water both in and outside the home to meet the water budget goal.

APPENDIX 1- FY2007 CUSTOMER LEAK CREDITS

CUSTOMER CREDITS FOR LEAKS				
				LEAK
ADDRESS	DATE	ACCEPTED	DENIED	VOLUME (GALS)
JULY				
2574 Silver Cloud Dr	0710/2006	$602.71		149,000
2432 Holiday Ranch Loop Rd	7/18/2006	$886.35		234,333
2211 Sunset Court	7/18/2006	$885.50		330,000
1132 Stonebridge Cir	0719/2006		$326.79	177,717
2533 Little Kate Road	7/10/2006		$978.38	268,167
6434 Silver Lake Dr	7/26/2006		$484.93	133,667
2148 Twilight Ct	0726/2006	$103.25		39,333
2705 Meadow Creek Ct	7/26/2006		√√	
2574 Aspen Springs Dr	0726/2006	$420.47		105,000
29 Hidden CT	7/26/2006	$320.63		125,000
2458 Silver Cloud Dr	0727/2006			
1450 Park Ave	0728/2006		$378.08	
AUGUST				
2187 Monitor Dr	8/10/2006	$2,541.61		628,333
2605 Eagle Cove Dr	0814/2006		√	
7545 Sterling Dr	10/16/2006			485,000
2361 Doc Holiday Dr	0816/2006	$123.38		47,000
2472 Lily Langtree CT	0821/2006		$405.01	119,666
1422 Aerie Dr	8/21/2006	$1,293.69		356,333
8200 Royal Street E #50	8/28/2006		$183.2	66,667
8200 Royal Street E #48	8/28/2006		$3,444.52	862,667
394 Centennial Circle	0828/2006	$2,990.60		739,333
3853 Rising Star Lane	8/28/2006	$1,065.18		263,334
SEPTEMBER				
3031 Fairway Hills CT	9/5/2006	$662.03		163,667
713 Quaking Aspen CT	9/6/2006		$574.39	
2626 Meadow Creek Dr	9/8/2006	$477.31		
2435 Meadows Dr	9/12/2006	$841.36		
2856 American Saddler Dr	9/13/2006	$488.54		142,667
3020 Thistle Street	9/15/2006		$241.87	72,667
1971 Solamere Dr	0922/2006		$2.63	

3006 American Saddler Dr	9/26/2006	$446.30		110,333
8200 Royal St East	9/26/2006	$2,329.86		580,666
1589 Little Kate	9/29/2006		$98.83	72,667
OCTOBER				
33 PayDay Dr	10/2/2006		$542.27	
2309 Calumet Circle	10/3/2006	$156.36		60,333
2321 Calumet Circle	10/10/2006	$191.08		76,000
326 Centennial Circle	10/10/2006		$1,267.43	313,333
402 Park Avenue	10/11/2006	$1,311.92		405,333
1194 Empire Avenue	10/11/2006		$198.81	90,334
2981 American Saddler Dr	10/11/2006			
2227 Monarch Dr	10/16/2006		$408.18	124,667
2354 Morning Star Dr	10/16/2006	$263.73		76,667
205 Golden Eagle Dr	10/18/2006	$225.17		55,667
2238 Lucky John Dr	10/19/2006		0	
9 Pine Hurst Court	10/25/2006		$580.39	
2417 Little Kate Rd	10/25/2006		$2,040.03	504,334
NOVEMBER				
2441 Iron Canyon Dr	11/9/2006		$975.52	243,333
2164 Three Kings CT	11/16/2006	$518.67		366,553
2755 Sidewinder Dr	11/16/2006		$81.38	31,000
15 Ashley CT	11/16/2006		$69.34	49,000
698 Park Ave	11/28/2006		$1,098.38	328,667
3204 American Saddler	11/28/2006	$166.42		117,610
DECEMBER				
2792 Gallivan Loop	12/1/2006	$71.49		43,000
JANUARY				
8165 Royal St E #13	1/3/2007		$204.31	
7 Canyon Ct	1/5/2007		$70.00	10,000
9 Pinehurst Ct	1/9/2007	$1,315.95		668,481
1409 Little Kate Road	1/24/2007		$448.01	300,333
570 Deer Valley Dr #4	1/26/2007	$509.40		360,000
FEBRUARY				
3766 Solamere Dr	2/9/2007	$872.63		390,553
8030 Bald Eagle Dr	2/12/2007	$426.07		301,107
3 Single Jack CT	2/12/2007	$188.10		132,933
3195 Sun Ridge CT	2/14/2007		$545.56	240,000
2905 Solamere Dr	2/14/2007		$198.88	140,553
7700 Marsac Ave	2/21/2007	$19,052.88		285,000
MARCH				
1969 Paddington Dr	3/9/2007	$136.78		406,667

8255 Royal St East #4	3/28/2007	$390.38		275,886
APRIL				
3084 American Saddler Dr	4/11/2007		no dif	
2669 Creek Dr	4/11/2007		no dif	
334 Marsac Avenue	4/16/2007		$310.67	219,554
2389 Good Trump Ct #7	4/19/2007	$52.19		36,886
2853 Holiday Ranch LP Rd	4/26/2007	$81.10		57,317
MAY				
2528 Geronimo CT	5/8/2007	$2,177.67		346,667
2802 Gallivan LP	5/9/2007	$1,983.08		325,000
2767 Gallivan Lp	5/9/2007		$350.21	247,500
37 Hillside Ave	5/10/2007	$179.16		127,667
2905 Solamere Drive	5/11/2007	$1,652.49		320,383
823 Norfolk Avenue	5/11/2007	$76.18		37,167
220 Marsac Ave	5/23/2007		$172.07	76,000
603 Deer Valley LP B	5/23/2007		$190.52	83,333
841 Mountain Oak Ct	5/23/2007	$615.76		297,667
7480 Ridge Dr #4	5/24/2007	$572.36		404,497
JUNE				
2615 Broken Spoke Way	6/19/2007		$181.15	74,056
1120 Woodside Ave	6/19/2007		$274.30	190,000
3337 American Saddler	6/19/2007	$423.74		228,333
2223 Morning Star Dr	6/19/2007	$434.81		261,666
2744 Gallivan Loop	6/19/2007			
Totals FY 2007		$50,524.00	$17,326.00	16,004,254

Appendix 2 - Water District Claims – Loss Information Summary

2000		
$19,527.63	Park Ave.	Water line break, water dept. determined different source Liability Denied .
$ 9,361.93	Park Ave.	Water pipe rupture
$ 2,895.25	Empire Ave.	Water pipe break, flooding
2001		
$ 3,101.00	Park Ave.	Water pipe break, flooding (flushing program)
$ 9,820.53	Main St., TMI	Water pipe rupture, flooding
2002		
$ 65.00	Gateway Prkng Structure	Water line break
$ 817.50	Dunlop Cir.	Broken water meter
$ 1,810.00	City Golf Course	Broken water pipe
2003		
$ 2,862.80	Park Centennial Condos	Water line break, leak
2004		
$ 1,335.42	3 Kings Ct.	Water system sediment discharge
$ 8,565.20	Canyon Crossing	Pressure relief valve failure
2005		
$ 100.00	Mellow Mt. Rd.	Plumbing repair, water shut down
$ 201.11	Gallivan Loop	Broken water meter
$ 2,000.00	Stonebridge Cir.	Water meter break, flooding; settlement
$10,169.81	Mntain Ridge Ct.	Rotten 2" pipe in meter vault, flooding
2006		
$ 89.00	Park Ave.	Water line freeze/break
$20,207.66	Prospector Condos	Alleged water system recharge caused 3+ water heaters to leak and flood units, liability Denied
$27,000.00	Royal St./Ontario	Alleged blue stake error, flooding, liability Denied
2007		
$ 2,007.58	Empire Ave.	Frozen water service line; flooding
$ 4,000.00	Eladar	Water line leak, settlement, driveway repair
$ 975.00	Holiday Dr.	Meter and water line leak

Total Claims 2000 thru 2007: $127,213.00

APPENDIX 3 – MAINLINE LEAKS

Year	2006	2007
Service Lines		
# Service Line leaks	29	60
Volume Service Line leaks(gallons)	11,700,000	12,500,000
Crew needed	3	3
Main Lines		
# Main Line leaks	8	10
Volume Main Line leaks (gallons)	2,000,000	2,500,000
Crew needed	3	3
Response time	within 2 days	
Volume of unaccounted for leaks (gallons)	210,000,000	210,000,000
Total lost volume (gallons)	223,700,000	225,000,000

APPENDIX 4

Sample Water Waste Ordinance
Waste while watering.

(a) *Definitions.* The following terms, when used in this section, shall have the meanings ascribed herein:

Impervious surface means any artificially created surface which cannot be penetrated by water or which causes water to run off the surface, including streets, driveways, sidewalks and rooftops.

Person means any individual, partnership, firm, corporation, limited liability company, or other legal entity in whose name water is provided and billed by the town.

Repeated or flagrant wasting of water means and includes those situations where persons who have received informal notice that they are wasting water while watering continue to water in the same manner. It does not mean those persons who waste water while watering on solitary or isolated occasions.

City water means all water that passes through the City's water distribution system.

Waste water while watering means either of the following:

(1) Watering so that water falls directly onto impervious surfaces to the extent that running water leaves the property and enters gutters, storm drains, ditches and other conveyances (watering impervious surfaces); or

(2) Watering to the extent that water is allowed to accumulate on the surface of the ground and leave the property and enter gutters, storm drains, ditches and other conveyances (excess watering).

Watering or *to water* means the act of applying water to the outdoor landscape through means such as moveable sprinklers, installed watering systems and hoses, and similar devices.

(b) *Notice of prohibited use.*

(1) The utilities director or designee shall identify persons who waste water while watering.

(2) Whenever the director finds that any person wastes water while watering, the director may give such person oral or written notice of that fact, with recommendations as to how the wasting of water can be eliminated. Such recommendations might include, but are not limited to, redirection of sprinkler heads, resetting of system timers, addition of devices to prevent water pressure fluctuations, or changes in location of sprinkler systems.

(3) Whenever the director finds that any person repeatedly or flagrantly wastes water while watering, the director may serve upon such person a written notice ("notice of water waste" or "notice"). Such notice shall be served by personal delivery or by certified mail, return receipt requested, and shall identify the person and the location at which water is being wasted while watering, shall identify the manner in which the water is being wasted while watering, and shall specify a time within which the wasting of water while watering shall cease. The notice shall also warn that more severe measures (such as imposition of civil penalties or restriction or termination of water service) may be assessed or brought against the person unless the wasting of water while watering ceases within the time provided. The time given to cease wasting water while watering may

range from a requirement for immediate compliance to 30 days, depending upon the facts and circumstances of each case. For instance, if a remedy involves moving a portable hose or sprinkler, immediate compliance may be appropriate; if a remedy involves repairing or replacing a sprinkler head, several days may be required; if the remedy involves more extensive or expensive work, up to 30 days may be necessary.

(4) Any person who continues to waste water while watering after the period of time specified in the notice for ceasing such activity shall be issued a citation by personal delivery or certified mail, return receipt requested, and shall be subject to the civil penalty and enforcement procedures specified in subsection (c) below. The civil penalty shall be paid within 30 days of receipt of the citation.

(c) *Penalties.*

(1) *Civil penalties.* Violations of this section shall subject the offender to a civil penalty in accordance with the existing water violation fee schedule. Because watering may not take place every day, a violation shall be deemed continuing if the same wasting of water while watering takes place on one or more days at the same location described in the notice and citation.

(2) *Other enforcement action.* Additionally, the director may restrict or terminate water service in accordance with law.

Attachment F - Mountain Regional Water Special Service District Rate Table

Mountain Regional Water Distrrict - Exhibit A Rate Schedule
Water Rates *Effective:* *January 1, 2007*

Residential - Plan A			
Base Rate Per ERC	$	40.00	Per Month
First 3,000 Gallons	$	9.00	Per Month
Usage 3,001 to 5,000 Gallons	$	3.50	Per 1,000 Gallons
Usage 5,001 to 8,000 Gallons	$	4.00	Per 1,000 Gallons
Usage 8,001 to 16,000 Gallons	$	4.50	Per 1,000 Gallons
Usage 16,001 to 20,000 Gallons	$	4.75	Per 1,000 Gallons
Usage 20,001 to 40,000 Gallons	$	5.00	Per 1,000 Gallons
Usage 40,001 to 60,000 Gallons	$	8.00	Per 1,000 Gallons
Usage 60,001 to 80,000 Gallons	$	16.00	Per 1,000 Gallons
Usage 80,001 Gallons and Above	$	20.00	Per 1,000 Gallons
Residential - Plan B			
Base Rate Per ERC	$	40.00	Per Month
First 5,000 Gallons	$	15.00	Per Month
Usage 5,001 to 8,000 Gallons	$	3.50	Per 1,000 Gallons
Usage 8,001 to 16,000 Gallons	$	4.00	Per 1,000 Gallons
Usage 16,001 to 20,000 Gallons	$	4.50	Per 1,000 Gallons
Usage 20,001 to 40,000 Gallons	$	5.00	Per 1,000 Gallons
Usage 40,001 to 60,000 Gallons	$	8.00	Per 1,000 Gallons
Usage 60,001 to 80,000 Gallons	$	16.00	Per 1,000 Gallons
Usage 80,001 Gallons and Above	$	20.00	Per 1,000 Gallons
Residential - Plan C			
Base Rate Per ERC	$	40.00	Per Month
First 8,000 Gallons	$	24.00	Per Month
Usage 8,001 to 16,000 Gallons	$	3.50	Per 1,000 Gallons
Usage 16,001 to 20,000 Gallons	$	4.00	Per 1,000 Gallons
Usage 20,001 to 40,000 Gallons	$	5.00	Per 1,000 Gallons
Usage 40,001 to 60,000 Gallons	$	8.00	Per 1,000 Gallons
Usage 60,001 to 80,000 Gallons	$	16.00	Per 1,000 Gallons
Usage 80,001 Gallons and Above	$	20.00	Per 1,000 Gallons
Residential High Elevation Incremental Pumping Rate			
Usage Increment	$	1.50	Per 1,000 Gallons
Non-Residential			
Base Rate Per ERC	$	70.00	Per Month
First 5,000 Gallons	$	15.00	Per Month
Usage 5,001 to 8,000 Gallons	$	3.50	Per 1,000 Gallons
Usage 8,001 to 16,000 Gallons	$	4.00	Per 1,000 Gallons
Usage 16,001 to 20,000 Gallons	$	4.50	Per 1,000 Gallons
Usage 20,001 to 40,000 Gallons	$	5.00	Per 1,000 Gallons
Usage 40,001 to 60,000 Gallons	$	8.00	Per 1,000 Gallons
Usage 60,001 to 80,000 Gallons	$	12.00	Per 1,000 Gallons
Usage 80,001 Gallons and Above	$	16.00	Per 1,000 Gallons
Culinary Irrigation			
Base Rate Per ERC	$	38.00	Per Month
First 5,000 Gallons	$	17.00	Per Month
Usage 5,001 to 8,000 Gallons	$	3.50	Per 1,000 Gallons
Usage 8,001 to 16,000 Gallons	$	4.00	Per 1,000 Gallons
Usage 16,001 to 20,000 Gallons	$	4.50	Per 1,000 Gallons
Usage 20,001 to 40,000 Gallons	$	5.00	Per 1,000 Gallons
Usage 40,001 to 60,000 Gallons	$	8.00	Per 1,000 Gallons
Usage 60,001 to 80,000 Gallons	$	12.00	Per 1,000 Gallons
Usage 80,001 Gallons and Above	$	16.00	Per 1,000 Gallons
Condominium Irrigation			
Base Rate Per Condo Unit - Includes 0 Gallons	$	-	Per Month
Usage 1 to 3,000 Gallons	$	1.00	Per 1,000 Gallons
Usage 3,001 to 8,000 Gallons	$	3.50	Per 1,000 Gallons
Usage 8,001 to 16,000 Gallons	$	4.00	Per 1,000 Gallons
Usage 16,001 to 20,000 Gallons	$	4.50	Per 1,000 Gallons
Usage 20,001 to 40,000 Gallons	$	5.00	Per 1,000 Gallons
Usage 40,001 to 60,000 Gallons	$	8.00	Per 1,000 Gallons
Usage 60,001 to 80,000 Gallons	$	12.00	Per 1,000 Gallons
Usage 80,001 Gallons and Above	$	16.00	Per 1,000 Gallons
Untreated Secondary Irrigation Water			
Base Fee - Per Connection	$	50.00	Per Month
Usage Fee	$	1.60	Per 1,000 Gallons
Interruptible Sources			
Construction/Snowmaking/Wholesale (Unless Contract)			
Base Fee - Per Connection	$	100.00	Per Month
Usage Fee	$	5.00	Per 1,000 Gallons
Standby Fees	*$*	*31.25*	*Per Month*

Attachment G

Community Attitude and Interest Survey

Executive Summary of Citizen Survey Results

Overview of the Methodology

Park City conducted a Community Attitude and Interest Survey to establish priorities for the future development of parks and recreation facilities, programs and services within the community. The survey was designed to obtain statistically valid results from households throughout Park City. The survey was administered by a combination of mail and phone.

Leisure Vision worked extensively with Park City officials in the development of the survey questionnaire. This work allowed the survey to be tailored to issues of strategic importance to effectively plan the future system.

Surveys were mailed to a random sample of 2,000 households in Park City. Approximately three days after the surveys were mailed, each household that received a survey also received an electronic voice message encouraging them to complete the survey. In addition, about two weeks after the surveys were mailed, Leisure Vision began contacting households by phone, either to encourage completion of the mailed survey or to administer the survey by phone.

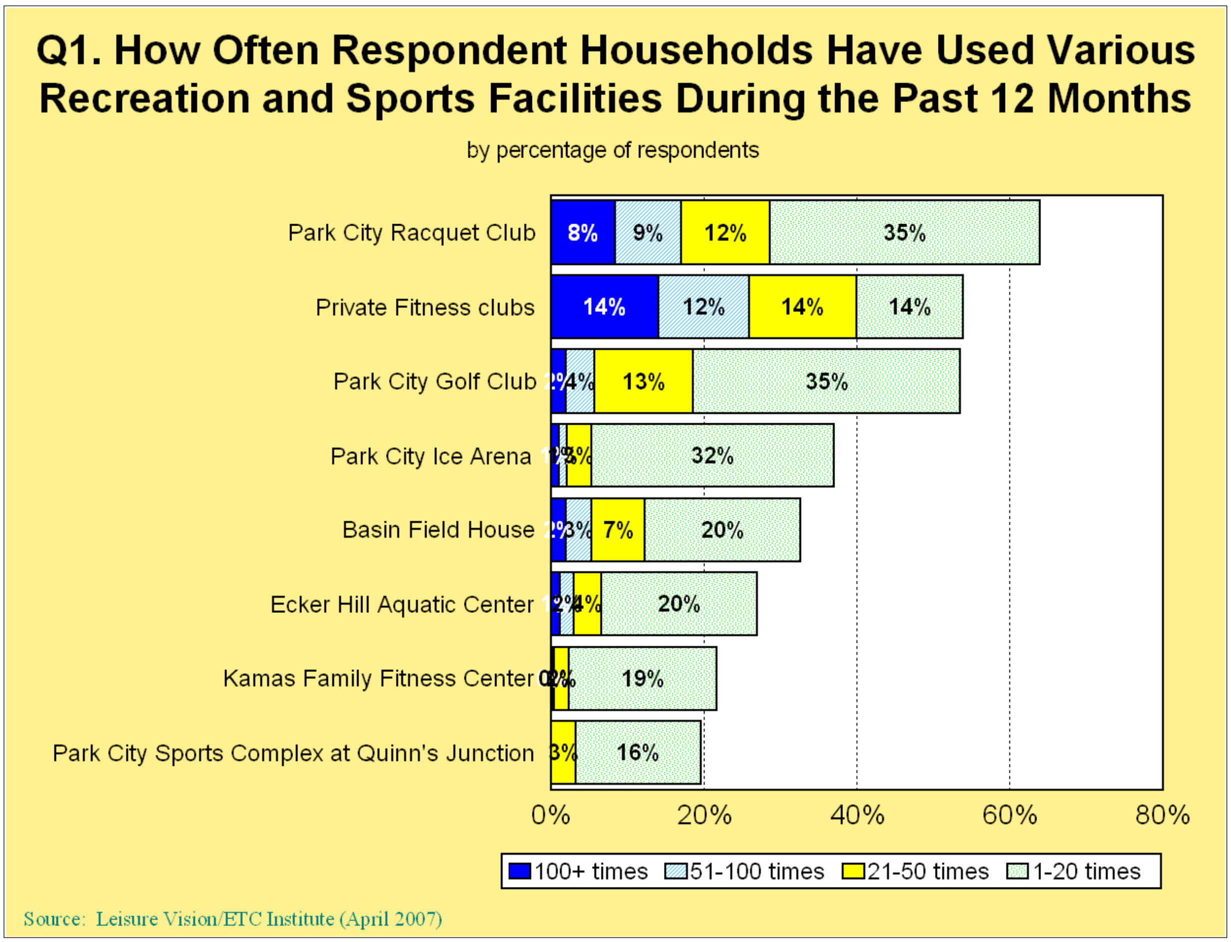
The goal was to obtain a total of at least 400 completed surveys. This goal was accomplished, with a total of 439 surveys having been completed. The results of the random sample of 439 households have a 95% level of confidence with a precision of at least +/-4.7%.

The following pages summarize major survey findings:

Usage of Recreation and Sports Facilities During the Past Year

From a list of eight major recreation and sports facilities operated in the Park City area, respondents were asked to indicate how often they and members of their household have used each facility during the past 12 months. The following summarizes key findings:

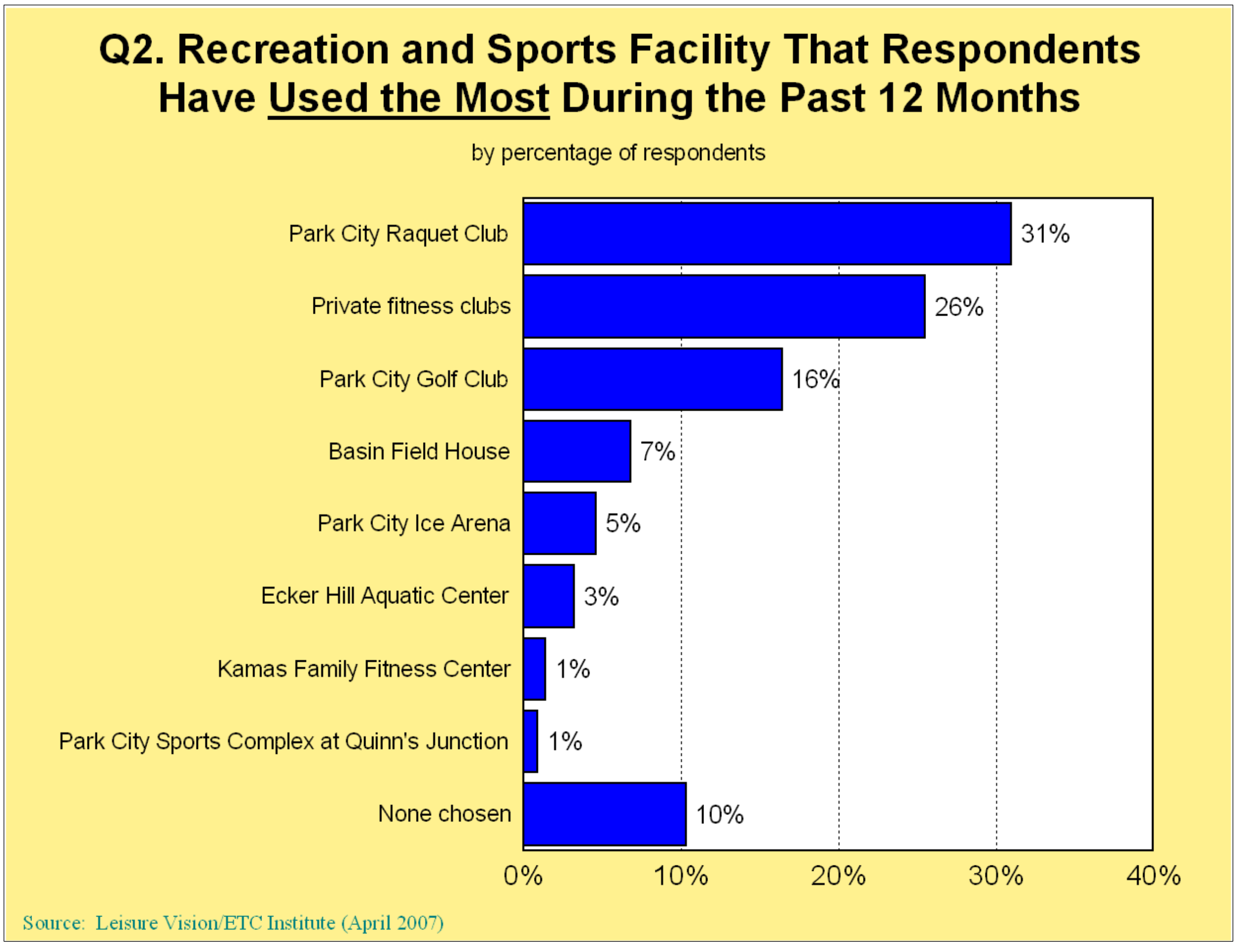
- **The Park City Racquet Club (64%) is the facility that has been used by the highest percentage of respondent households at least once in the past 12 months.** The other facilities that the highest percentage of respondent households have used at least once in the past 12 months include: private fitness clubs (54%) and Park City Golf Club (54%).



Recreation and Sports Facility Used the Most

From the list of eight major recreation and sports facilities operated in the Park City area, respondents were asked to indicate which one facility they have used the most during the past 12 months. The following summarizes key findings:

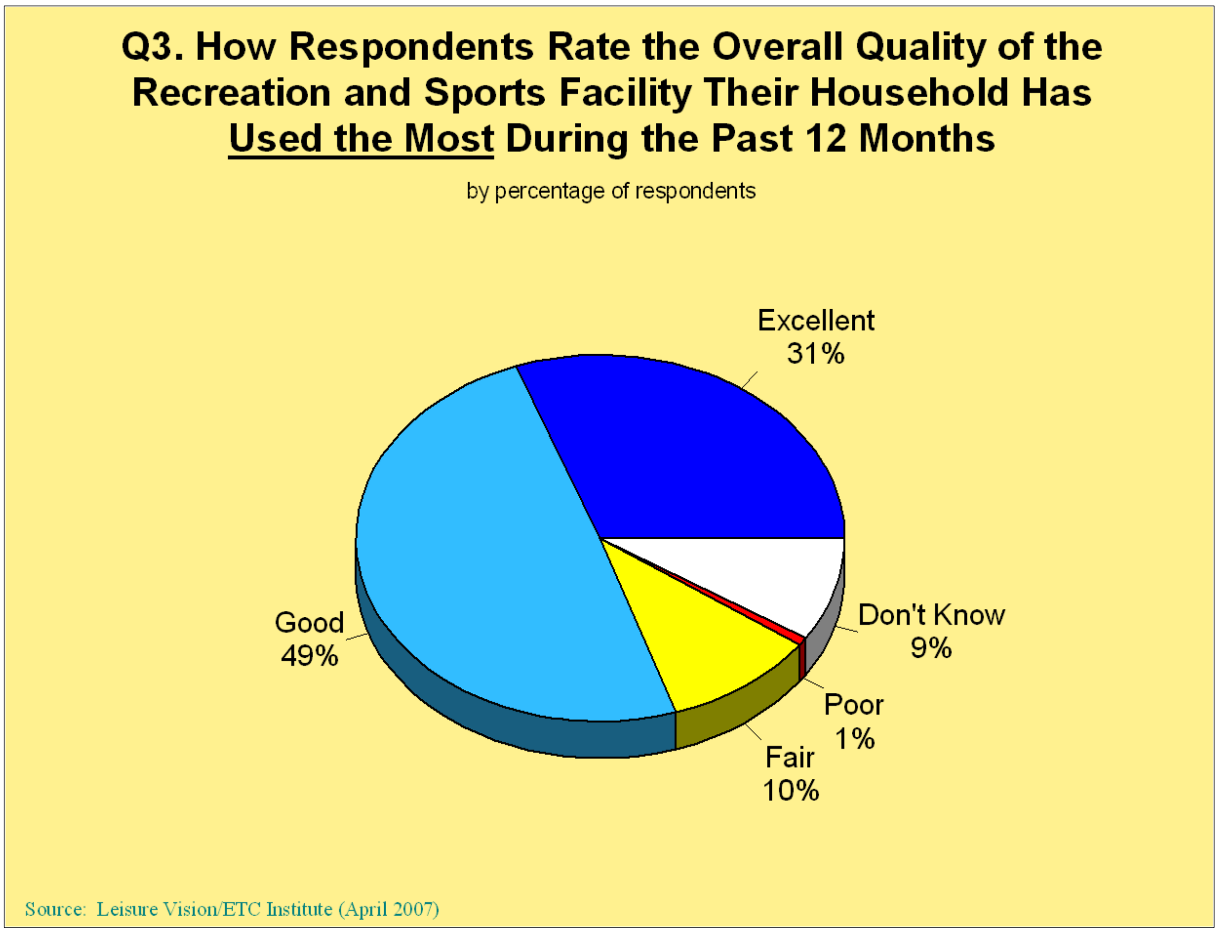
- **The Park City Racquet Club (31%) is the facility that the highest percentage of respondents have used the most during the past 12 months.**



Overall Quality of Recreation and Sports Facilities

From the list of eight major recreation and sports facilities operated in the Park City area, respondents were asked to rate the overall quality of the recreation and sports facility they have used the most during the past 12 months. The following summarizes key findings:

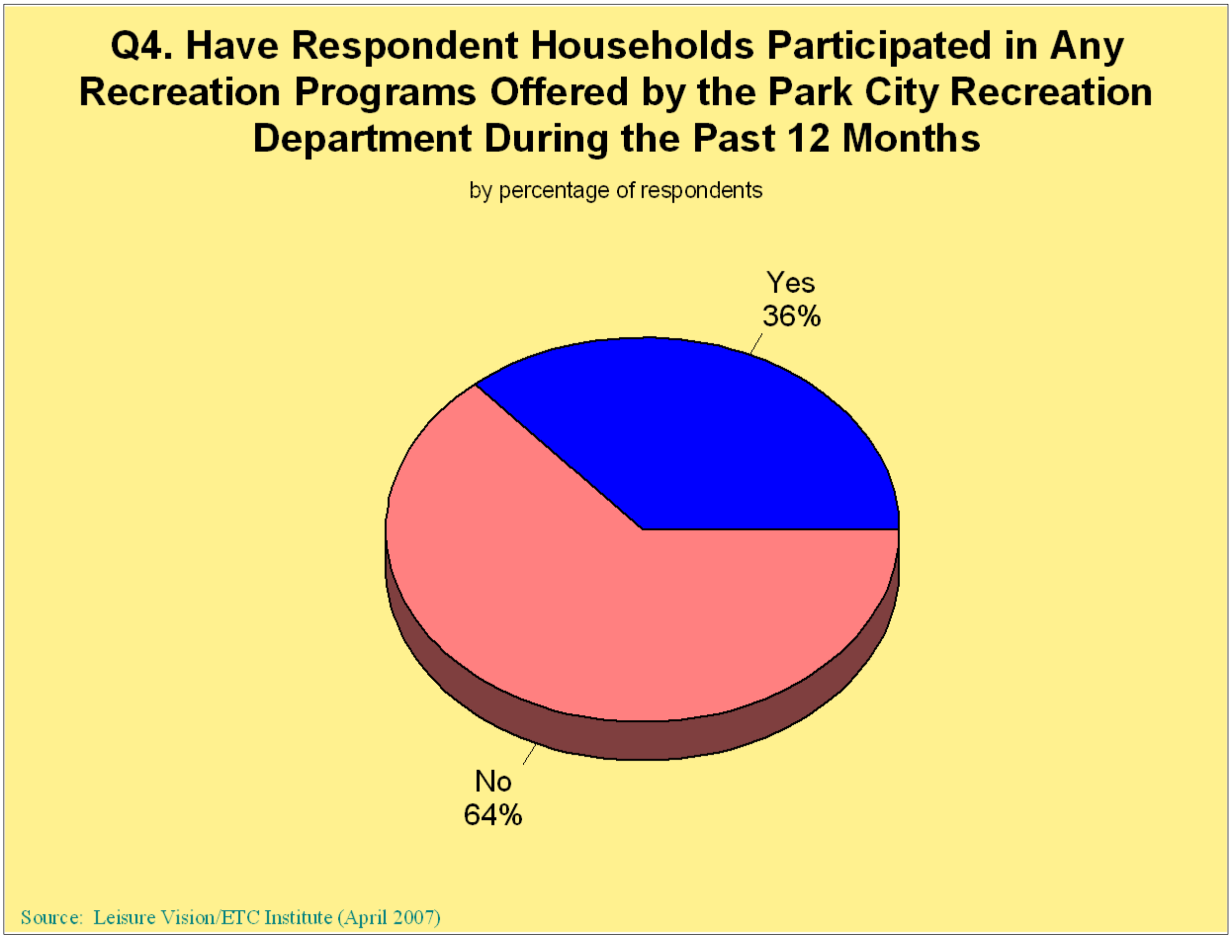
- **Eighty percent (80%) of respondent households rated the quality of the recreation and sports facility they use the most as either excellent (31%) or good (49%).** In addition, 10% of respondents rated the facility as fair, and only 1% rated it as poor.



Program Participation

Respondents were asked if they or members of their household participated in any recreation programs offered by the Park City Recreation Department during the past 12 months. The following summarizes key findings:

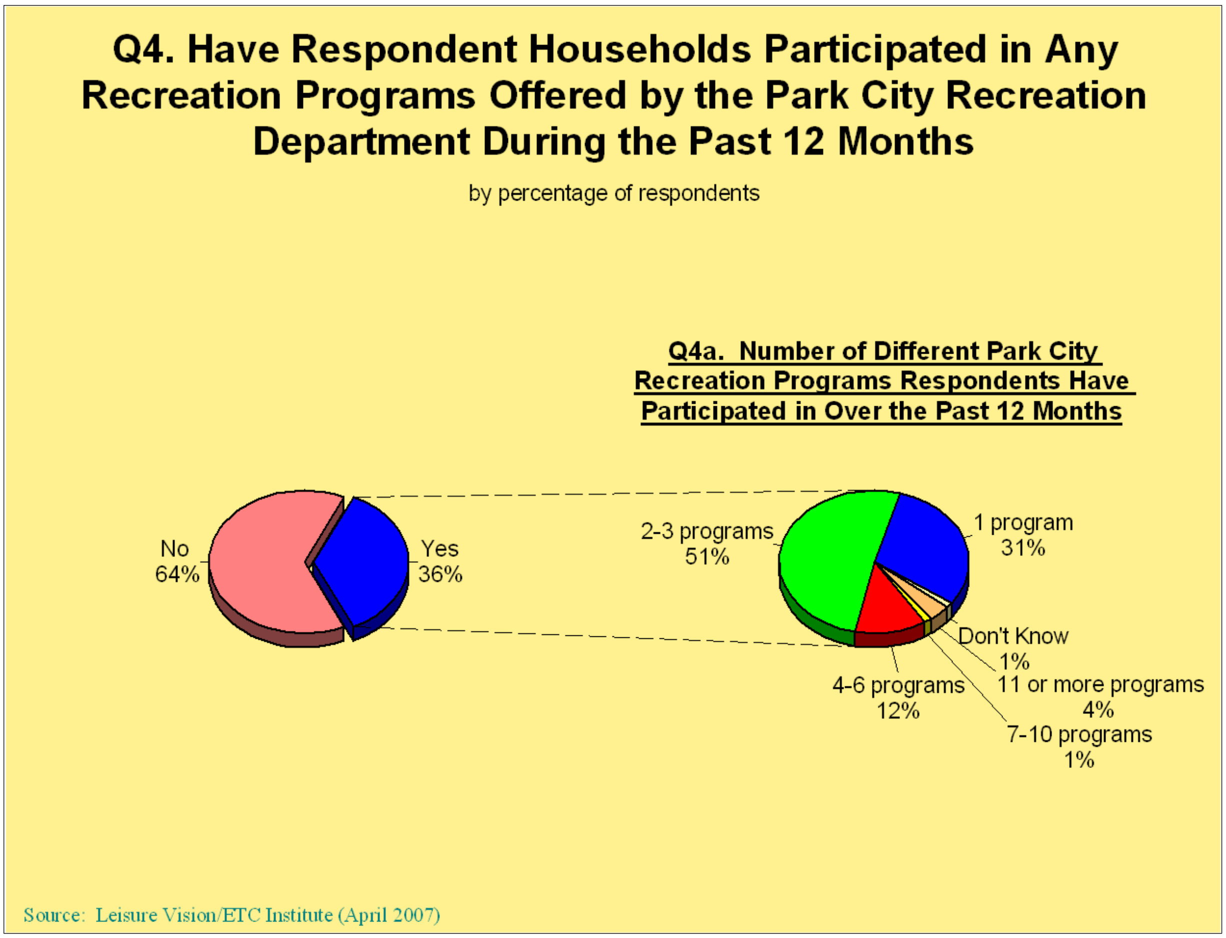
- **Thirty-six percent (36%) of respondent households have participated in recreation programs offered by the Park City Recreation Department during the past 12 months.**



Number of Programs Participated in

Respondent households that have participated in Park City Recreation Department programs during the past 12 months were asked how many different programs they have participated in during that time. The following summarizes key findings:

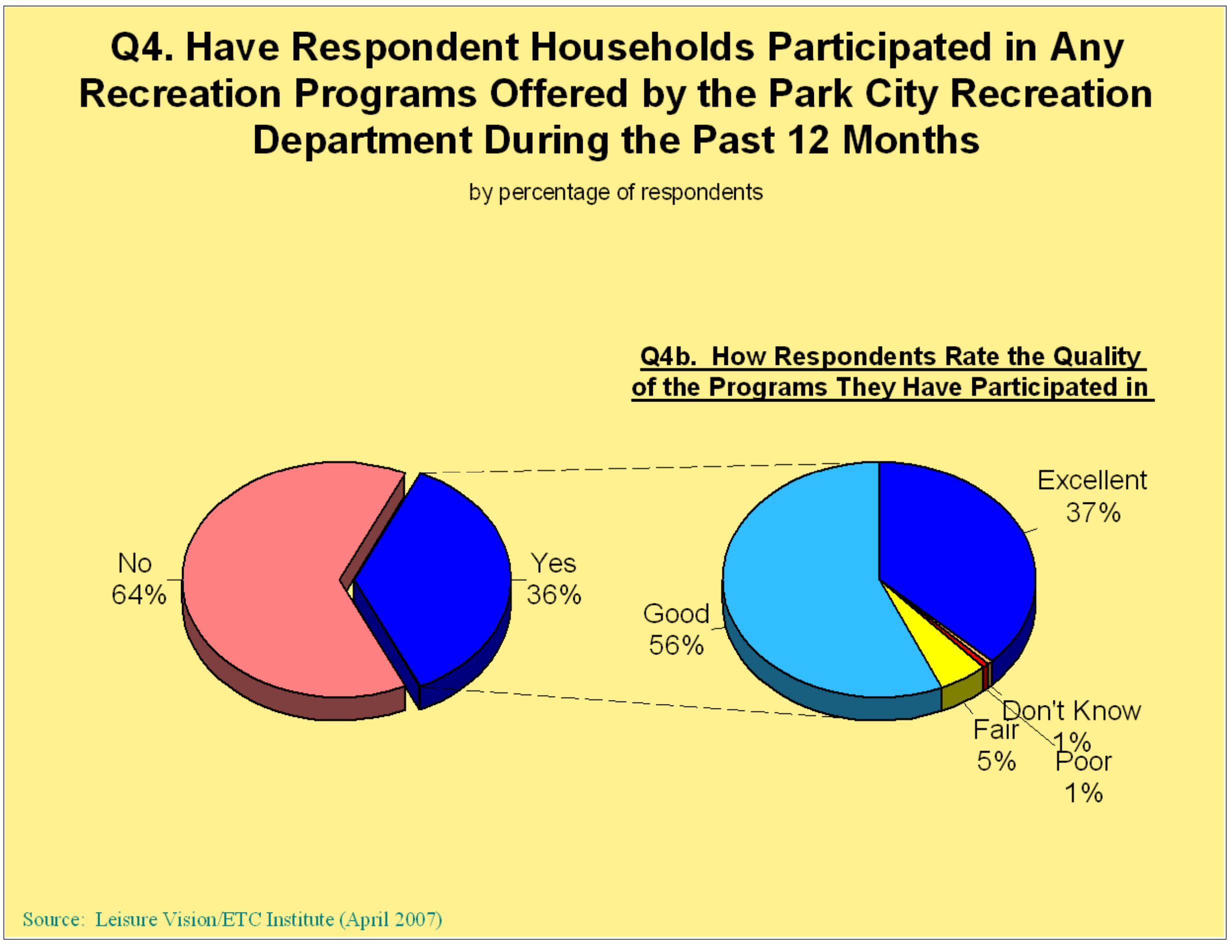
- **Of the 36% of respondent households that have participated in the Park City Recreation Department programs during the past 12 months, 68% have participated in at least two different programs during that time.**



Overall Quality of Recreation Programs

Respondent households that have participated in Park City Recreation Department programs during the past 12 months were asked how they would rate the overall quality of programs they have participated in. The following summarizes key findings:

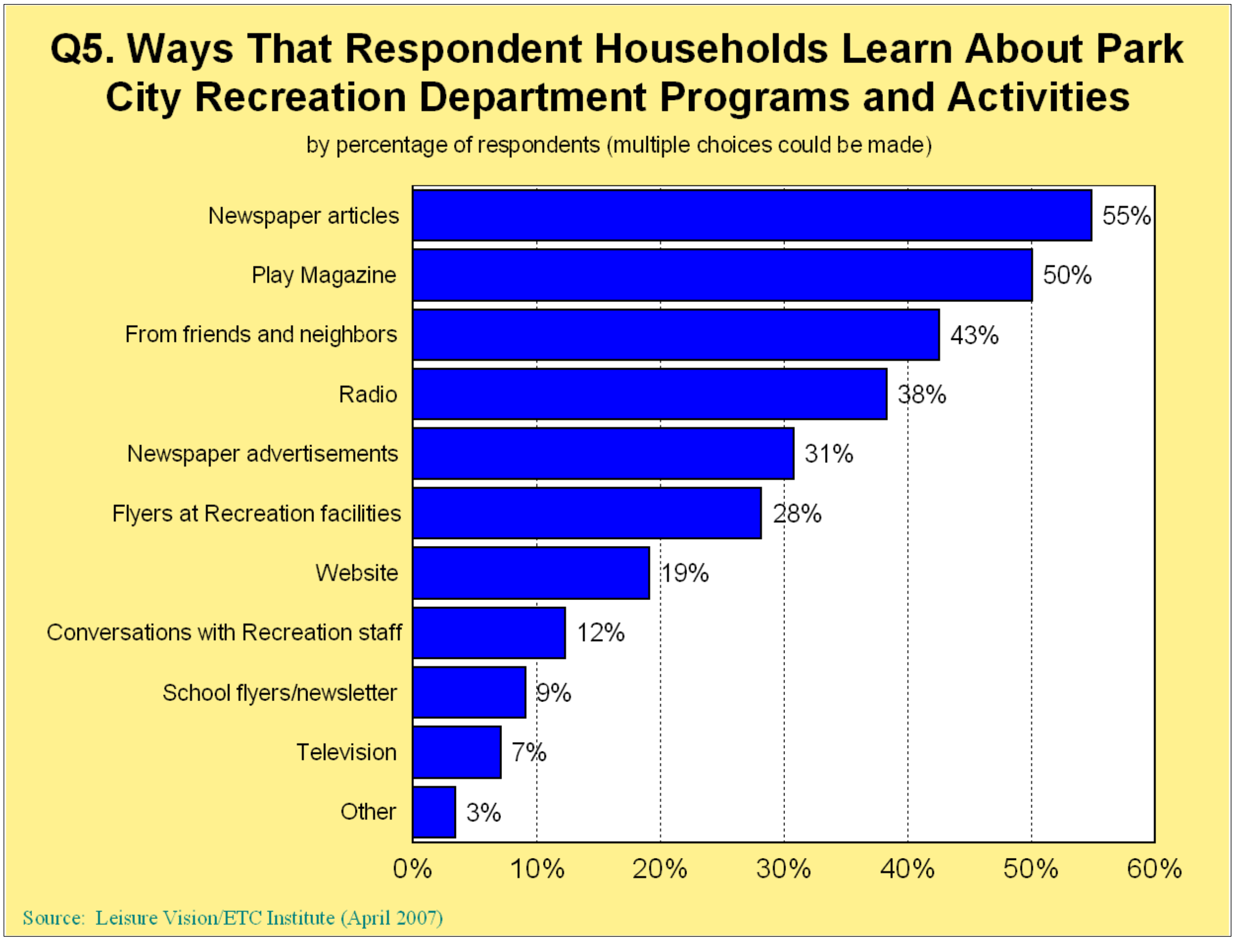
- **Of the 36% of respondent households that have participated in Park City Recreation Department programs during the past 12 months, 93% rated the programs as excellent (37%) or good (56%).** In addition, 5% rated the programs as fair and only 1% rated them as poor.



Ways Respondents Learn About Park City Recreation Department Programs and Activities

From a list of 10 options, respondents were asked to indicate all of the ways they learn about Park City Recreation Department programs and activities. The following summarizes key findings:

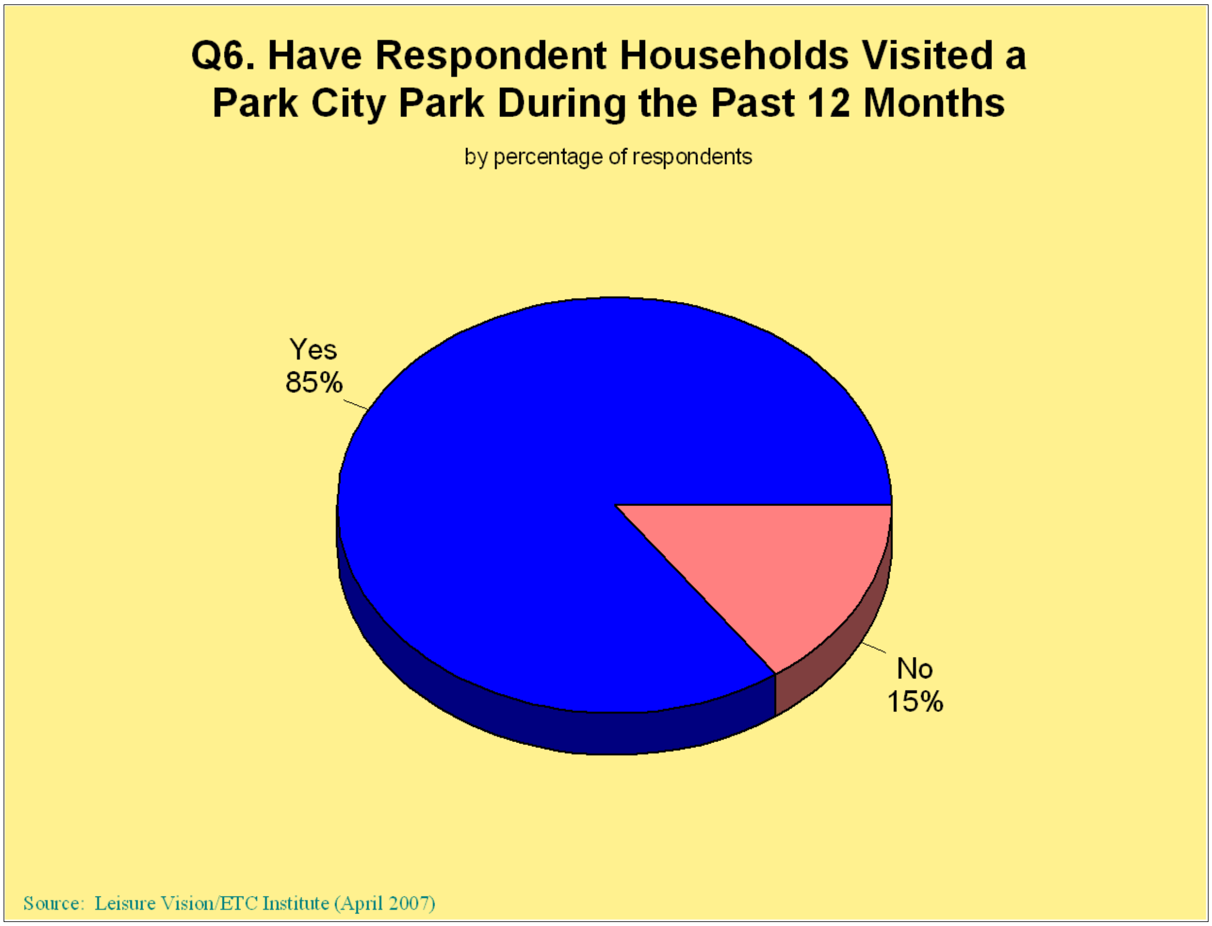
- **The most frequently mentioned ways that respondents have learned about Park City Recreation Department programs and activities are: newspaper articles (55%), Play Magazine (50%), from friends and neighbors (43%) and the radio (38%).**



Visitation of City Parks

Respondents were asked if they or members of their household have visited a Park City park during the past 12 months. The following summarizes key findings:

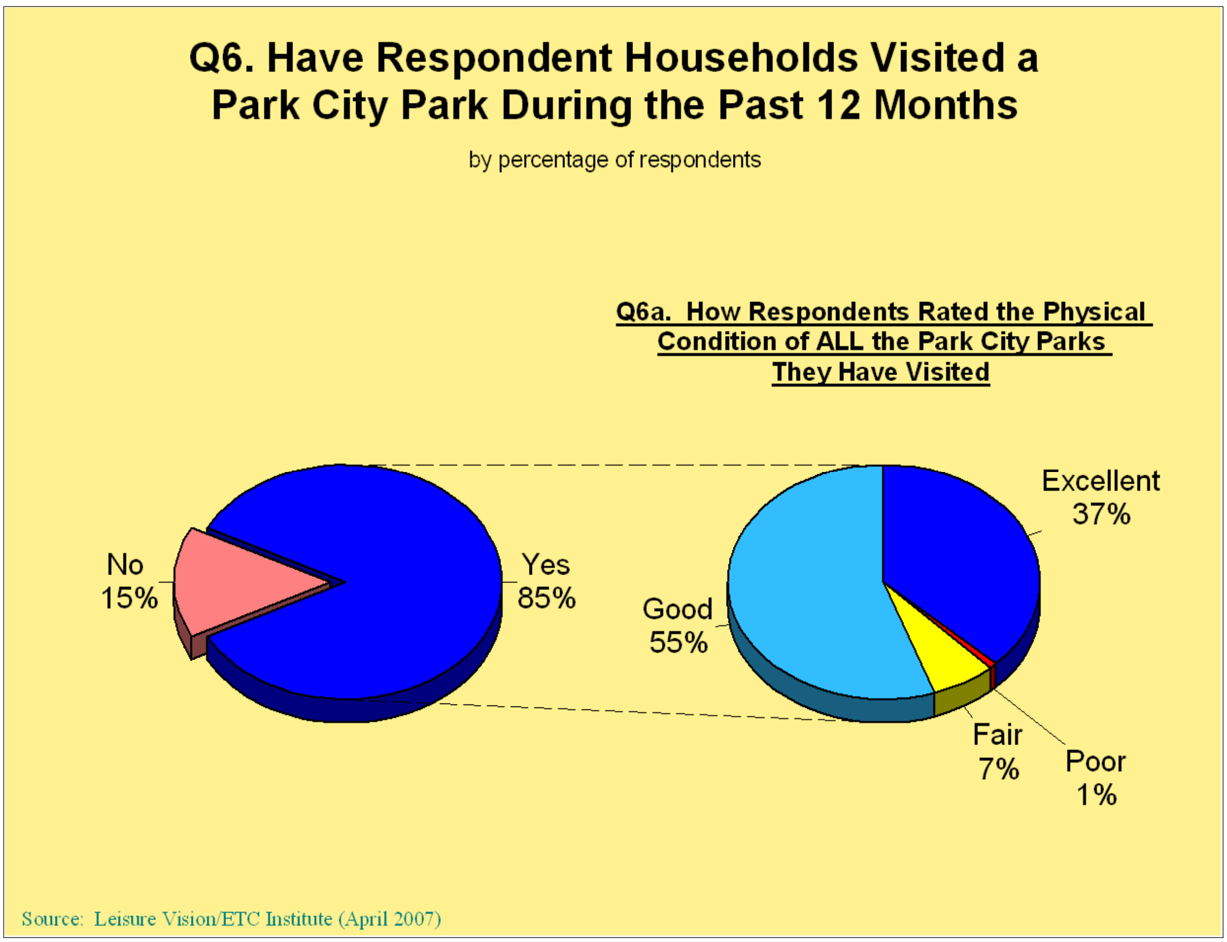
- **Eighty-five percent (85%) of respondent households have visited a Park City park during the past 12 months.**



Physical Condition of City Parks

Respondent households who have visited a City park during the past 12 months were asked how they would rate the physical condition of all the City parks they have visited. The following summarizes key findings:

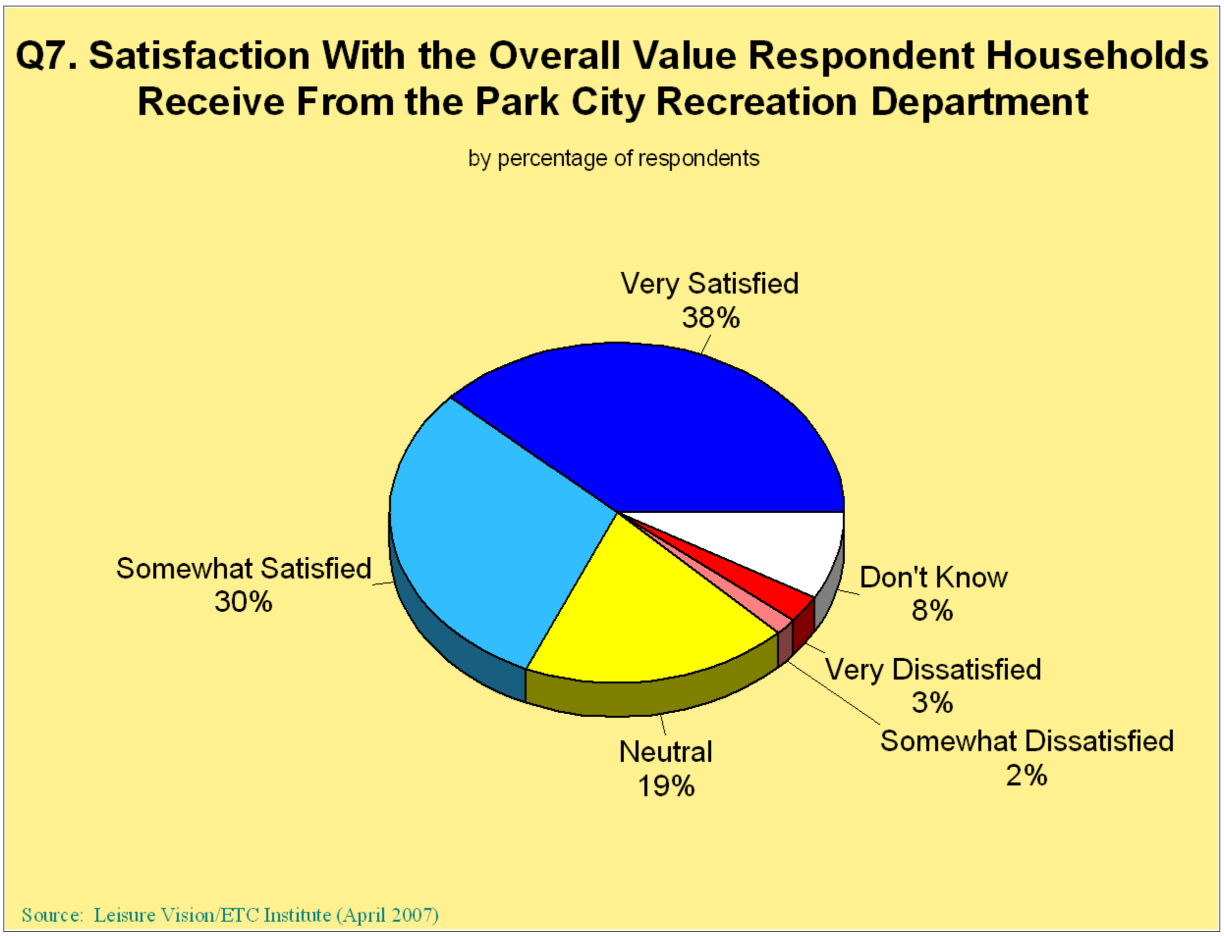
- **Of the 85% of respondent households that have visited Park City parks during the past 12 months, 92% rated the parks as either excellent (37%) or good (55%).** In addition, 7% rated the parks as fair and 1% rated them as poor.



Level of Satisfaction Received from the Park City Recreation Department

Respondents were asked to rate their level of satisfaction with the overall value their household receives from the Park City Recreation Department. The following summarizes key findings:

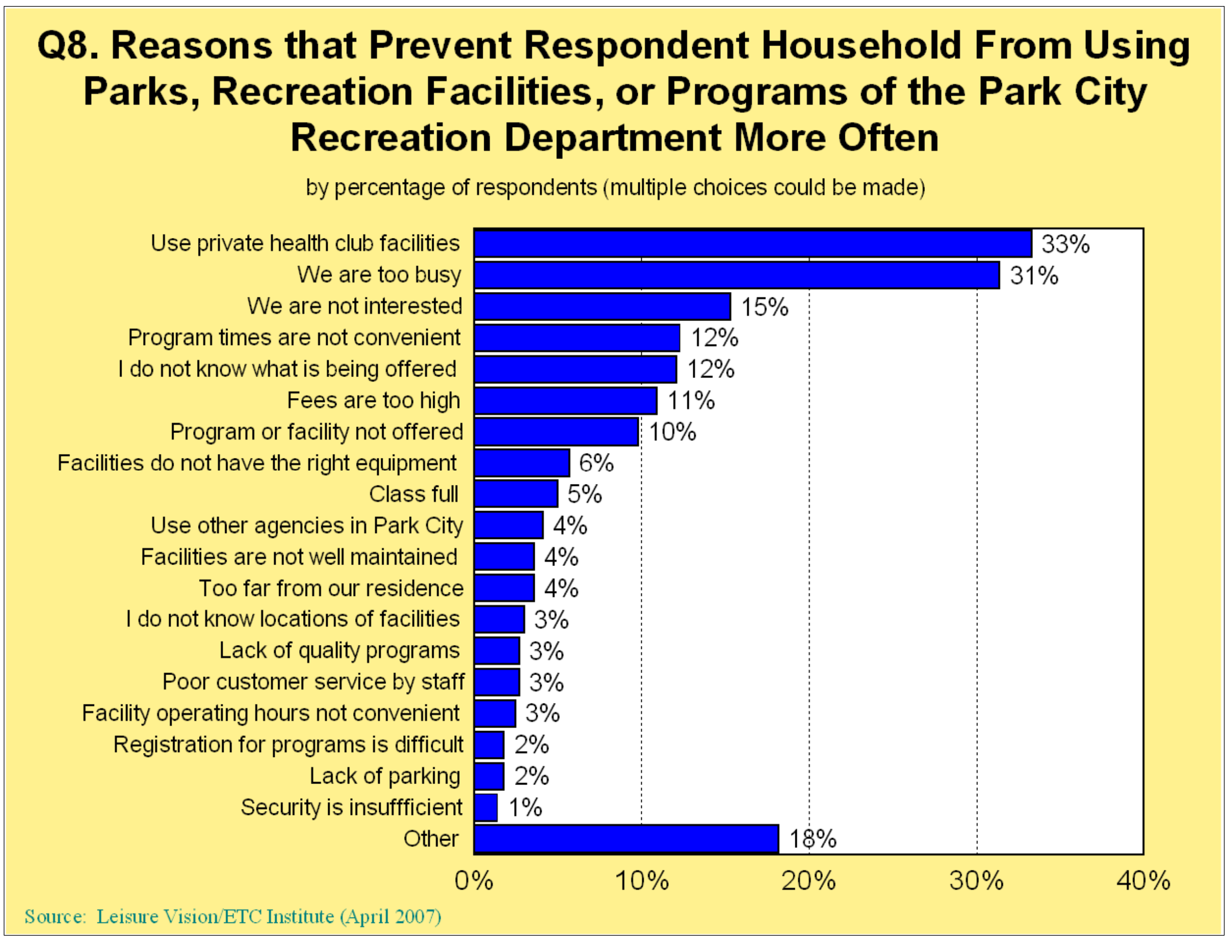
- **Sixty-eight percent (68%) of respondents indicated being either very satisfied (38%) or somewhat satisfied (30%) with the overall value their household receives from the Park City Recreation Department.** In addition, only 5% of respondents indicated being either very dissatisfied (3%) or somewhat dissatisfied (2%) with the overall value received from the Recreation Department. An additional 19% of respondents indicated "neutral" and 8% indicated "don't know".



Reasons Preventing the Use of Parks, Facilities, and Programs More Often

From a list of 19 reasons, respondents were asked to select all of the ones that prevent them and members of their household from using parks, recreation facilities, and programs of the Park City Recreation Department more often. The following summarizes key findings:

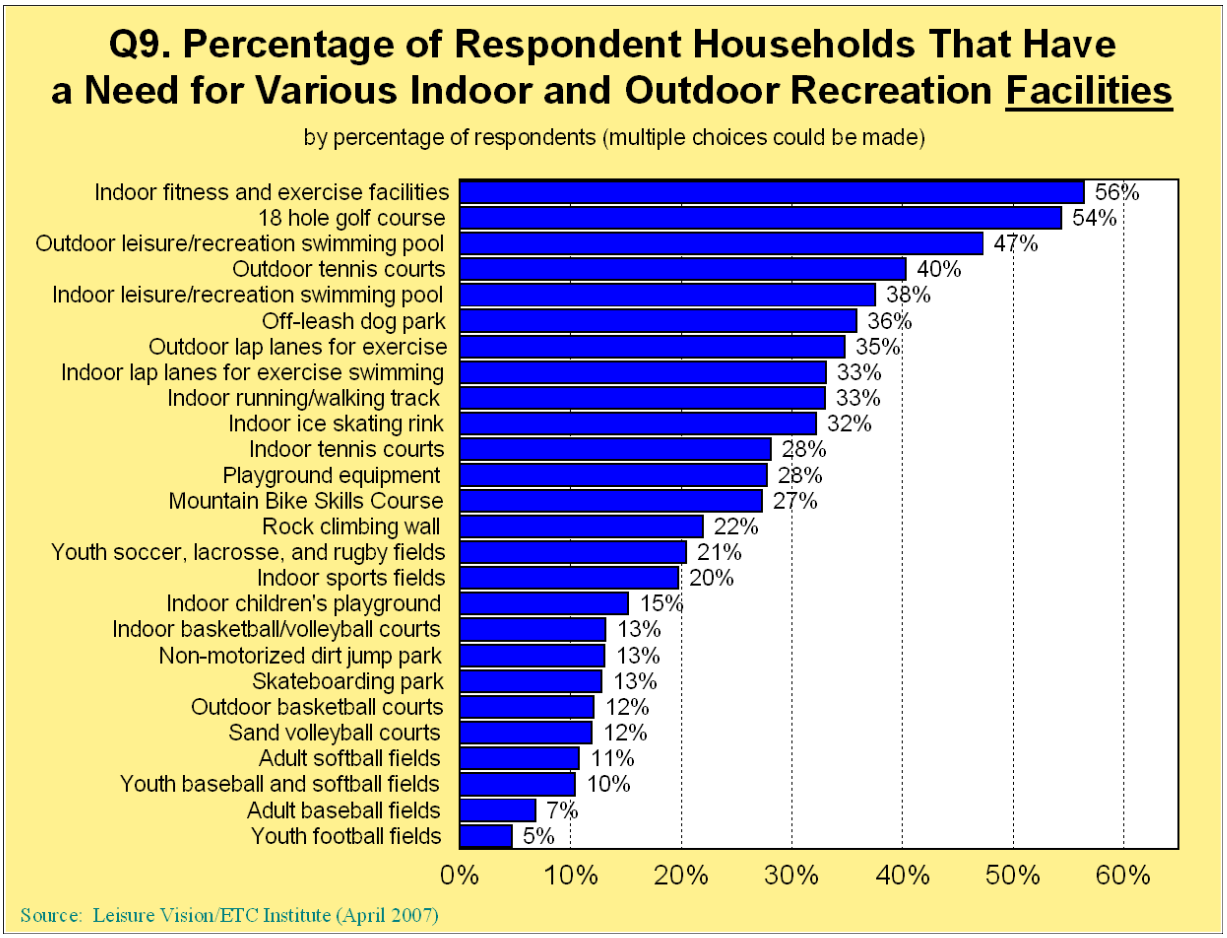
- **The reasons preventing the highest percentage of respondent households from using Park City parks, recreation facilities, and programs more often are: use private health club facilities (33%) and we are too busy (31%).**



Need For Indoor and Outdoor Recreational Facilities

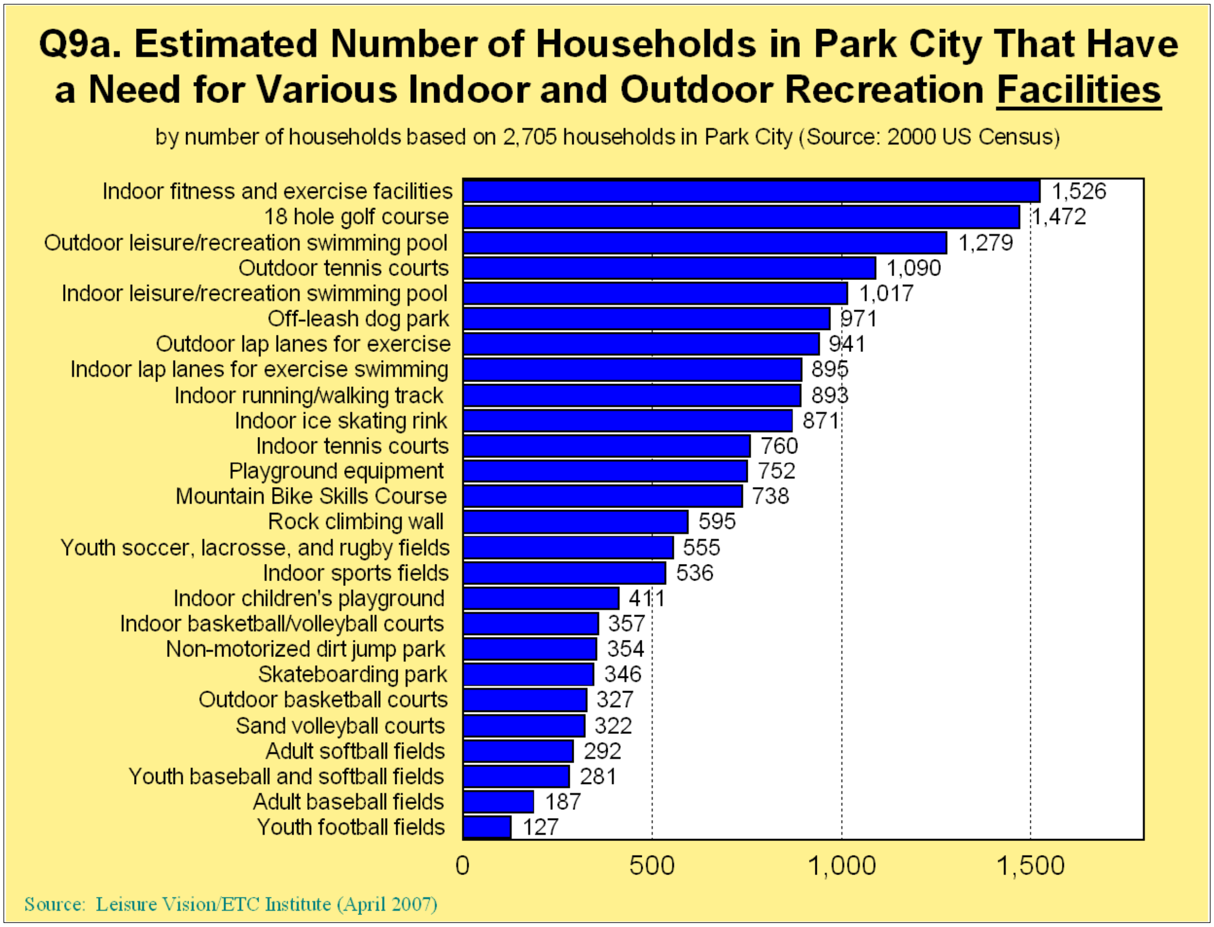
From a list of 26 various indoor and outdoor recreational facilities, respondents were asked to indicate which ones they and members of their household have a need for. The following summarizes key findings:

- **There are four indoor and outdoor recreational facilities that at least 40% of respondent households have a need for: indoor fitness and exercise facilities (56%), 18 hole golf course (54%), outdoor leisure/recreation swimming pool (47%) and outdoor tennis courts (40%).**



Need For Indoor and Outdoor Recreational Facilities in Park City

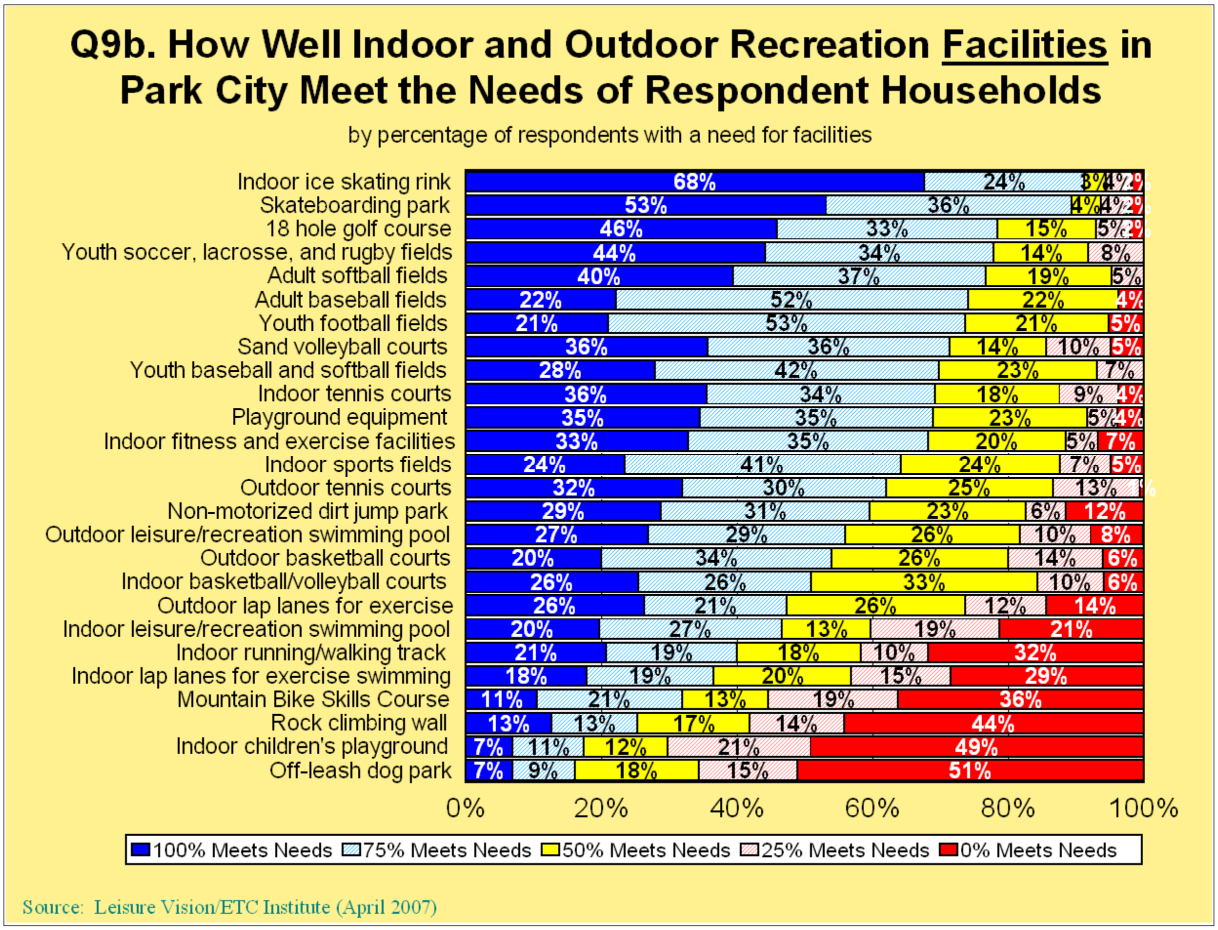
From the list of 26 indoor and outdoor recreational facilities, respondents were asked to indicate which ones they and members of their household have a need for. The graph below shows the estimated number of households in Park City that have a need for various indoor and outdoor recreational facilities, based on 2,705 households in the City.



How Well Indoor and Outdoor Recreational Facilities Meet Needs

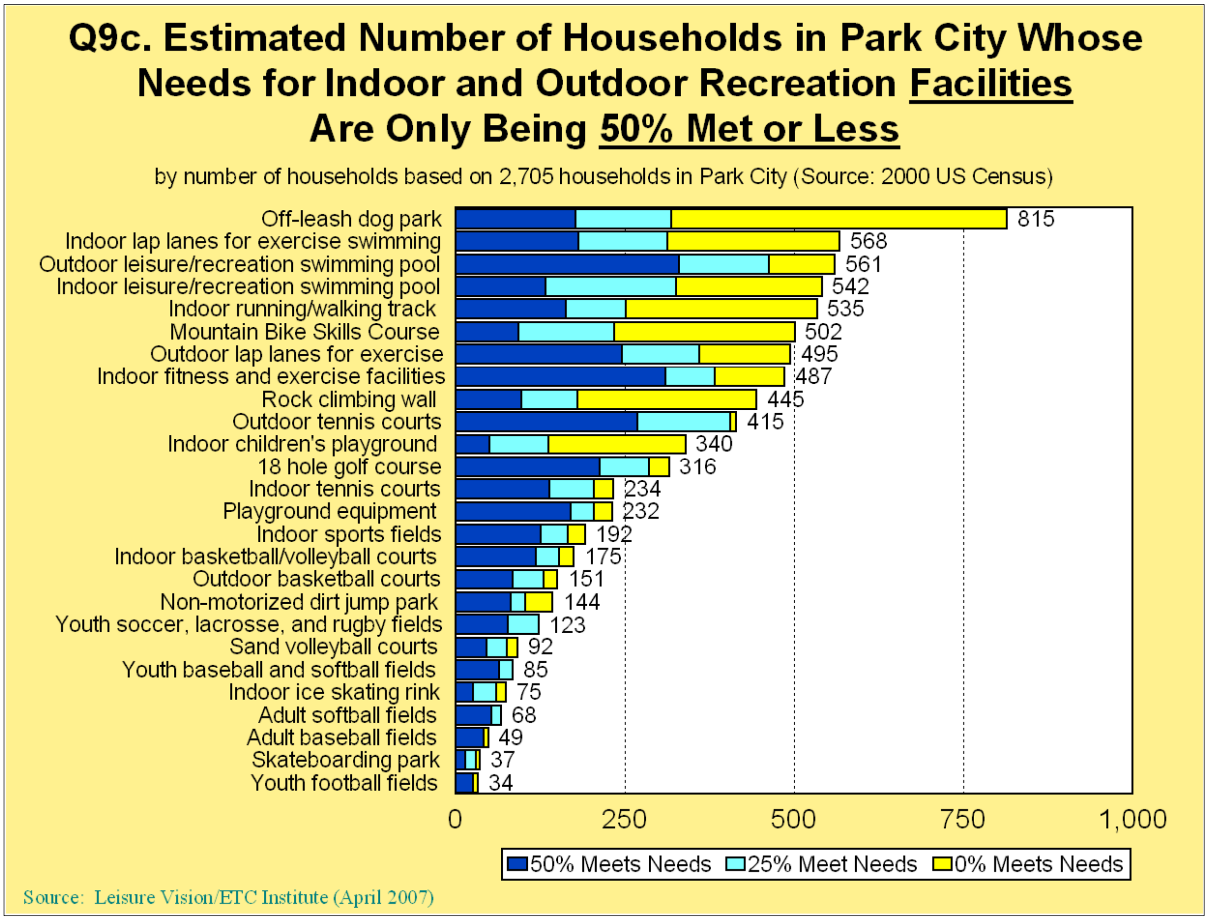
From the list of 26 indoor and outdoor recreational facilities, respondent households that have a need for facilities were asked to indicate how well those types of facilities in Park City meet their needs. The following summarizes key findings:

- **There are two indoor/outdoor facilities that completely meet the needs of over 50% of respondent households that have a need for the facility: indoor ice skating rink (68%) and skateboard park (53%).**



Park City Households with Their Facility Needs Being 50% Met or Less

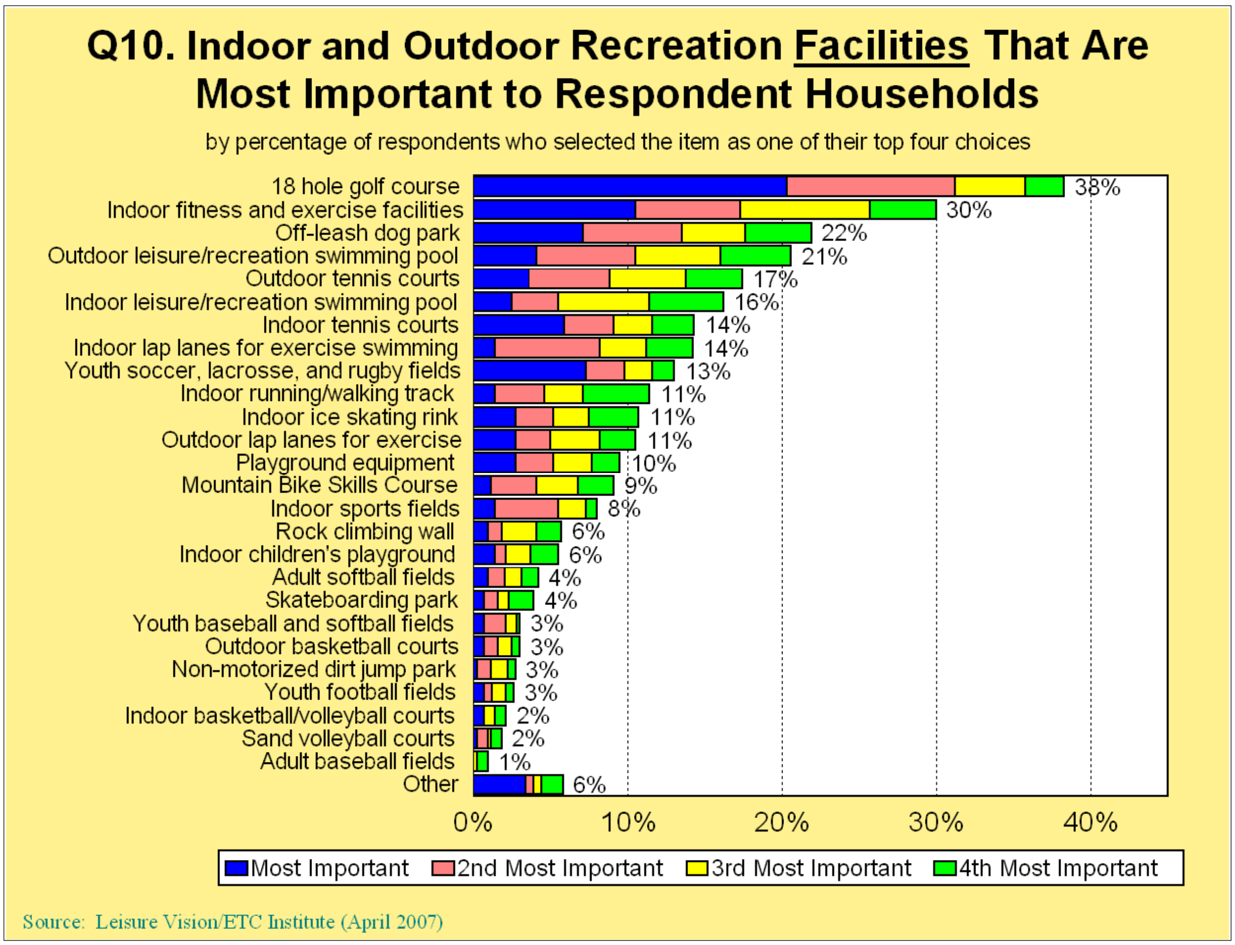
From the list of 26 indoor and outdoor recreational facilities, respondent households that have a need for facilities were asked to indicate how well those types of facilities in Park City meet their needs. The graph below shows the estimated number of households in Park City whose needs for facilities are only being 50% met or less, based on 2,705 households in the City.



Most Important Indoor and Outdoor Recreation Facilities

From the list of 26 indoor and outdoor recreational facilities, respondents were asked to select the four facilities that are most important to their household. The following summarizes key findings:

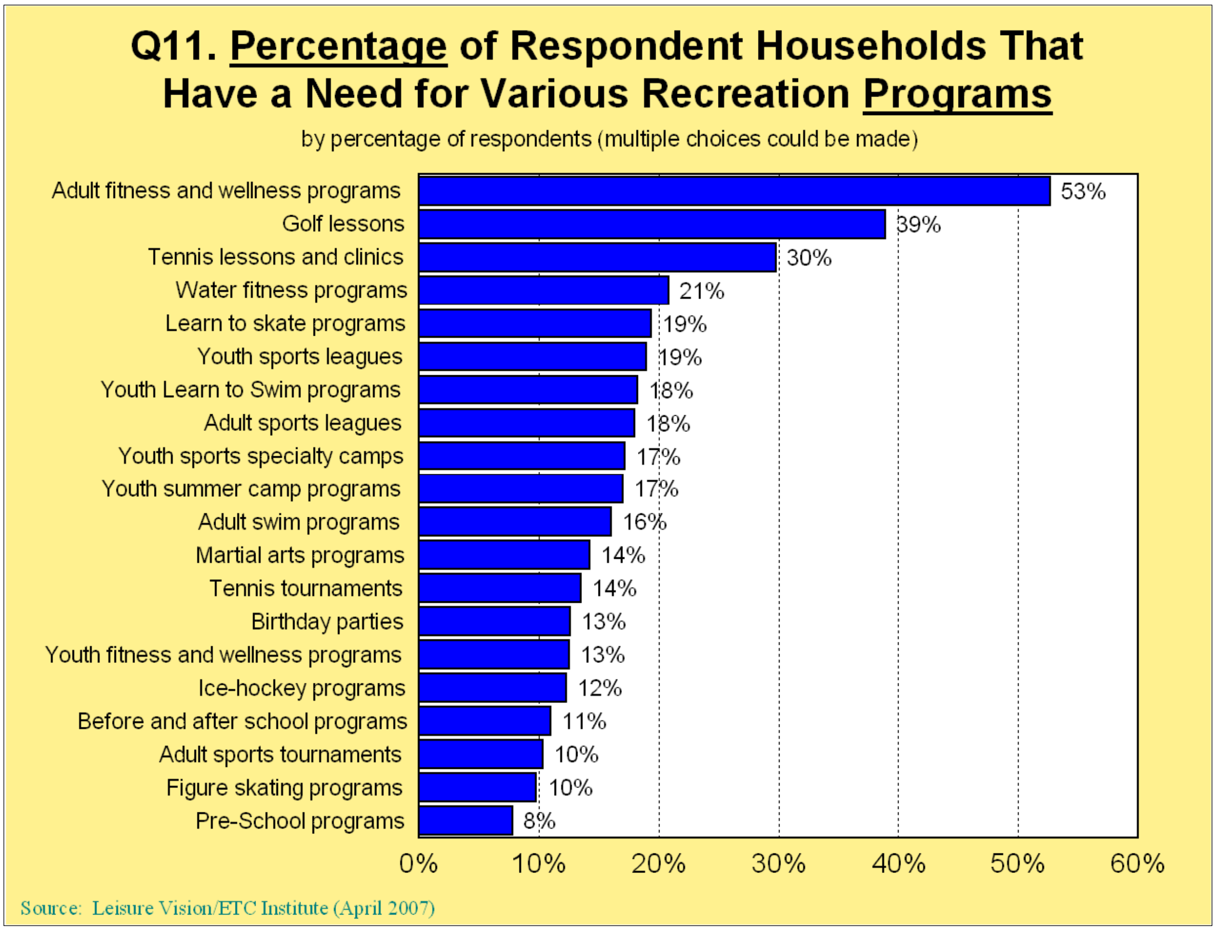
- **Based on the sum of their top 4 choices, the facilities that are most important to respondent households are: 18 hole golf course (38%), indoor fitness and exercise facilities (30%), off-leash dog park (22%) and outdoor leisure/recreation swimming pool (21%).** It should also be noted that an 18 hole golf course had the highest percentage of respondents select it as their first choice as the most important indoor/outdoor recreational facility.



Need For Recreation Programs

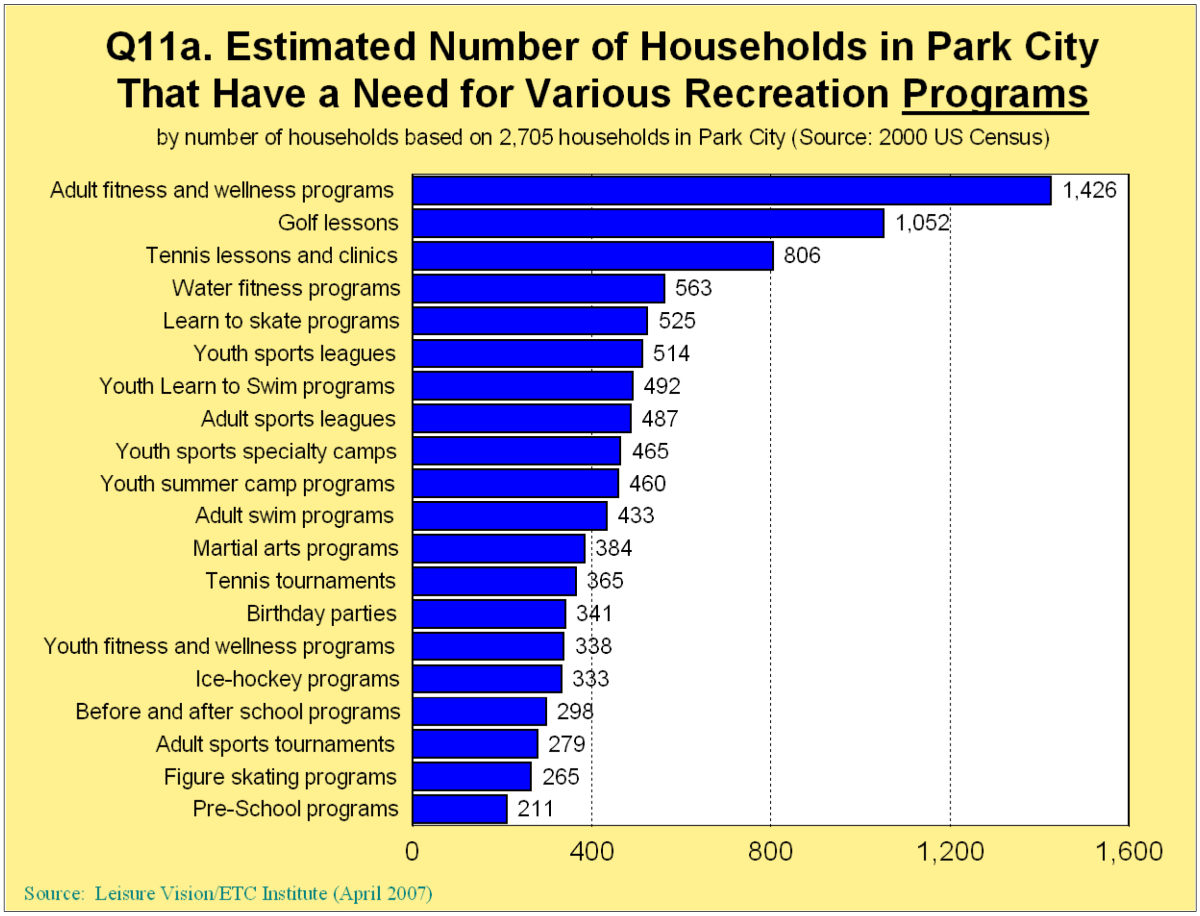
From a list of 20 recreation programs, respondents were asked to indicate all of the ones that they and members of their household have a need for. The following summarizes key findings:

- **There are three recreation programs that at least 30% of respondent households have a need for: adult fitness and wellness programs (53%), golf lessons (39%), and tennis lessons and clinics (30%).**



Need For Recreation Programs in Park City

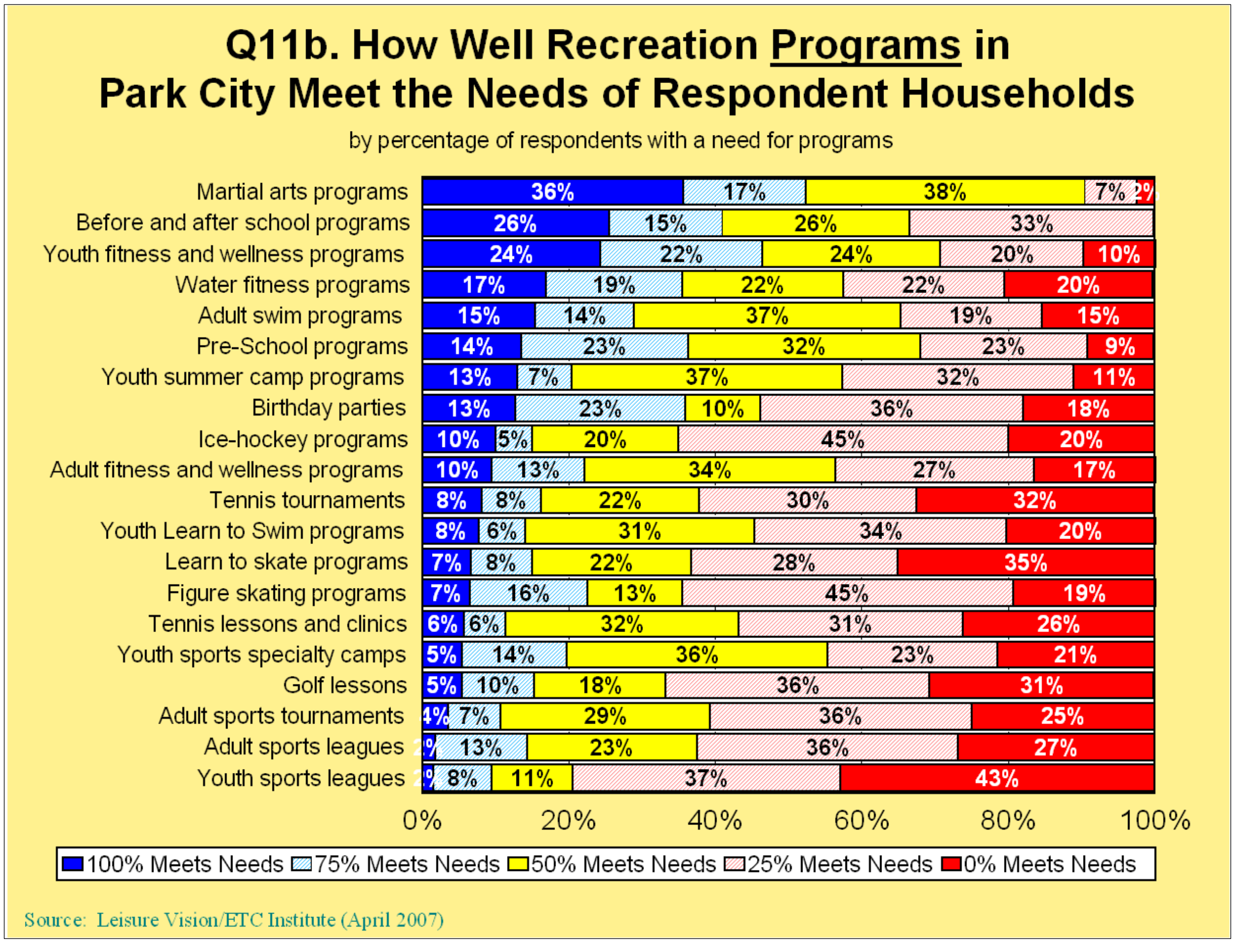
From the list of 20 recreation programs, respondents were asked to indicate which ones they and members of their household have a need for. The graph below shows the estimated number of households in Park City that have a need for recreation programs, based on 2,705 households in the City.



How Well Recreation Programs Meet Needs

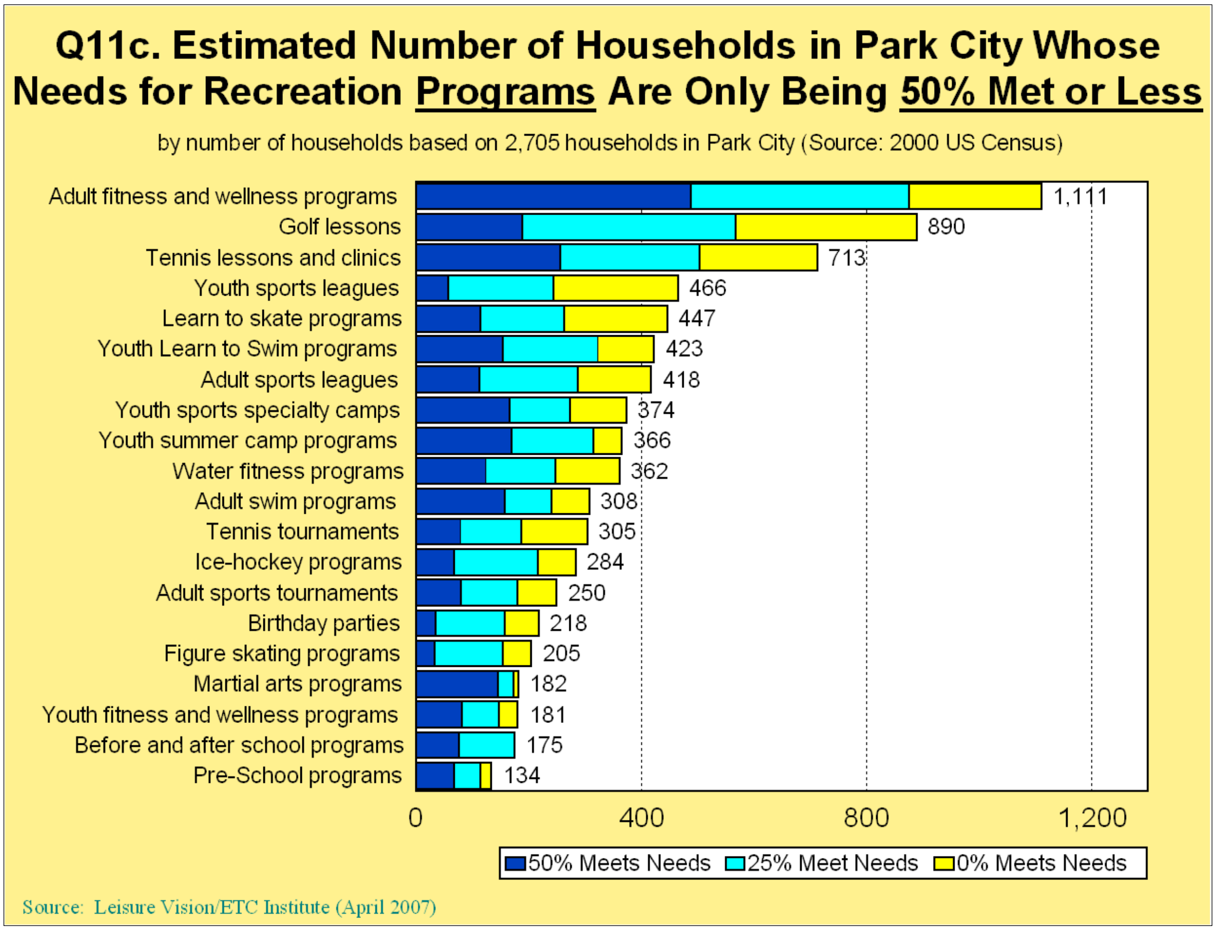
From the list of 20 recreation programs, respondent households that have a need for programs were asked to indicate how well those types of programs in Park City meet their needs. The following summarizes key findings:

- **All 20 programs have less than 40% of respondents indicate the program completely meets the needs of their household.**



Park City Households with Their <u>Program</u> Needs Being <u>50% Met or Less</u>

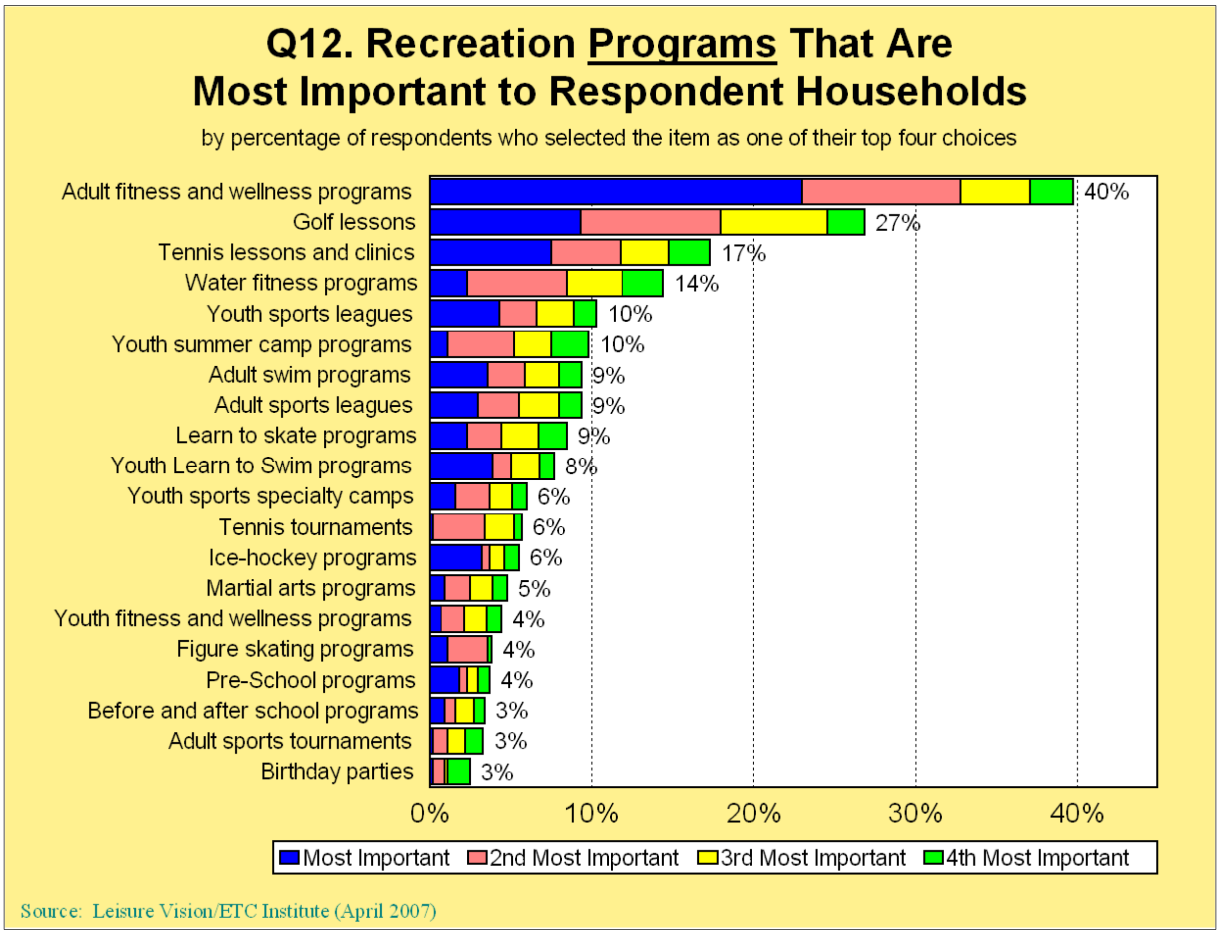
From the list of 20 recreation programs, respondent households that have a need for programs were asked to indicate how well those programs meet their needs. The graph below shows the estimated number of households in Park City whose needs for programs are only being 50% met or less, based on 2,705 households in the City.



Most Important Recreation Programs

From the list of 20 recreation programs, respondents were asked to select the four that are most important to their household. The following summarizes key findings:

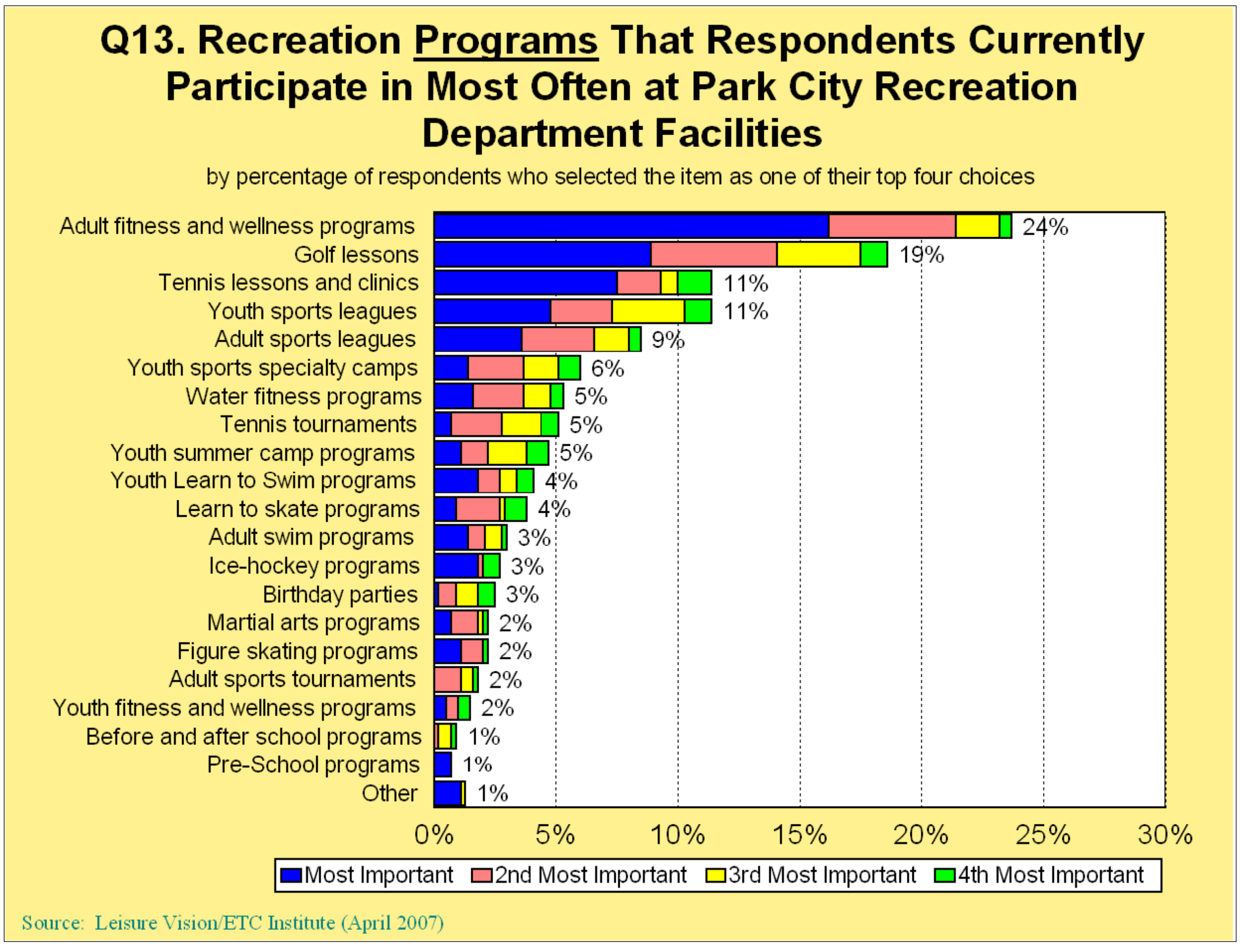
- **Based on the sum of their top 4 choices, the programs that are most important to respondent households are: adult fitness and wellness programs (40%), golf lessons (27%), and tennis lessons (17%).** It should also be noted that adult fitness and wellness programs had the highest percentage of respondents select it as their first choice as the most important program.



***<u>Programs</u>* Respondents Currently Participate in Most Often**

From the list of 20 recreation <u>programs</u>, respondents were asked to select the four that their household currently participates in most often at Park City Recreation Department facilities. The following summarizes key findings:

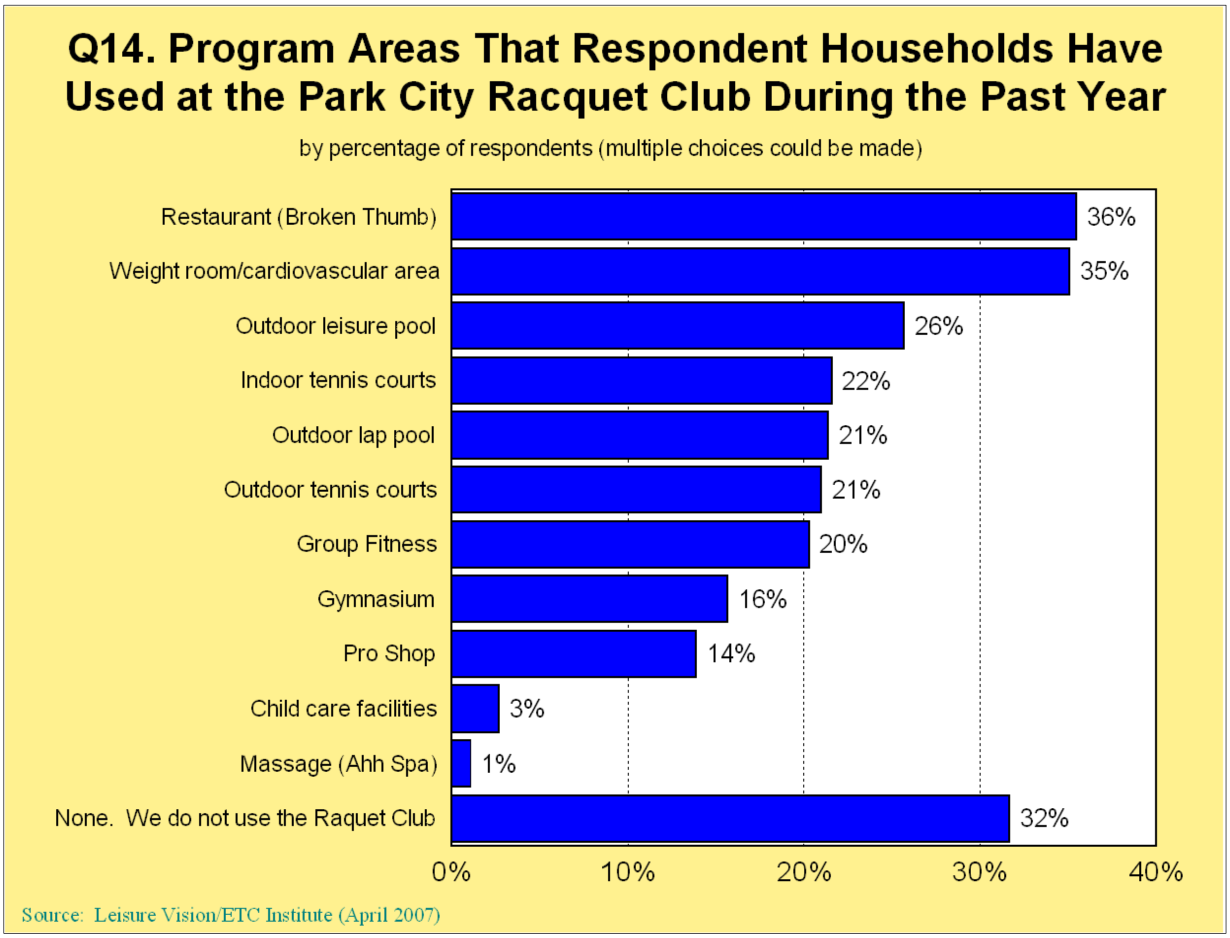
- **Based on the sum of their top 4 choices, the programs that respondent households currently participate in most often at Park City Recreation Department facilities are: adult fitness and wellness programs (24%) and golf lessons (19%).** It should also be noted that adult fitness and wellness programs had the highest percentage of respondents select it as their <u>first choice</u> as the program they currently participate in most often at Park City Recreation Department facilities.



Programming Areas Used at the Park City Racquet Club

From a list of 11 major programming areas at the Park City Racquet Club, respondents were asked to indicate all of the areas that members of their household have used during the past 12 months. The following summarizes key findings:

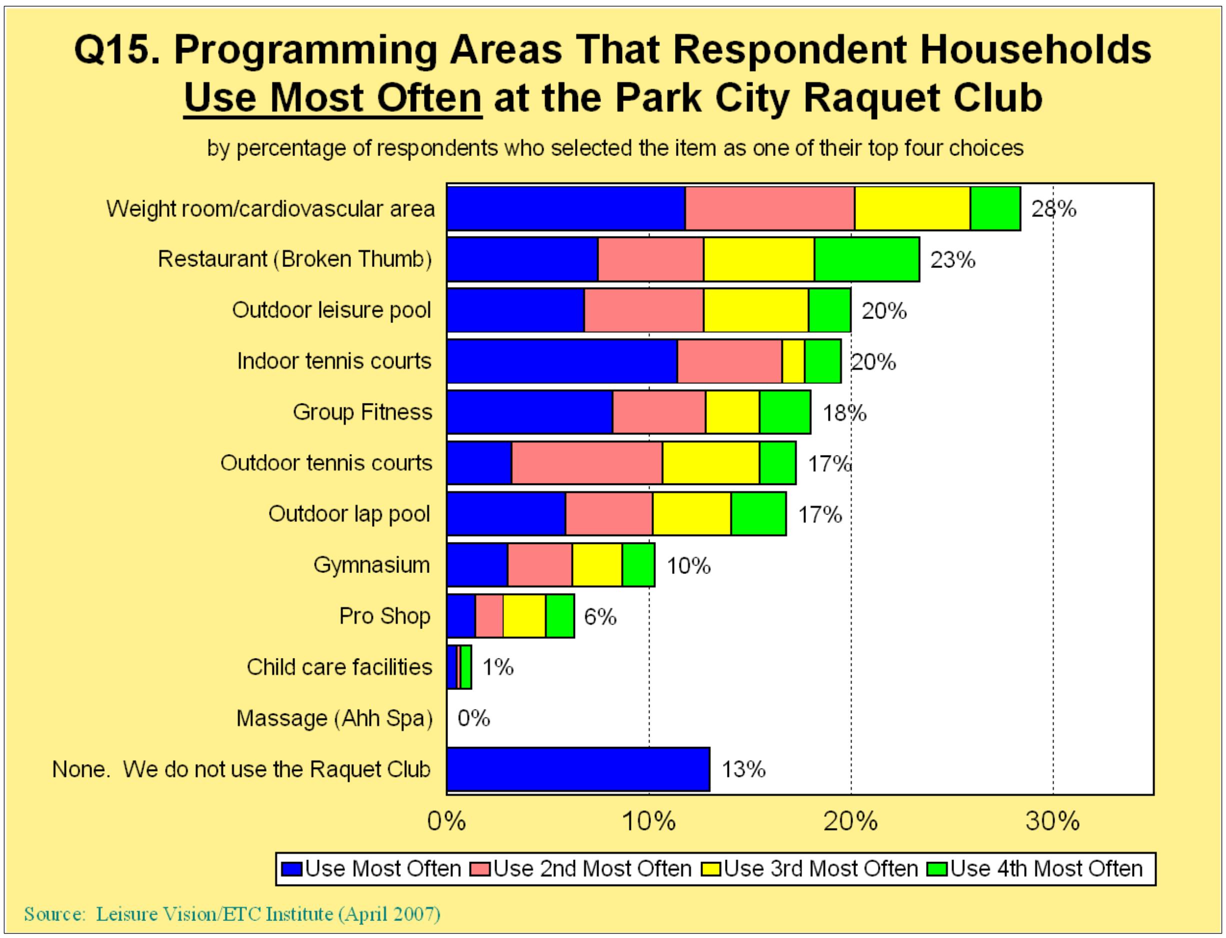
- **The programming areas that the highest percentage of respondent households have used during the past 12 months at the Park City Racquet Club are: restaurant – Broken Thumb (36%), weight room/cardiovascular area (35%) and outdoor leisure pool (26%).**



Programming Areas Used Most Often

From the list of 11 major programming areas at the Park City Racquet Club, respondents were asked to indicate the four they use most often at the Park City Racquet Club. The following summarizes key findings:

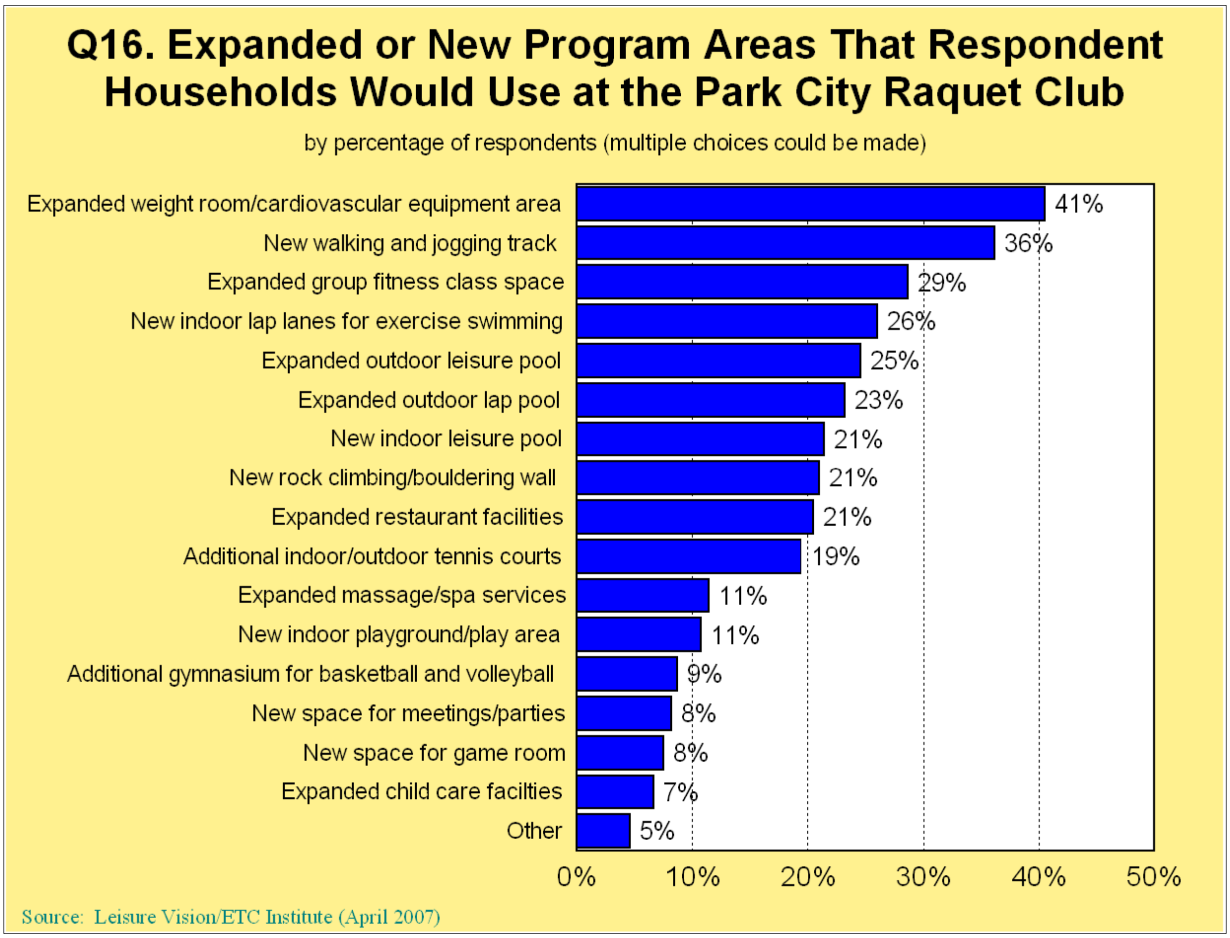
- **Based on the sum of their top 4 choices, the programming areas that respondent households use most often at the Park City Racquet Club are: weight room/cardiovascular area (28%), restaurant – Broken Thumb (23%), outdoor leisure pool (20%) and indoor tennis court (20%).** It should also be noted that weight room/cardiovascular area and indoor tennis courts had the highest percentage of respondents select them as their first choice as the areas they use most often at the Park City Racquet Club.



Expanded or New Programming Areas Respondents Would Use

From a list of 16 programming areas that could be expanded or added at the Park City Racquet Club, respondents were asked to select all of the areas that members of their household would use. The following summarizes key findings:

- **The programming areas that the highest percentage of respondent households would use if expanded or added at the Park City Racquet Club are: expanded weight room/cardiovascular area (41%) new walking and jogging track (36%) and expanded group fitness class space (29%).**

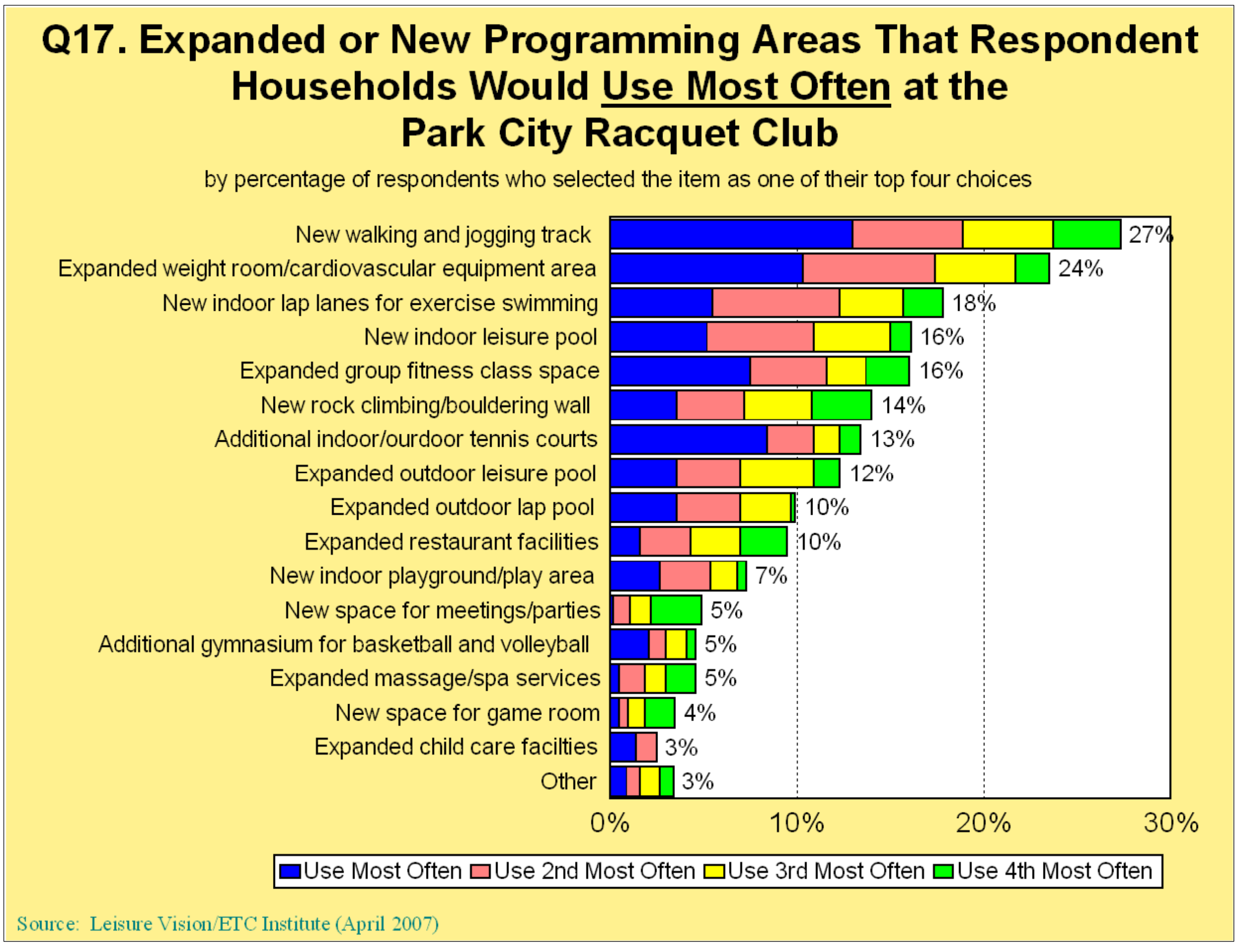


Expanded or New Programming Areas Respondents Would Use Most Often

From a the list of 16 programming areas that could be expanded or added at the Park City Racquet

Club, respondents were asked to select the four that members of their household use most often at the Park City Racquet Club. The following summarizes key findings:

- **Based on the sum of their top 4 choices, the programming areas that respondent households would use most often if expanded or added at the Park City Racquet Club are: new walking and jogging track (27%), expanded weight room/cardiovascular area (24%), and new indoor lap lanes for exercise swimming (18%).** It should also be noted that new walking and jogging track had the highest percentage of respondents select it as their first choice as the area they use most often at the Park City Racquet Club.

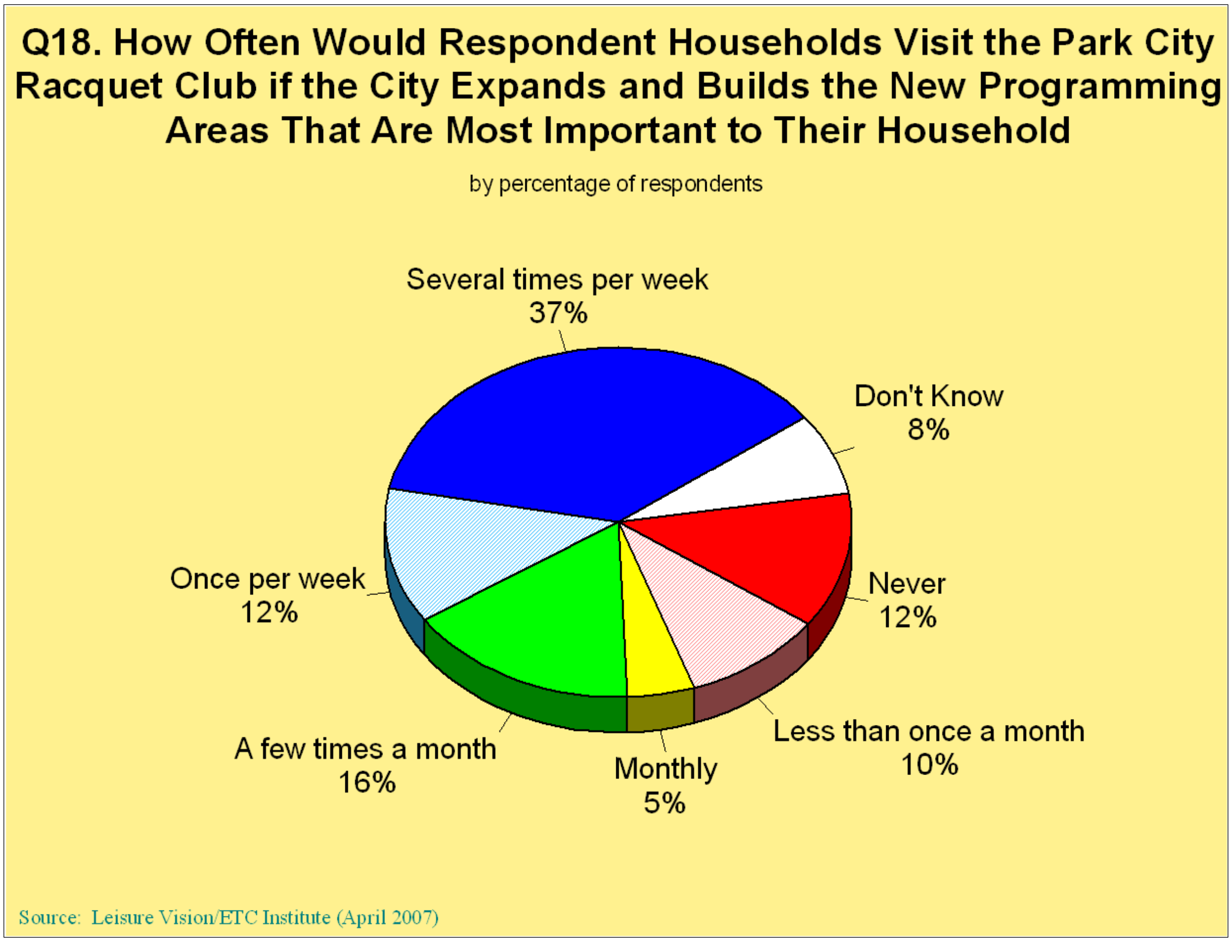


How Often Respondent Households Would Visit Park City Racquet Club

Respondents were asked how often their household would visit the Park City Racquet Club if it expands and builds new programming areas that are most important to them and members of their household.

The following summarizes key findings:

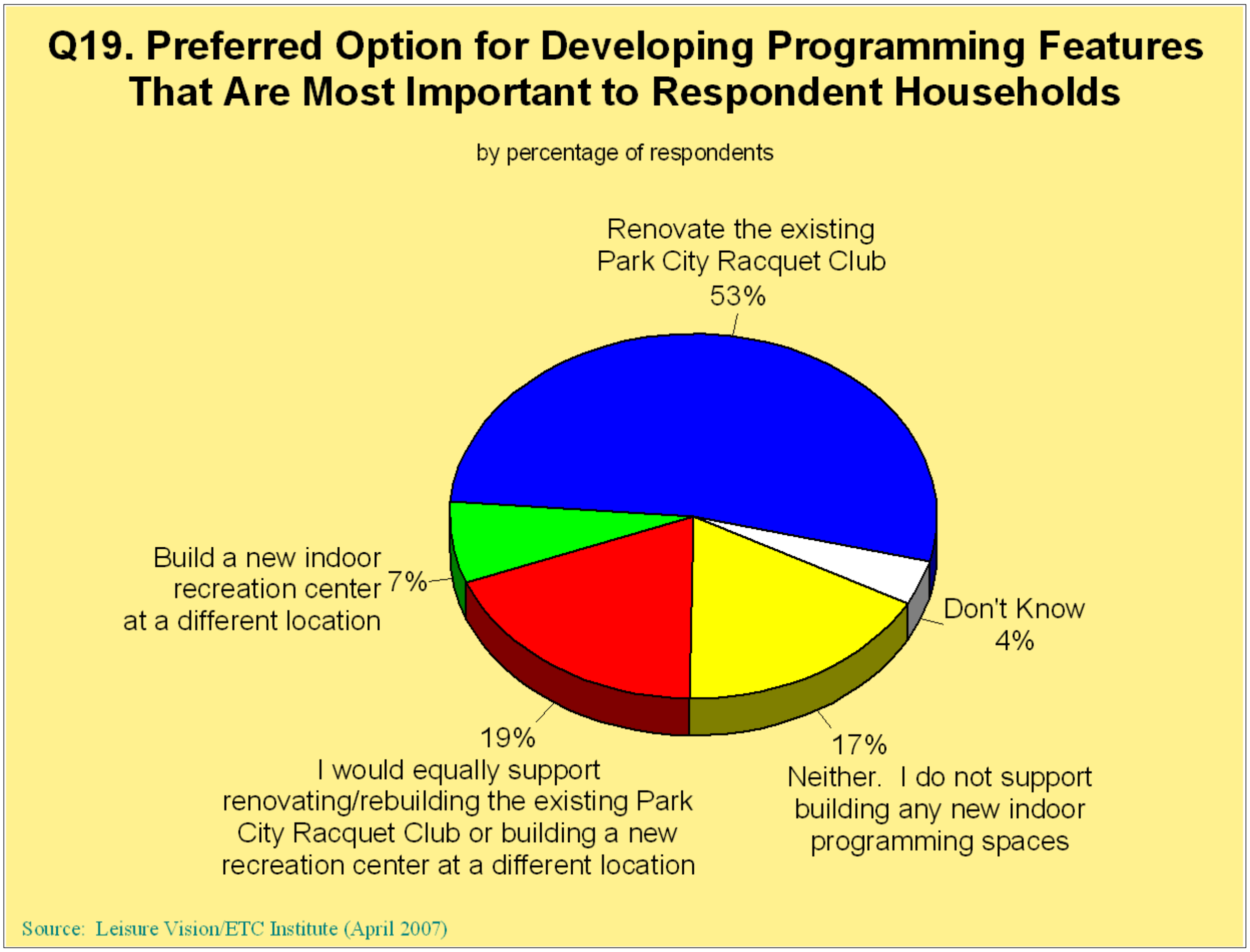
- **Sixty-five percent (65%) of respondent households would visit the Park City Racquet Club at least a few times a month if it expands and builds the programming areas most important to them.** In addition, 49% of respondent households would use the Park City Racquet Club at least once per week, and 37% would use it several times per week.



Options for Developing Programming Features

From a list of four options regarding the Park City Racquet Club, respondents were asked to indicate which option they would prefer to develop the programming features that are most important to their household. The following summarizes key findings:

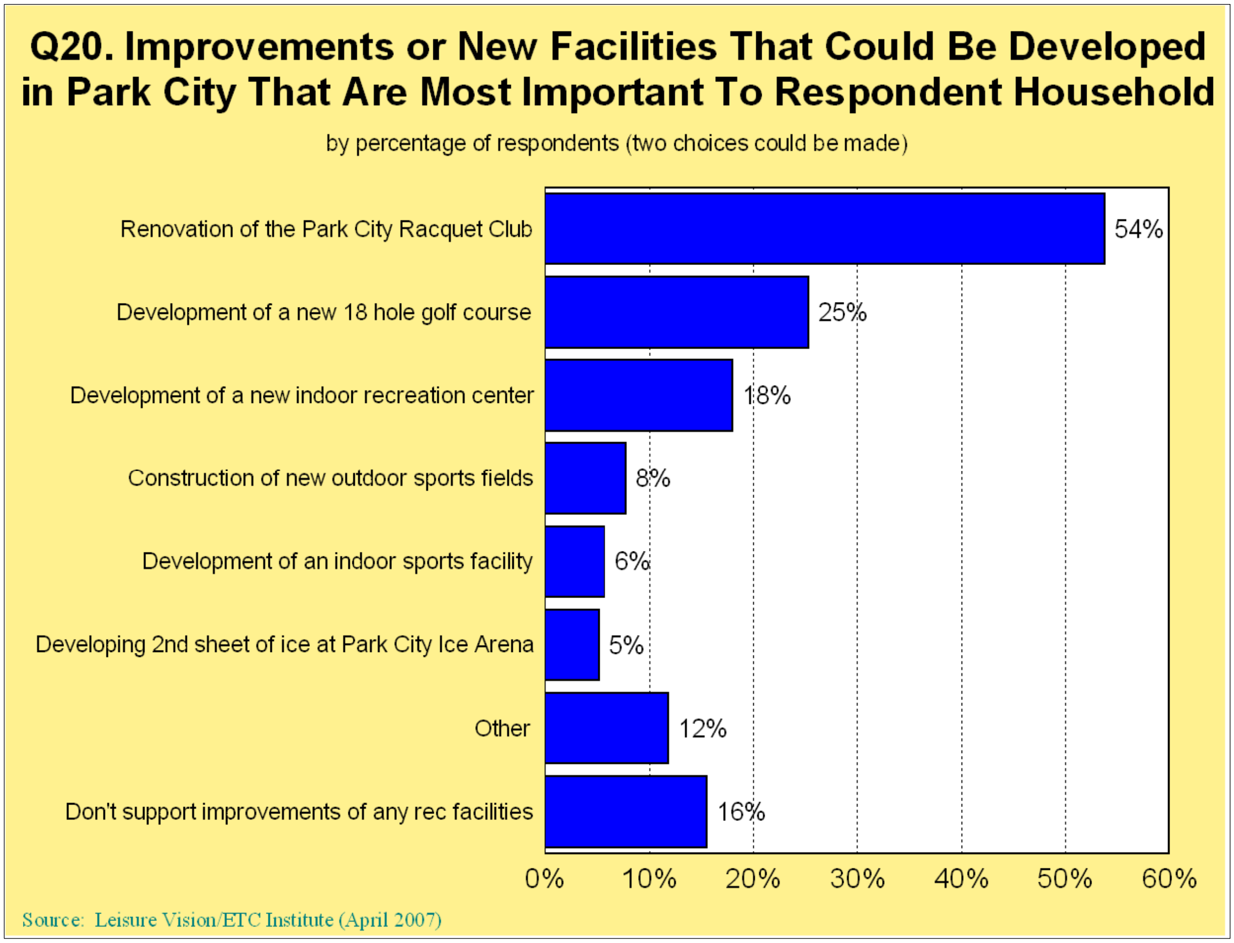
- **Fifty-three percent (53%) of respondents prefer renovating the existing Park City Racquet Club.**



Potential Major Improvements in Park City

From a list of six major improvements of new outdoor and indoor recreation, fitness, and aquatic facilities that could be developed in Park City, respondents were asked to select the <u>two</u> improvements or new facilities that are most important to their household. The following summarizes key findings:

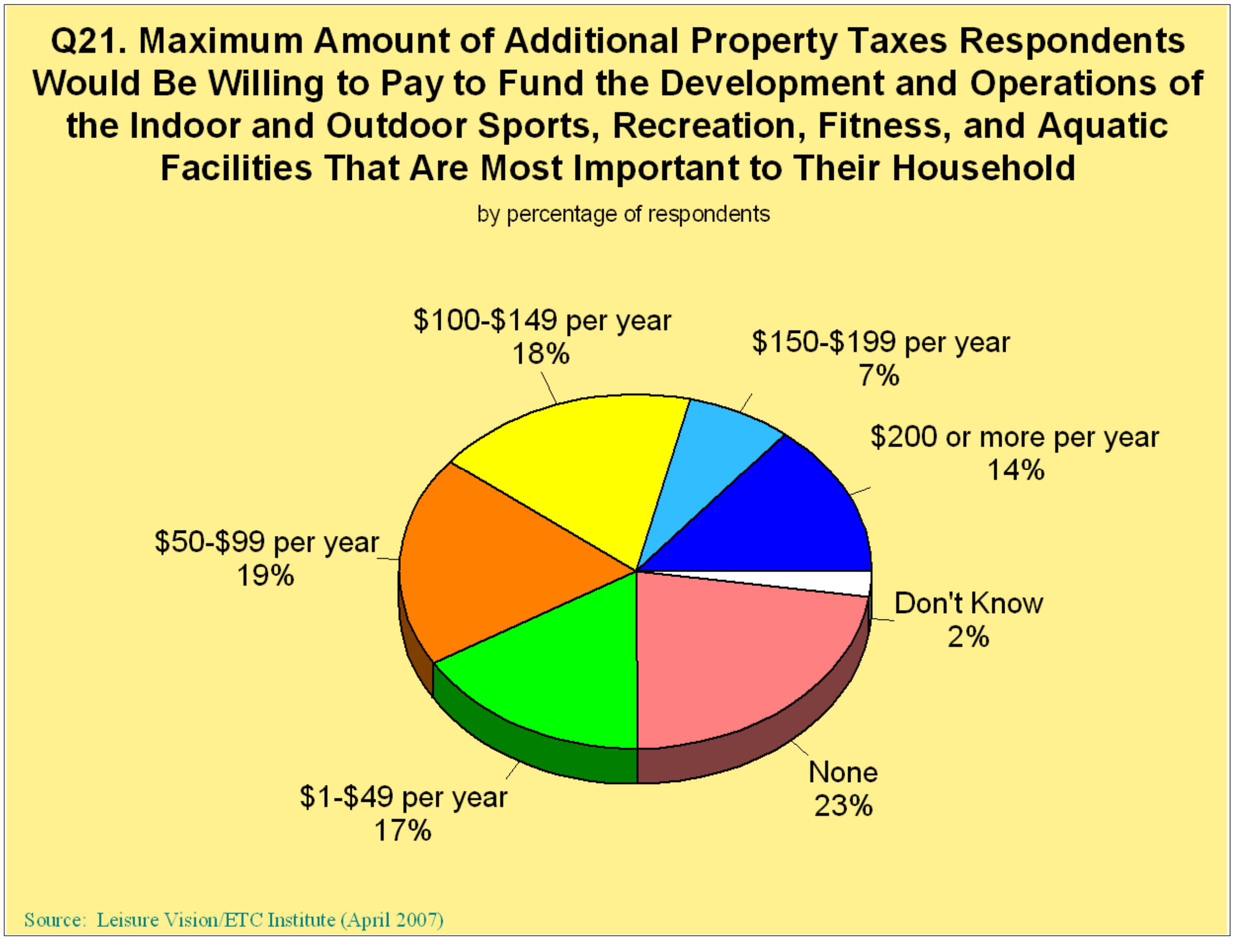
- **Based on the sum of their top two choices, the renovation of the Park City Racquet Club (54%) was rated as the most important improvement that could be developed in Park City.**



Paying Additional Property Taxes

Respondents were asked to indicate the maximum amount of additional annual property taxes they would be willing to pay to fund the development and operations of the indoor and outdoor sports, recreation, fitness, and aquatic facilities that are most important to their household. The following summarizes key findings:

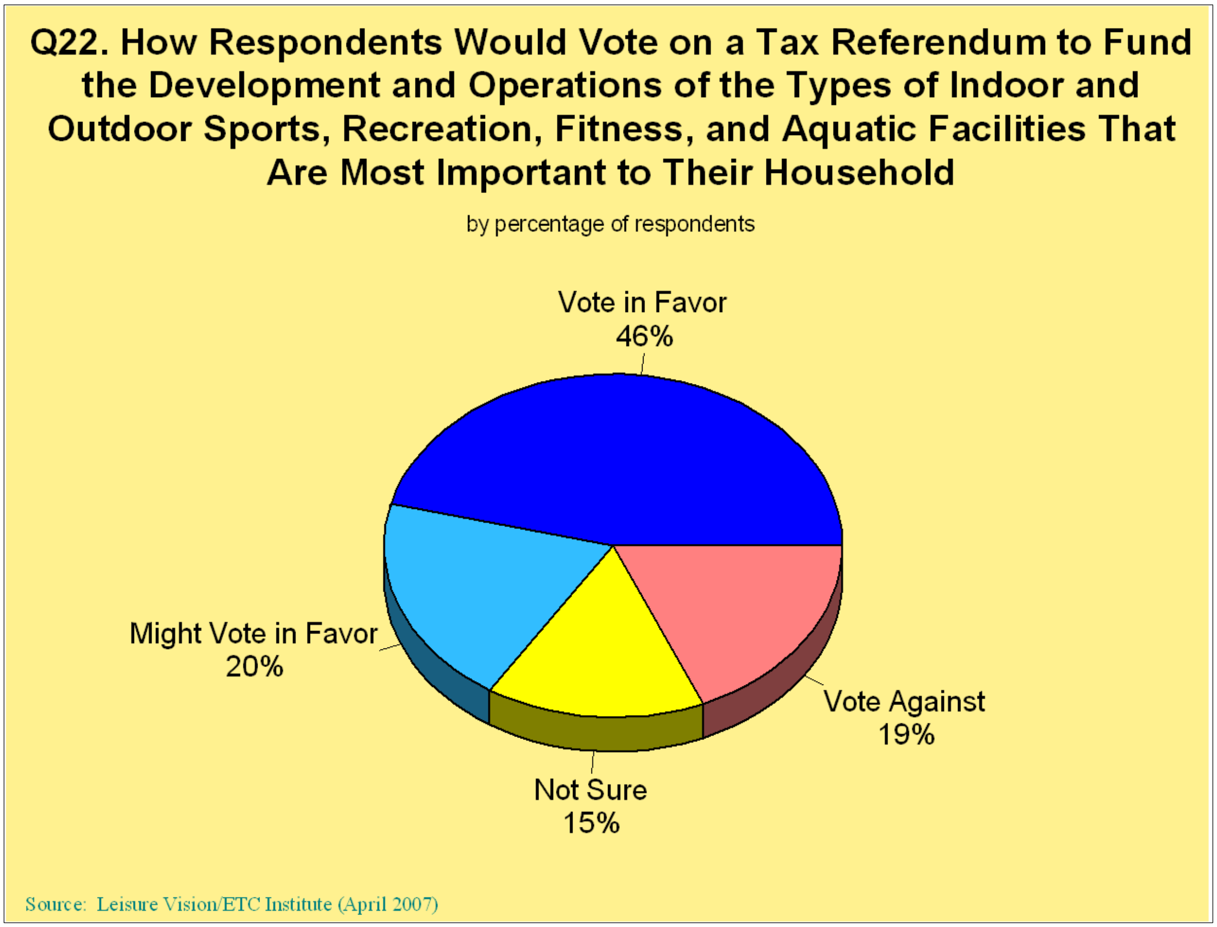
- **Fifty-eight percent (58%) of respondents indicated they would pay at least $50 per year in additional property taxes to fund the development and operations of the indoor and outdoor sports, recreation, fitness, and aquatic facilities that are most important to their household.**



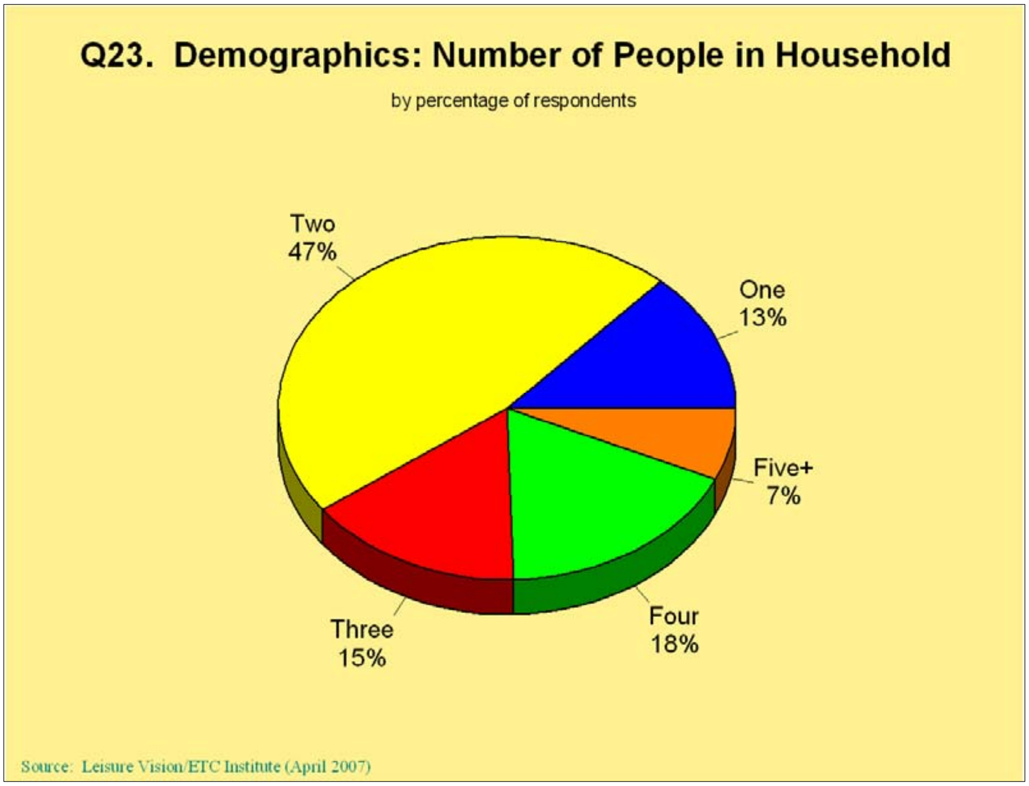
Voting on a Tax Referendum

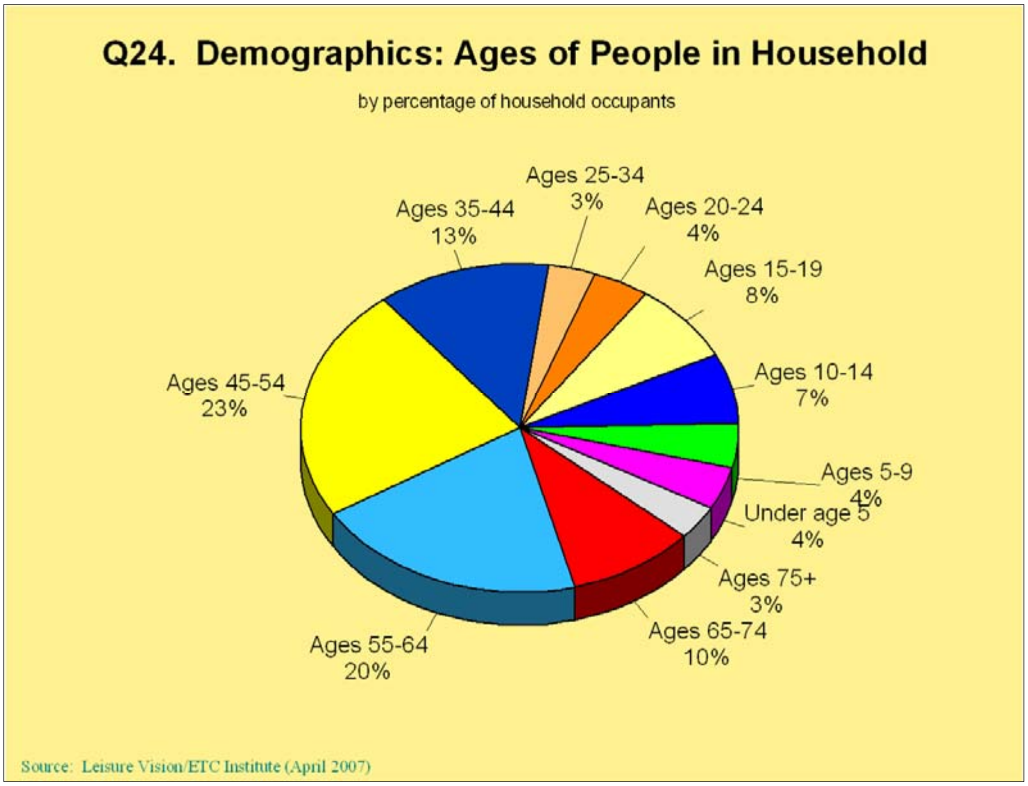
Respondents were asked how they would vote on a tax referendum to fund the development and operations of the types of indoor and outdoor sports, recreation, fitness, and aquatic facilities that are most important to their household and for the amount of additional property taxes they're willing to pay. The following summarizes key findings:

- **Sixty-six percent (66%) of respondents would either vote in favor (46%) or might vote in favor (20%) of a tax referendum to fund the development and operations of the most important types of facilities.** In addition, 19% of respondents would vote against the tax referendum, and 15% indicated "not sure".

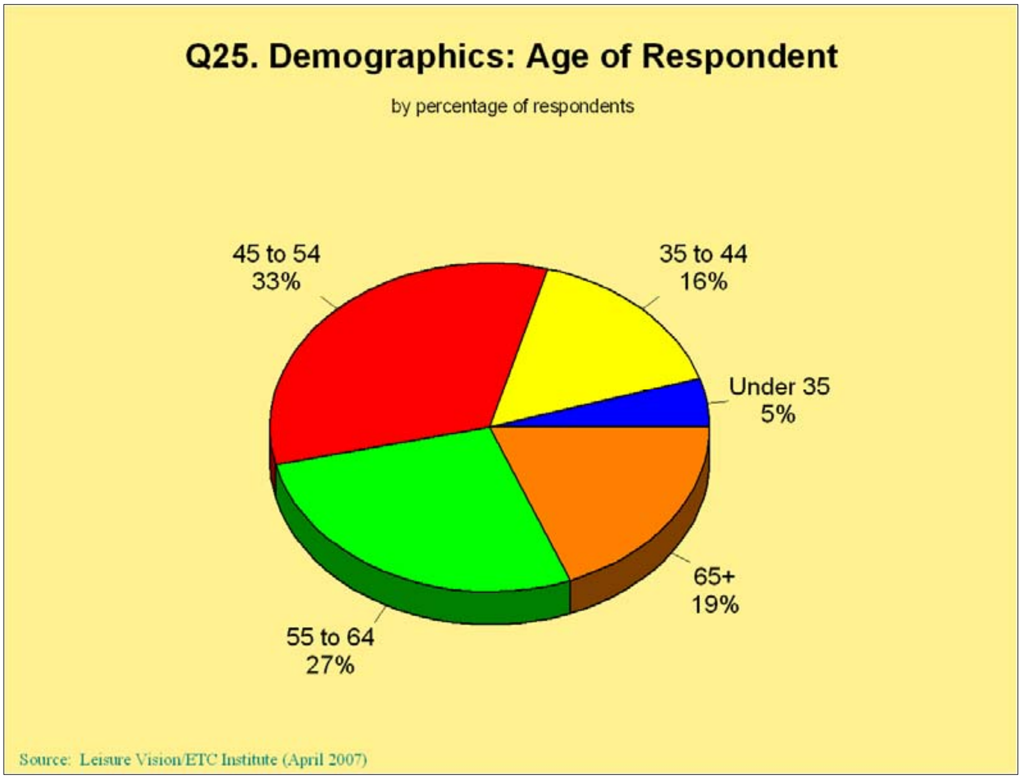


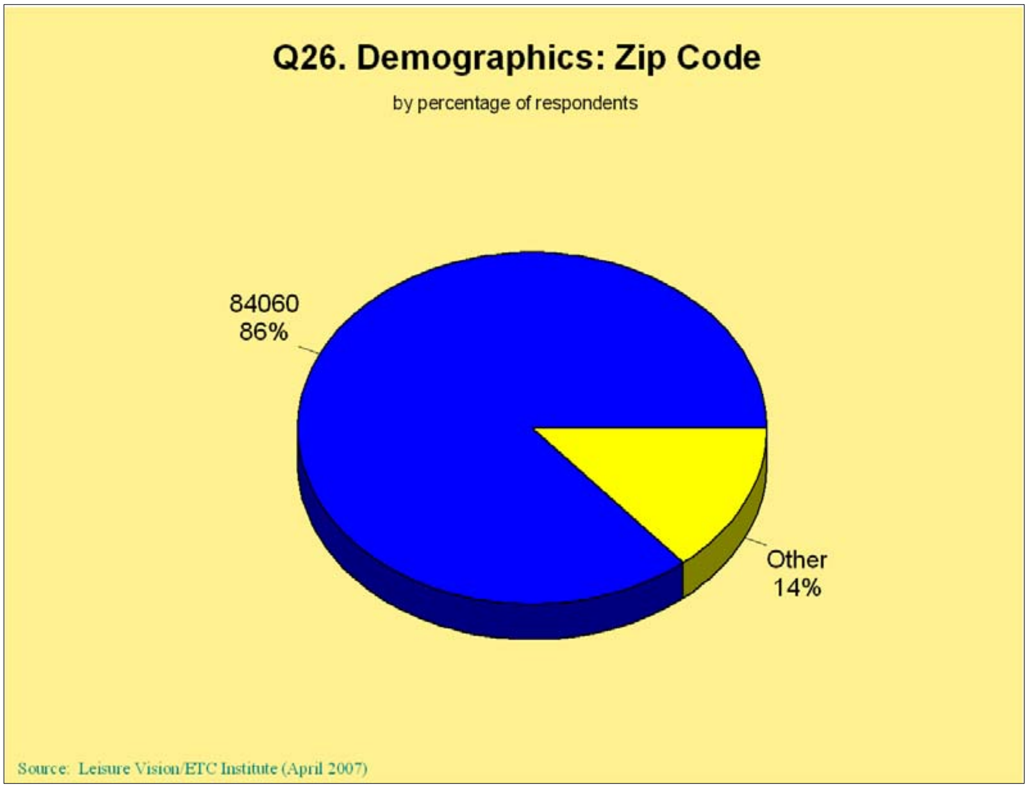
Demographics



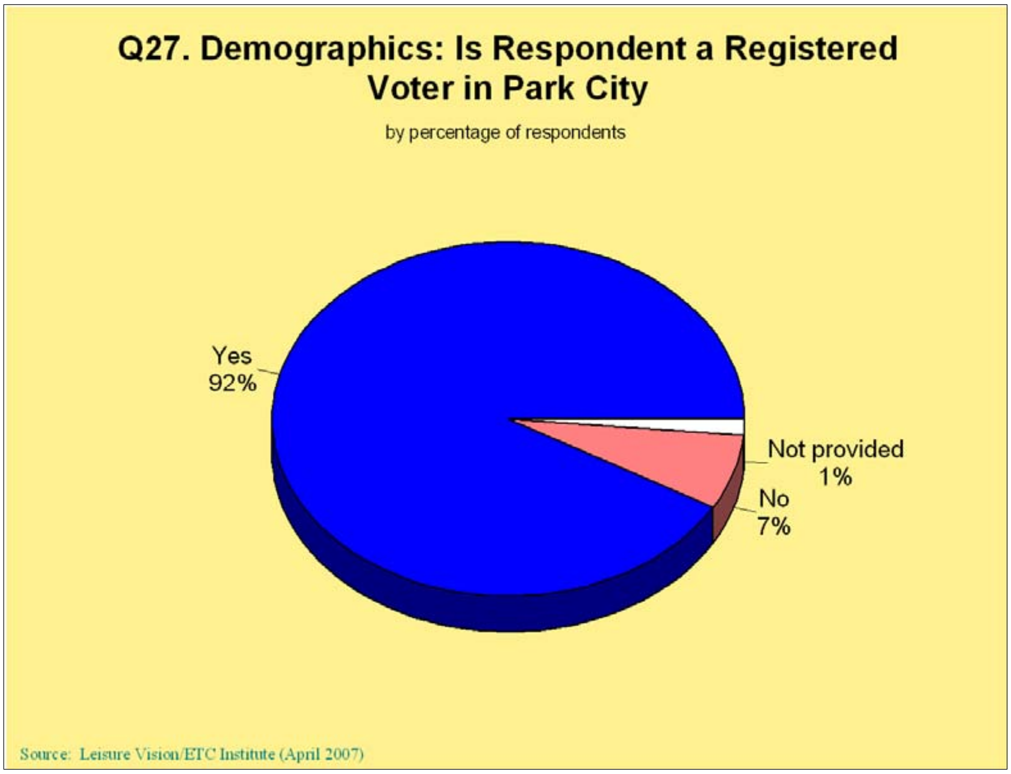


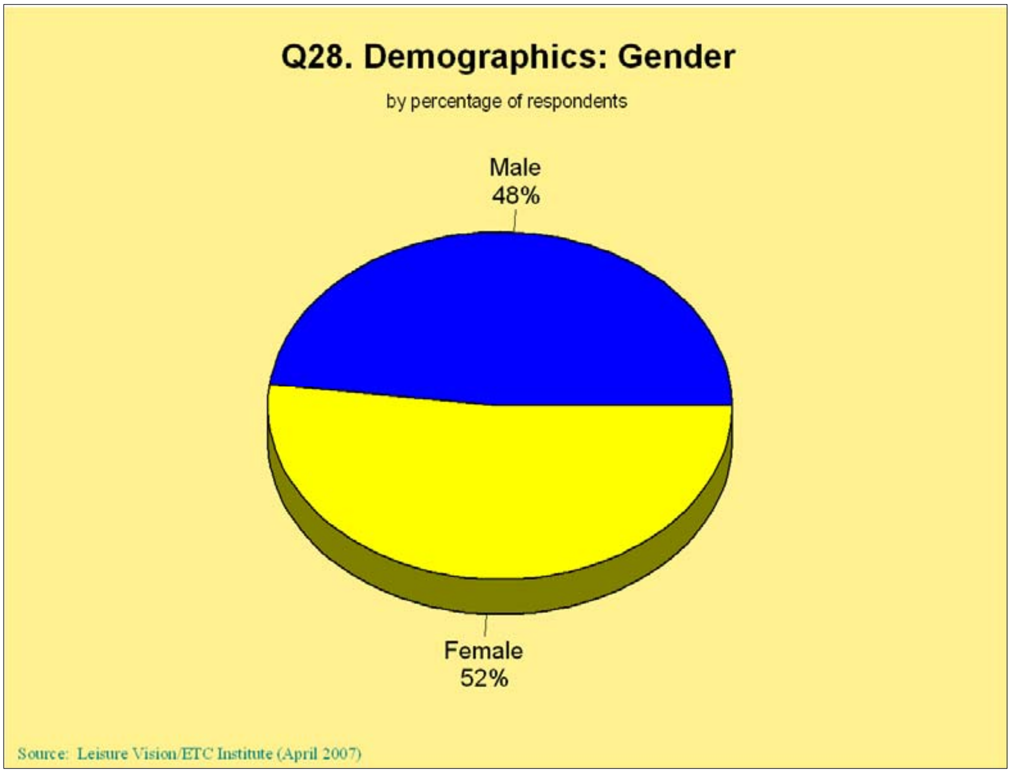
Demographics (Continued)





Demographics (Continued)

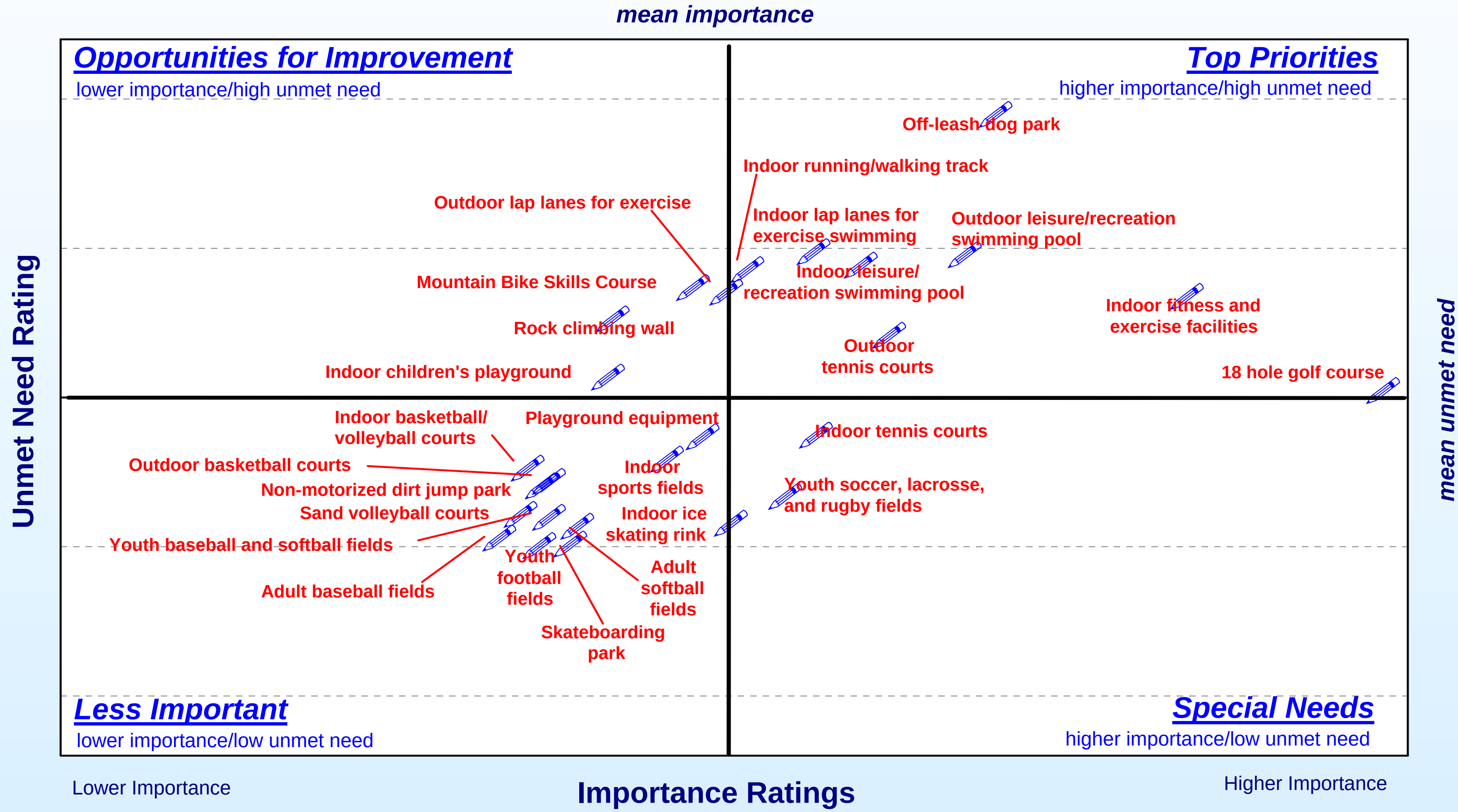




Attachment H

Importance-Unmet Need Assessment Matrix for Park City Parks and Recreation Facilities

(points on the graph show deviations from the mean importance and unmet need ratings given by respondents to the survey)



Source: Leisure Vision/ETC Institute (April 2007)

Attachment I

May 14, 2008

Park City Racquet Club
Renovation Open House

Name: Anonymous
Comment: Clean up.

Name: Kelly Cronley
Comment: Needs to incorporate cardio/fitness/weights into one space or adjacent spaces. It needs to be easy to get from cardio to weights. Leave room for stretching/sit up mats in cardio/fitness areas so that you don't have to squeeze mats in between machines. Would prefer an indoor lap pool to the surf rider. Outdoor fitness patio is a good idea, but may want to consider enclosed space with windows that can open. A fully open patio may not be able to be used enough to be worthwhile.

Name: Julie DeBlane
Comment: Love the Flowrider! Keep it bright and open! Restaurant on main level of facility that could be accessed from pool areas and inside and weight room with natural light.

Name: Todd
Comment: Squash and/or Racquetball!

Name: Scott & Carol Loomis
Comment: Consider phases of the project to keep facility open during construction. Keep enlarged tennis viewing area. Fitness areas need space for free weight use. Add racquet ball instead of Flowrider. Add area for ping pong and pool tables.

Name: Greg Balch & Ann Acaya
Comment: Would like lap pool outside and covered in winter like tennis courts. Pro Flowrider w/ restaurant next to it so can draw in more spectators and parents monitoring younger kids. Like indoor track. Pro bringing gym to state of art facility. Add more tennis courts.

Name: Tina Smith
Comment: Lap pool remain outside uncovered provisions to create a 'green' sustainable bld. How much energy is that Flowrider going to consume?

Name: Marcie Schloesser
Comment: Would love to see indoor pool increased in priority. Like the idea of the track. Cardio looks great. More space would be wonderful.

Name: Jeff Werbelow
Comment: Would like indoor pool expanded to include kids activity pool. Flowrider should have the ability to be open in summer enclosed in winter. Would like to see rock climbing wall like the Kamas facility.

Name: Stefani Kimche
Comment: Looks great! Love the Flowrider. We need an indoor pool and indoor golf stimulator.

Name: Jack Watson
Comment: Client base is very limited. This should be a top notch facility that can work not only with the current clients but with the major athletic endeavors in P.C. What really is the tax cost of such a facility.

Name: Joe Cronley
Comment: Indoor running track and indoor pool with windows!

Name: Barbara Wine:
Comment: Indoor walking track and more tennis courts! Not sold on the flowrider.

Name: Mindy Halsey
Comment: The plan represents a huge improvement and takes into account the Club's many uses. The Flowrider would be a great addition.

Name: Jonathan Fuller
Comment: Indoor rock climbing wall. Flowrider must have access to the sun during summer and enclosed in the winter. Would be nice for Flowrider to have full wave. Punch card concept for flowrider.

Name: Allison
Comment: Making the facility to code and preparing cost and benefit and expected pay back would be helpful for individuals that fear it would be a money pit. I really like a community facility tat remains friendly to everyone. Not an exclusive club atmosphere.

Name: Anonymous
Comment: We want a cardio walk/run indoor area like at Redstone on the second floor. Keep the Racquet Club exactly where it is. We need tennis and swimming hopefully indoor for winter.

Name: Jennifer Carmichael
Comment: I would like to see a couple more indoor tennis courts. This is the primary "money maker" for the Racquet Club and we can support more league and tournament play.

Name: Anonymous
Comment: Definitely need a bigger, safer child care center with attached bathrooms. Bigger women's locker room needed to support all who use it as well as kids who are in there during swim lessons.

Name: Anonymous
Comment: The food area should overlook tennis courts.

Name: Anonymous
Comment: Group fitness space clean with nothing on walls. Suggest a huge walk in room where equipment, mats ect. accesed from studio. 1500 square feet studio.

Name: Noelle Strong
Comment: A bigger group fitness room would be awesome.

Name: Anonymous
Comment: If expanding pool…a lazy river like Kamas would be great.

Name: Anonymous
Comment: Cover one pool in winter

Name: Judy Bernard
Comment: Refreshment area - café casual with alcoholic beverages with view of tennis courts and tournaments.

Name: Sarah Stewart
Comment: There needs to be an area for ping pong. Bouldering. Teen hangout. Include whole community!

Name: Thomas Hurd
Comment: Sell it and get out of the health club business.

Name: Jen Franklin
Comment: ("via comments overheard") Cardio and weights should be near one another. Much larger fitness rooms.

Name: Kathy
Comment: Add more tennis courts. It's the #1 revenue.

Name: Carolyn Frankenburg
Comment: Facility ought to be built for the community use not to attract tourist use revenue. Will the Flowrider be used widely? Not sure if it would be used.

Name: Tom Fey

Comment: Cover the existing lap pool with a building with a glass roof and sliding side walls. Heat it with solar.
Name: Mike Florence
Comment: The more facilities, features the better. It's a great community asset in a great part of town.

Name: Eileen Kintner
Comment: Bubble over pools for winter use. Allow Flowrider to have windows. Separate room for "hot" or brekram yoga. Liquor License!

Name: Patricia Kipp
Comment: I have concerns the Flowrider is going to be big energy user and will get used off season if a part of plan should be outdoors. Personally would like maintain a focus on fitness.

Name: Maureen Murtaugh
Comment: I want the two new tennis courts in clay. Need viewing area for tennis – You have taken it away!

Name: Will Hammil
Comment: Fix cracks in lap pool and purchase bubble for winter swimming.

Name: Adam Strachen
Comment: Please keep outdoor lap pool.

Name: Wendy Clark
Comment: Expand tennis viewing area. Flowrider is not a good use of funds. We should put the money into Racquet Ball and Ping Pong. Put the additional tennis courts at Treasure Mountain. I am disappointed with the lack of support the City shows for Tennis, especially youth tennis.

Name: Fred Vallejo
Comment: Would like 2 outdoor clay tennis courts. Need improved lighting on indoor courts.

Name: Anonymous
Comments: Need a closer entrance for childcare it is very difficult to have such a long distance w/ small children.

Name: Anonymous
Comment: It is a great plan. Still includes bar. This has been great. We miss the Broken Thumb!

Name: Ray Freer
Comment: Add tow clay courts along east wall of facility with bubble in winter.

Name: Paul Schenk
Comment: Two clay courts
Name: Laurie von Der Ahe
Comment: Not in agreement with Flowrider. What are we trying promote for our kids just fun for lots of money? Spend money on Tennis! More courts and clay courts. Are we trying to build an amusement park?

Name: Anonymous
Comment: Large women's locker room! Large group fitness studio/wood floors

Name: Anonymous
Comment: 2 group fitness areas so that we can run concurrent fintness

Name: Anonymous
Comment: Year round pool!

Name: Anonymous
Comment: Spend more money!

Name: Anonymous
Comment: Climbing Wall!

Name: Anonymous
Comment: bubble year round on skate park.

Name: Mark Steck
Comment: Cursory review of the assessment/recommendation document seems to indicate a disconnect between the interests of the community & regular visitors. Tennis is important to the community and it is a very attractive amenity to visitors.

Name: Kylie Peek
Comment: Indoor clay courts and Flowrider would be great for teenagers.

Name: Anonymous
Comment: Need family lockers rooms and outdoor toilet in pool area

Name: Anonymous
Comment: Has loss of revenue during construction been factored in? Will significant loss of use of facilities occur during construction?

Name: Missy O'Neal
Comment: Some type of bubble for the pool during the winter

Name: Anonymous
Comment: Shade options by both pools; aerobics room needs to be bigger with storage for equipment; big windows; Flowrider great idea; keep lap pool @ Racquet Club

Name: Franci Eisenberg
Comment: Big desire for indoor track

Name: Greg Ragland
Comment: Viewing area for tennis; the people have asked for and it is on record that the pool is a major issue. In these plans the pool is badly addressed; can solar panels be used as optional heating for the pool; the wave rider is not where the money should go – put that money into the lap pool.

Name: Mark Conklin
Comment: Cover the pool for year round use; Yes to the Flowrider; large group fitness room; outdoor basketball court

Name: Joanne Calmori
Comment: Large group fitness room; year round lap pool

Name: Peter Wright
Comment: Are we addressing the needs & interests of the Spanish speaking community with these plans? Weight & cardio needs to be better laid out (spaces are long & thin) What about parking especially with the Flowrider? No to the Flowrider

Name: Noelle Strong
Comment: Make sure women's locker room is larger than men's. We get all the kids changing for the pool area, yet in the current arrangement the men's locker room is huge in comparison.

Name: William Van Der Werf
Comment: Enhance the tennis experience in order to attract more national tournaments and offer exhibition matches which bring people into town during the shoulder seasons.

Name: Gerd Holsen
Comment: No cut back on tennis courts; High School tennis outdoors only or in bubble in winter; same for tournaments; clean up & improve weight room; replace the restaurant with no high end PC restaurant.

Name: Tony Aguilar
Comment: Eliminate the bubble in the winter. The big user of tennis is high school. P.C.H.S could easily use their own permanent indoor facility- 2-3 courts; assign 3-4 permanent, full-time tennis teaching pros to replace present cadre of 10-15 come & go tennis pros; Install spectator area to watch indoor tennis.

Admission Fees	Area Rates		Outside Area	
Youth = 6-17 year olds, adult = 18-54, senior = 55+				
Public Skate – 5 & under	Free			
Public skate – youth/senior	~~$5.25~~	5.50	~~$7.25~~	9.25
Public skate – adult	~~5.75~~	6.00	~~7.75~~	9.75
Cheap Skate (2 for 1 admissions)	~~2 for 1~~	7.00	~~2 for 1~~	9.50
Group Rates (20+) includes admissions & skates	~~5.00~~	5.50	~~7.00~~	9.50
Skate rental	~~3.00~~	3.00	~~3.00~~	4.00
Drop-in hockey – youth	~~7.50~~	9.00	~~9.50~~	11.00
Drop-in hockey – adult	~~8.50~~	9.50	~~10.50~~	12.50
Stick & Puck – youth	~~6.50~~	7.00	~~8.50~~	10.50
- adult	~~7.50~~	10.00	~~9.50~~	12.00
Skills & Drills - adult only	~~12.00~~	12.00	~~14.00~~	14.50
Drop-in Speed Skating – ~~all~~ Youth	~~9.00~~	8.00	~~11.00~~	10.00
Drop-in Speed Skating – Adult		9.00		11.00
Freestyle – all	~~8.00~~	9.00	~~10.00~~	11.00

10 Session Punch Cards will be sold to locals only - $1 off each session or $10 off in total.

Admissions Passes (10 admissions)				
Public Skate – Youth/Senior	~~42.50~~	45.00	n/a	n/a
Pubic Skate – Adult	~~45.00~~	50.00	n/a	n/a
Drop In Hockey – Youth	~~65.00~~	70.00	n/a	n/a
Drop In Hockey – Adult	~~75.00~~	85.00	n/a	n/a
Stick and Puck – Youth	~~55.00~~	60.00	n/a	n/a
Stick and Puck – Adult	~~60.00~~	70.00	n/a	n/a
Freestyle	~~70.00~~	80.00	n/a	n/a
Drop In Speedskating – Youth	~~65.00~~	70.00	n/a	n/a
Drop In Speedskating – Adult	~~70.00~~	80.00	n/a	n/a

Hourly Ice			
User Groups*/Employees	~~$165~~	170.00	
Locals / ~~Businesses~~ Non-Profit Groups	~~180~~	190.00	190
Non-resident/For-profit Groups	~~220~~	250.00	
~~Hockey Camps / Tournaments~~	~~185~~		
Local Broomball (includes equipment)	~~200.00~~	210.00	
Curling (Non-user group, includes equipment and instruction)	~~250.00~~	300.00	

*User Groups are defined as local, organized programs who rent weekly ice from the arena (minimum 25 hours per season).

Season Passes ~~(9 month season)~~ (11 month season)		
Family (4)*	~~$325~~	$400.00
Additional Family Member		Included
Adult	~~$215~~	$250.00

Youth/Senior (Youth = 6-17 year olds, senior = 55+)	~~$165~~ $180.00

~~* $40 45 for each family member over 4.~~

Room Rental

Multi-purpose Rooms	$40/hr (ea.)
~~Upper Level Meeting Room~~	~~40/hr~~

User Groups can use the Upper Level Meeting Room for monthly board meetings at no cost.

Gate Fees
Gate Fees charged by any group will be split with the Arena 50/50.

Advertising and Sponsorship Fees

Dasher Board Ads	West Wall	$~~1325 (132.50/mo.)~~ 1,500 (136.36/mo.)
	East Wall	$725 ~~(72.50/mo.)~~ (65.91/mo.)
In Ice Ads ~~25/sq. foot~~ (flat fee)		$~~1650-2750(165-275/mo.)~~ 2,000 (182.82/mo.)
Speed Skating Pad Pockets		$150 ~~(15/mo.)~~ (13.64/mo.)
North Wall Banners		$1100 ~~(110/mo.)~~ (100/mo.)
Score Clock Banner		$~~2775 (277.50/mo.)~~ 2,500 (227.27/mo.)
Glass Decals		$~~350 (35/mo.)~~ 400 (36.36/mo.)
Program Sponsorship		$1,000

Note: All user groups will receive a free dasher board ad on the east side to promote their activity. They can sell the ad, acknowledge their sponsors or promote their program.

Park City Ice Arena
2008-09 Fee Anyalsis

Revenue Stream	Units Sold '08	PROJECTED UNITS SOLD '09	FY'09 Unit Sold % increase	$/unit FY '08	$/unit FY '09	FY '09 % fee increase	Total revenue	% FY '09 revenue
Public Skate Resident Adult	2500	3000	20.00%	$5.75	$6.00	4.17%	$18,000.00	3.39%
Public Skate Resident Youth/Sr	3000	4000	33.33%	$5.25	$5.50	4.55%	$22,000.00	4.15%
Public Skate Non-Resident Adult	1500	2000	33.33%	$7.75	$9.75	20.51%	$19,500.00	3.68%
Public Skate Non-Resident Youth	1500	2000	33.33%	$7.25	$9.25	21.62%	$18,500.00	3.49%
Season Pass - Adult	28	50	78.57%	$215.00	$250.00	14.00%	$12,500.00	2.36%
Season Pass - Youth/Sr	10	20	100.00%	$165.00	$180.00	8.33%	$3,600.00	0.68%
Season Pass - Family of 4	40	50	25.00%	$325.00	$400.00	18.75%	$20,000.00	3.77%
Season Pass - Additional family member	15	20	33.33%	$45.00	$0.00	#DIV/0!	$0.00	0.00%
Public Skate Punch Pass - Adult	50	100	100.00%	$45.00	$50.00	10.00%	$5,000.00	0.94%
Public Skate Punch Pass - Youth/Sr	50	100	100.00%	$42.50	$45.00	5.56%	$4,500.00	0.85%
Skate Rental - Resident	5500	6000	9.09%	$3.00	$3.25	7.69%	$19,500.00	3.68%
Skate Rental - Non Resident	3000	3500	16.67%	$3.00	$4.00	25.00%	$14,000.00	2.64%
Cheap Skate Res	133	200	50.38%	$5.50	$7.00	21.43%	$1,400.00	0.26%
Cheap Skate NR	131	200	52.67%	$5.50	$9.50	42.11%	$1,900.00	0.36%
Coffee Club (Brunch Bunch)	174	200	14.94%	$12.00	$14.00	14.29%	$2,800.00	0.53%
Drop-in Hockey-Adult Resident	2038	2200	7.95%	$8.00	$9.50	15.79%	$20,900.00	3.94%
Drop-in Hockey-Adult Punch Cards	110	120	9.09%	$75.00	$85.00	11.76%	$10,200.00	1.92%
Drop in Hockey-Youth	100	120	20.00%	$7.50	$8.00	6.25%	$960.00	0.18%
Drop-in Hockey-Youth Punch Pass	15	20	33.33%	$65.00	$70.00	7.14%	$1,400.00	0.26%
Stick and Puck - Adult	588	300	-48.98%	$7.50	$8.00	6.25%	$2,400.00	0.45%
Stick and Puck - Youth	250	300	20.00%	$6.50	$7.00	7.14%	$2,100.00	0.40%
Stick and Puck Punch Pass - Adult	100	50	-50.00%	$60.00	$70.00	14.29%	$3,500.00	0.66%
Stick and Puck Punch Pass - Youth	40	50	25.00%	$55.00	$60.00	8.33%	$3,000.00	0.57%
Hockey Leagues - Team Registration	4	6	50.00%	$3,200.00	$3,300.00	3.03%	$19,800.00	3.73%
Hockey Leagues - Individual Registration	150	175	16.67%	$300.00	$320.00	6.25%	$56,000.00	10.56%
User Group/Employee Ice rental	450	500	11.11%	$165.00	$170.00	2.94%	$85,000.00	16.03%
Non-Profit/Local Ice Rental	20	30	50.00%	$180.00	$190.00	5.26%	$5,700.00	1.07%
For Profit/Non-Resident Ice Rental	45	50	11.11%	$220.00	$250.00	12.00%	$12,500.00	2.36%
Broomball Rental (equip. incl.)	20	40	100.00%	$200.00	$210.00	4.76%	$8,400.00	1.58%
Curling Rental (non-user group, instructor incl.)	15	40	166.67%	$250.00	$300.00	16.67%	$12,000.00	2.26%
Skills and Drills	173	200	15.61%	$10.50	$11.50	8.70%	$2,300.00	0.43%
Learn to Skate	385	400	3.90%	$65.00	$72.00	9.72%	$28,800.00	5.43%
LTPH	28	50	78.57%	$65.00	$75.00	13.33%	$3,750.00	0.71%
Freestyle	300	400	33.33%	$8.00	$9.00	11.11%	$3,600.00	0.68%
Freestyle Punch Pass	20	40	100.00%	$70.00	$80.00	12.50%	$3,200.00	0.60%
Drop-in Speedskating - Adult	200	300	50.00%	$8.50	$9.00	5.56%	$2,700.00	0.51%
Drop-in Speedskating Punch Pass - Adult	20	40	100.00%	$70.00	$80.00	12.50%	$3,200.00	0.60%
Drop-in Speedskating - Youth	80	100	25.00%	$7.50	$8.00	6.25%	$800.00	0.15%
Drop-in Speedskating Punch Pass - Youth	15	20	33.33%	$65.00	$70.00	7.14%	$1,400.00	0.26%
Advertising	1	1	0.00%	$30,000.00	$40,000.00	25.00%	$40,000.00	7.54%
Concessions	1	1	0.00%	$3,600.00	$5,000.00	28.00%	$5,000.00	0.94%
Retail	1	1	0.00%	$3,900.00	$5,000.00	22.00%	$5,000.00	0.94%
Locker Rental	1	1	0.00%	$1,500.00	$5,000.00	70.00%	$5,000.00	0.94%
Parties	1	1	0.00%	$7,500.00	$10,000.00	25.00%	$10,000.00	1.89%
Private Lessons	1	1	0.00%	$2,200.00	$2,500.00	12.00%	$2,500.00	0.47%
Skate Sharpening/repair	1	1	0.00%	$5,400.00	$6,000.00	10.00%	$6,000.00	1.13%
					Total Revenue		**$530,310.00**	100.00%
					SUBSIDY $0		$282,690.00	Additional revenue need
					Subsidy of $150000		$132,690.00	Additional revenue need
					Subsidy of $200000		$82,690.00	Additional revenue need
					Subsidy of $250000		$32,690.00	Additional revenue need
					Subsidy of $300000		-$17,310.00	Additional revenue need
Subsidy based on FY'09 operating budget of		$813,000						

Resort Community Ice Rink Fees

Town	Rink Name	Hourly Ice	Drop-in hockey	Stick & Puck	Freestyle	Non-Resident Open Skate youth/adult	Skate Rental
McCall, ID	Manchester Ice Center	$150/225/300	$8.50	$7.00	$7.00	$5/6.50	$2.00
Jackson Hole, WY	Snow King Resort	n/a		$5.00	$5.00	$4/$6	$3.00
Breckenridge, CO	Stephen C. West Arena		$8.00	$8.00		$5/ $6	$3.00
Steamboat Springs, Co	Howelsen Ice Arena	$150/180/230	$10.00	$10.00		$5/$6	$4.00
Keystone, CO	Keystone Pond	n/a				$11/$9	$7.00
Sun Valley, ID	Sun Valley Resort Ice rink	n/a	$9.00	$9.00		$10/$8.50	$4.00
Vail, CO	Dobson Arena	150/175/190	$8.00	$5.00	$10.00	5.00/6.00	$3.00
Aspen, Co	Lewis Ice Arena	182/197/233	$13.00	$13.00	$10.00	14.00/16.00	inc.*
Park City, UT	Park City Ice Arena	170/190/250	8.00-12.00	7.00-11.00	$10.00	9.25/9.75	3.00-4.00

* includes all day pass to rec. center

PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
MAY 15, 2008

Present: **Mayor Pro Tem Roger Harlan; Council members Candace Erickson; Jim Hier; Joe Kernan; and Liza Simpson**

Tom Bakaly, City Manager; Polly McLean, Assistant City Attorney; Bret Howser, Budget Analyst; Jed Briggs, Budget Analyst; Matt Twombly, Project Manager; Brooke Moss, HR Analyst; Sharon Bauman, Analyst II; Hugh Daniels, Emergency Management Coordinator; Gary Hill, Budget Manager; Lloyd Evans, Chief of Police; Ken Fisher, Recreation Manager; Craig Sanchez, Director of Golf; Stacey Noonan, Sports Complex Manager; Jon Pistey, Sports Complex Operations Manager; Phyllis Robinson, Public Affairs Manager; Kent Cashel, Deputy Public Works Director; Kathy Lundborg, Water Manager; Pace Erickson, Public Works Operations Manager; Mike Lennon, Building Maintenance Manager; Troy Daley, Streets Manager; Clint Dayley, Parks/Golf Manager; Lori Collet, Finance Manager and Jon Wiedenhamer, Project Manager

David Wiener, Iron Canyon Court resident

Absent: **Council member Mayor Dana Williams**

1. Council questions/comments. Joe Kernan asked if there is interest among members to broadcast meetings, acknowledging that there may be a cost. Discussion ensued on publishing digital recordings of meetings on the website as an option. Liza Simpson expressed a desire to explore podcasts but supported making audio available to the public. Mayor Pro Tem Roger Harlan noted that 21 years ago, Council meetings were televised with no real positive response from the citizenry. Joe Kernan continued that a resident asked him about parking at the trolley turn-around on upper Main Street. Liza Simpson explained that the plan for the neighborhood park will tie into this parcel where it is contemplated to install bike racks there and retain some parking. He commented on the number of parents driving their kids to school and the noticeable improvement of the flow on SR248 when school is not in session. Rather than rebuilding the road, addressing the problem by encouraging using the bus may be worth pursuing. Candace Erickson commented that the completion of the walkability projects may make parents feel that school routes are safer. Jim Hier stated that he agrees, but it is very difficult to change human behavior; one option would be to prohibit left hand turns into the school campuses. There was discussion about the School District's role and Mr. Kernan believed that managing traffic is extremely important to residents and busing is a logical solution.

Liza Simpson thanked the budget staff for organizing individual meetings with Council members which she found very helpful. Roger Harlan spoke about his recent trip to

Beijing working with high school students. Discussion followed on the great sales tax numbers from the winter quarter and how snow conditions affect this revenue. Candace Erickson reported on Recreation Advisory Board business, projects and events. She spoke about the open house which was well attended by users held at the Racquet Club last night on the remodel. She relayed a comment from a citizen about avoiding current fads of the day and supporting lasting programs and sports. Providing a viewing area for tennis was another request. Jim Hier spoke about the special event grant process conducted by the Chamber, the council of governments meeting, and business of the Uniform Building Code Committee. Tom Bakaly introduced Matt Cassell, the newly hired City Engineer.

2. Iron Canyon Court parking plan. Matt Twombly reported that the CUP for the dog park was approved by the Planning Commission.

He stated that complaints about parking on Iron Canyon Court date back to 2001 and in 2002, staff and the Mayor met with residents. No parking signs were posted in portions of the area and four perpendicular parking spaces were designated in the cul-de-sac. In about 2006, the neighbors expressed concerns about emergency access and snow removal and the signs were changed to prohibit parking in the circle from November 1 to April 30. Last year, the Iron Canyon Court residents contacted the Fire Marshall for a determination on emergency access. The Fire Marshall concluded that the current plan adequately accommodates emergency access but in April 2008, the neighborhood then made a request to the City that no parking be continued throughout the summer. Mr. Twombly pointed out that staff outlined options in the staff report and staff's recommendation supports no parking or only allowing parallel parking in the circle on a year-round basis. In response to a question from Joe Kernan, Mr. Twombly explained that the Iron Canyon Trail is accessed from private property and is not designated on the Mountain Trails Map. The easement along a private driveway was pointed out which provides access to the water tank but the trail is located on private land outside the City boundaries.

David Wiener, Iron Canyon Court resident, felt that allowing parallel parking in the cul-de-sac doesn't make much sense based on the history of the problems. He emphasized that most of the neighbors have supported the hikers. Most people access the trail through private property which is acceptable to current owners but the parking has been out of control particularly with the heavy snow last year. The neighborhood requests prohibiting parking in the circle but allowing people to park on the street below which only adds about 100 extra yards to the trail head. He disagreed with the Fire Marshall's determination and emphasized that the hikers will not be negatively impacted.

Jim Hier stated that he is in favor of no parking in the cul-de-sac on a year-round basis. Candace Erickson relayed that she can support no parking in the cul-de-sac provided the neighborhood does not return with a following request for no parking on Iron Canyon Drive. Liza Simpson expressed a concern about inconsistency and preferred trying the parallel parking in the circle first and possibly striping the spaces. Mr. Wiener interjected that the spaces were initially painted and looked ridiculous and he didn't feel their proposal is inconsistent; he understood that the actual trailhead is located at Rotary Park. Ms. Simpson felt that the inconsistency is that people can't park in the cul-de-sac but can park 100 feet away and referred to the Fire Marshall's positive determination with regard to the safety of the cul-de-sac. Joe Kernan believed that there are impacts with all amenities, including negatives and the benefit of the marked spaces in the cul-de-sac is that it works like a trailhead; he feared that no parking signs in the circle may discourage people from using the trail. In response to a concern raised by Liza Simpson, Mr. Hier relayed that there are many streets that have no parking on portions of the street. Roger Harlan pointed out the need for consistent enforcement if parking is prohibited in the cul-de-sac. There was a majority consensus to support no parking in the cul-de-sac on a year-round basis as requested by the neighborhood.

2. Budget review. Jed Briggs reviewed the budget calendar and relayed that today staff will be presenting expenditures and department options. He explained that department managers select options, meet with their teams to prioritize them, and meet as a team with the City Manager who decides which options to recommend. The recommended adjusted 2008 budget is $903,000 and for 2009 is $1,080,527. Jim Hier pointed out that department overruns are often adjusted the next budget year and asked how $900,000 out of $1.2 million could represent options. Tom Bakaly explained that these represent same level adjustments and Bret Howser added that some requests could be handled under existing capital funding. Mr. Hier pointed out that these expenses are operating not capital budget items.

Bret Howser explained a zero sum budget option in the Budget Department for an adjustment in positions. Brooke Moss noted that $10,000 is requested in HR to cover hosting the current number of employees at City events. Mr. Howser commented that the $25,000 option requested by Finance has been retracted. Sharon Bauman relayed that the move of the Senior City Recorder from the Legal Department to the City Manager's Office is a zero sum personnel option but any associated costs will be shared between the City Manager and Risk Management Budgets. Jim Hier believed that this is not a zero sum transaction because the position is not eliminated from the Legal Department because of the request for another legal assistant.

Hugh Daniels discussed funding the Comprehensive Emergency Management Plan which is included under the City Manager Budget. Tom Bakaly referred to the reorganization of the Executive Department by moving the Senior City Recorder, who covers elections and risk management, to his department. The Legal Department requires an additional legal assistant for prosecutions and other activities, which are duties that were not performed by the Senior City Recorder. Although this is an off budget year, it is recommended that the Attorney V compensation be increased one grade to reflect compensation paid by other cities. Joe Kernan commented that risk management by nature seems to be more legally based than an executive function and Polly McClean stated that the Legal Department may render legal advice in some cases. Mr. Bakaly again explained that the Legal Department is seeking to hire a paralegal.

Gary Hill explained that the Planning Director and associated expenses will be removed from the Sustainability Budget and return to the Planning Department Budget. Chief Lloyd Evans discussed software and radio costs in the amount of $15,000 and a $75,000 one-time contract for his assistance with the transition of the new Police Chief. Ken Fisher explained the $10,300 cost associated with providing one more week of programming this summer for kids based on the school calendar. A .5 FTE tennis pro position is proposed because of demand; it is budgeted at $31,000 with $49,000 estimated in associated revenues. Craig Sanchez noted that the Golf Fund will fund $10,000 of the $20,000 that was reallocated to maintenance personnel. Stacey Noonan stated that management support is needed at the ice facility which is open seven days a week and an average of 10 hours a day. She added that Jon Pistey's position is developing into a management role which will help develop a succession plan. Administrative duties will be added but he will retain his maintenance responsibilities. Mr. Pistey explained that $44,000 is requested to promote the use of the sports complex and upgrade the marketing events coordinator position which has been a great addition to staffing. Jim Hier expressed concerns about duplicating services since the City has an economic development manager, funds a special events position at the Chamber, and has a marketing position at the ice arena, but this can be discussed at a later date. Candace Erickson interjected that she shared the same concern until she learned about the number of events calendared at the rink. Jon Pistey spoke about the installation of a gas line and the conversion from propane to natural gas in early fall. The propane budget rose from $85,000 to $110,000 last season and is still growing; natural gas prices are about half to 2/3rds of the price of propane. Jim Hier commented on operating and capital budget distinctions. The installation cost of the gas line is a capital expense and operating expenses will decrease with the use of natural gas in the long term. Jon Pistey explained the zero sum option eliminating contracted cleaning services with an in-house maintenance position for the facility.

Phyllis Robinson addressed the $75,000 request for contract services in the Sustainability Budget. Joe Kernan hoped this funding is not just for public relations efforts but true outreach and she confirmed the plan to implement outreach and/or community programs. Matt Twombly discussed the Trails Coordinator position which will be funded in 2010 and will be further defined with the development of the WALC projects. This position is intended to be funded with money from the CIP Budget for trails. Candace Erickson expressed that it would be helpful for her to know the number of trail miles within the City's network. Joe Kernan pointed out the higher level of staffing for trail projects at the County level and Mr. Twombly agreed and explained that the trails in the Basin are not categorized as urban or back-county while the City's Trails Master Plan only deals with back-county trails. Mr. Kernan stated that he is supportive of devoting more staff to trails which has been a reoccurring request of trail advocates. Tom Bakaly spoke about conducting an inventory of trails and defining a service level before the position is created in 2010.

Kent Cashel commented on transit options including $141,000 for expanded County service, $168,000 for the park and ride, and $89,000 associated with reorganizing the department. Expanded service will be offset by reimbursement by the County and he addressed park and ride maintenance and staffing expenses. Mr. Cashel discussed better coordinating teams in Public Works and a new position created specifically for transportation management. Jim Hier spoke about the County's share in funding the position and the City Manager explained that this proposal was based on discussions at the Visioning Session regarding managing local traffic issues and implementing short term solutions. Mr. Kernan believed this additional position is very important.

Kathy Lundborg discussed a new position in the Water Department charged with implementing the conservation plan and program, installing the metering technology, and overseeing billing operations. The engineering position is intended to help with on-going infrastructure projects and Ms. Lundborg explained one-time expenses. She discussed formulating an asset management plan which is very much needed. Joe Kernan believed the tasks of the Public Works and Public Safety Departments are major municipal functions and responsibilities. He observed that over the years, managers have been hired but at some point the City needs to add more people doing the work, especially in the Public Works Department. Over the past years, there has been growth and more infrastructure added and there needs to be more workers. In response to a question from Candace Erickson about planning for upgrades, Kathy Lundborg stated that it is the City Engineer's responsibility to inspect infrastructure constructed by developers.

Pace Erickson introduced his operations team, including streets, golf/parks and building maintenance. Mike Lennon referred to the request for a vehicle for building maintenance and Troy Daley stated that streets maintenance is requesting $400,000 to offset last winter's snow events which were extremely challenging. The Department hauled about 100,000 cubic yards of snow out of town compared to 30,000 cubic yards during the last big snowfall winter in 2005. Capital requests total $125,000 including the purchase of a motor-mount snow blower which condenses snow and will reduce the amount hauled in the future. Blades are 20 years old and replacement blades will make snow removal more efficient and reduce down time. An upgrade of all two-wheel drive trucks with all-wheel drive vehicles is contemplated and there is a request for a v-blade, snow bucket, and loader in the amount of $35,000. Roger Harlan felt that the effort devoted to plowing his cul-de-sac was over the top. Pace Erickson explained that staff examines trends and believes that if the snow is not removed in a timely way, there's a possibility that a large storm would paralyze those streets and removing snow opens up storage. Troy Dayley stated that golf maintenance requests a one-time $20,000 expenditure to purchase a vehicle rather than reimbursing mileage. An increase in service level for Real Salt Lake is reflected as well as an upgrade of the Main Street incandescent holiday lights to LED. Mr. Hier felt that the purchase of a vehicle is a capital item since it is a one-time expense and Pace Erickson explained that it is being funded from an enterprise fund so the CIP Budget is not used. Bret Howser explained that new vehicles are purchased from the operating fund and then become part of the replacement schedule. The vehicle replacement fund in the CIP is funded with General

Fund monies and not allocated to enterprise fund vehicles. Capital assets defined in accounting principles are different than capital spent from the General Fund or CIP. Discussion ensued regarding policy and accounting principles and Lori Collett reiterated the distinction with enterprise funds.

Jed Briggs explained that the Non-departmental Budget represents an adjustment to the 2008 budget of $250,000 to cover risk management claims and $40,000 for the Main Street Business Improvement District. Mr. Howser discussed the process and criteria applied to capital projects and after prioritizing new requests, projects are filtered into one of six alternatives. There was discussion on the park-and-ride project and potential grant monies which will be matched with land. He explained that the CIP includes increased funding for the remainder of Phase 1 of the OTIS projects. Anticipated funding for future phases will come from revenue from sales tax bonds with a General Fund surplus payment allocated to the debt service on the sales tax bonds. Staff will take a hard look at a strategy for OTIS projects before next year's budget.

Jim Hier continued to express concerns about designating the Trails Coordinator in the CIP. Bret Howser explained that the position will be contracted and establishing a new position in an operating budget will occur in 2010. Project managers are often paid from the project fund and the Trails Master Plan is anticipated to fund projects and contractors working on those projects. Jon Weidenhamer added that staff would like to provide a higher level of service in the interim. Lori Collett explained that expenses can be tied to a capital project and not every expense becomes capitalized as a capital asset. Jim Hier asked about capital credits and Mr. Howser explained that they represent carry-forward amounts.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MAY 15, 2008

I ROLL CALL

Mayor Pro Tem Roger Harlan called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, May 15, 2008. Mayor Dana Williams was absent and excused. Members in attendance were Candace Erickson, Roger Harlan, Jim Hier, Joe Kernan, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Brooks Robinson, Planner; Jason Glidden, Marketing Coordinator; Stacey Noonan, Sports Complex Manager; and Franciso Astoga, Planner.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

None.

III PUBLIC INPUT *(Any matter of City business not scheduled on agenda)*

1. Snow removal improvements – Tom Hurd, Thaynes Canyon resident, referred to his email sent earlier to Council members. The snowplowing isn't his issue, but collateral damage which was worse this year, including destroying mail boxes, sod and sprinkler heads. He suggested better training for slow plow operators and budgeting more for equipment.

2. Racquet Club open house on remodel – John Halsey, Parks and Recreation Advisory Board member, commented that a couple of hundred people attended the open house. The number one choice was expansion of the weight room and more tennis courts were requested. Patrons feel strongly about providing a restaurant, viewing areas, larger aerobic room and an indoor jogging track. One comment dealt with maintaining the atmosphere of Racquet Club as a community center and not a country club. He discussed the needs assessment and detailed survey results. The consultant hired a year ago was clear with regard to the popularity of the fitness and cardio programs. The expansion of the area was recommended at 4,000 to 6,000 square feet. He hoped that intentions remain to meet the needs of residents and to plan for future demands. In response to a question from Joe Kernan, he relayed that unmet needs for all recreation programs included rock climbing, golf, and an indoor walking and jogging track. Candace Erickson expressed that it would be helpful for Council to see comments from the open house and added that there was a request for flooring for marital arts classes.

Stanton Jones, resident and owner of Prospector Square fitness center, felt that a traffic study should be conducted with regard to the expansion. Maybe it should just be a tennis facility. As a small business owner he is forced to compete with a tax-exempt municipal facility noting that five private health clubs that have gone out of business during the past five years and there are only two left. He supports recreation in the City but feels that competing with small businesses in a tax exempt way is not appropriate. Amenities requested by the public like the wave pool, jogging track and additional tennis courts are not in the $8 million budget, but in future phases. These following phases come with a price of millions of dollars. The project proposes to destroy the new locker rooms which is fiscally irresponsible. The proposed square footage for the weight room will require a lot of capital to fill with the room with equipment and this is over the top. He urged the Council to be careful in spending the $8 million and reiterated the five private club bankruptcies. The Racquet Club costs taxpayers about $500,000 in operating losses each year and patrons should be charged enough so that private businesses are not as impacted.

Rob Lee, Recreation Advisory Board, voiced his support for the remodel project. (His comments were rendered after Item 3, but appear here for reference purposes.)

3. <u>156 Sandridge Avenue demolition</u> – Wendy Van Reyper, resident 154 Sandridge Avenue, stated that she attended the Planning Commission meeting last night looking for answers on the reasons for the approval of a demolition of 156 Sandridge, slated for Monday, which is part of the Hughes Subdivision. Mike Hughes has never been a resident on the street and replacing an old house with a maximum-sized unit is for the purpose to obtain increased rental income. Sandridge is the last historic street in Old Town where no demolition or new building has been approved and it is highly visible. If this project is approved, more owners may do the same thing. She wrote an appeal letter to the Planning Department and it seems that as long as the LMC and Historic District Guidelines are followed, applications are approved. She was shocked to learn about the existence of the Historic District inventory where 156 Sandridge is not listed as a significant building and she questioned the demolition process and wants to know who is responsible. She feels like she's been on a wild goose chase and she still doesn't have the answers she's looking for and is frustrated. Notice was not sent to adjacent owners; she's the only one who was noticed. Her meeting with staff was canceled and she asked if Sandridge Avenue is a dedicated street. The proposed design of the house is totally inappropriate for Old Town. She begged the Council to take this under consideration and delay the demolition. In response to a question from Joe Kernan, Brooks Robinson explained applying the Historic District Guidelines and the inventory list to applications. With regard to being a dedicated street, he acknowledged that he didn't know for sure but that Sandridge is not within the platted right-of-way but is a prescriptive right-of-way because of use. In this case, the City requested a dedication of right-of-way which is part of the Hughes Subdivision's approval. Tom Bakaly emphasized that 156 Sandridge is not listed on the inventory and qualifies for demolition through the CAD process. Mr. Robinson pointed out that the house may have been there a long time but remodels and additions made over the years removed any meaningful historic elements. He added that the determination process no longer includes an alternate list for homes with these types of additions.

Beth Fratkin, resident, referred to a letter she sent Council members and commented on the lack of notice given to the neighborhood which is not acceptable. An appeal was submitted on May 1 but the staff issued a demolition permit which is an administrative decision that can't be appealed which is contrary with the LMC. No one was able to review the inventory before it was approved and based on federal regulations which should not apply here; this is Park City and people are getting fed up. This house represents the failure of planning. The determination of buildings by the consultant was not scientific and many buildings not listed in the inventory could be placed on a list. Destroying these small houses hurts affordable housing options and Park City should not be accommodating owners from out of state. Allowing a 5,000 square foot house to be built is not sustainable and the planning process in Old Town is not working. She complained about not being contacted by members after sending her letter and the Mayor Pro Tem pointed out that there was no contact information listed.

IV WORK SESSION NOTES AND MINUTES OF MEETINGS OF APRIL 24 , 2008

Liza Simpson made a minor correction. Joe Kernan, "I move we approve the work session notes and minutes of April 24, as corrected". Candace Erickson seconded. Motion unanimously carried.

V CONSENT AGENDA (*Items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not imply a predisposition for approval and may be removed by motion and discussed and acted upon under "Additional Discussion – Agenda Items")*

1. Consideration of approving a lease agreement with Michael Collins of Coach Collins LLC for the food and beverage concession at the Park City Racquet Club, in a form approved by the City Attorney – Candace Erickson, "I move we approve a lease agreement with Michael Collins of Coach Collins LLC for the food and beverage concession at the Park City Racquet Club, in a form approved by the City Attorney". Liza Simpson seconded. Motion unanimously approved.

2. Consideration of approving a Resolution setting forth a strategic plan for field use at the Quinns Junction Sports Complex – Joe Kernan expressed a desire for stronger language supporting local programs as our first priority followed by special events. Jason Glidden explained applying a rating system favoring local play and Stacey Noonan expressed the need for flexibility in the resolution and urged keeping the language broad. Liza Simpson recommended a change to the wording in 2F in the resolution to better clarify the intent to balance activities. The method for reviewing and approving MFLs at the sports complex was discussed; specifically the pre-application process and Jim Hier added that special events were always contemplated for the facility. Ms. Noonan emphasized that only one special event a month can be held at the ice facility. Amending the wording in Item 4 was discussed, but only 2F was modified to change the word "work" to "balance". Liza Simpson, "I move we approve a Resolution setting forth a strategic plan for field use at the Quinns Junction Sports Complex with the word change". Joe Kernan seconded. Motion carried unanimously.

VI NEW BUSINESS ***(New items with presentations and/or anticipated detailed discussions)***

1. Consideration of an Ordinance approving a plat amendment for 154 McHenry Avenue, Park City, Utah – This item was recommended to be continued but the Mayor opened the public hearing where there was no comment from the audience. Joe Kernan, "I move we continue to a date uncertain". Candace Erickson seconded. Motion unanimously carried.

2. Consideration of an Ordinance approving the 313 Daly Avenue Subdivision Plat, an amendment to Parcels 1 and 2, located at 313 Daly Avenue, Park City, Utah – Planner Francisco Astoga explained that the application requests changing the metes and bounds parcels into lots of record. They are in a tandem configuration with an historic home located on the front parcel. The applicant has submitted an application for Historic District design review with a preservation plan to move the historic home on to Lot A indicated on the plat. Parcel 2 may not be developed because there is no access; it would require a steep slope CUP. The Planning Commission reviewed this on item on March 26 and April 23, 2008 and also reviewed an analysis prepared by staff of lot sizes, maximum allowable footprints, and house square footages on Daly Avenue. He relayed that staff finds good cause for the plat amendment although the Commission was somewhat concerned with the house size and requested that a note be added to the plat that the gross floor area be limited to 150% of the average maximum footprint allowed. He read an amended Condition #5 reflecting this directive. The preservation plan must be approved prior to recording the plat. Candace Erickson expressed her reluctance to create another lot on Daly Avenue acknowledging that a duplex could be built on the property.

Russ Henry, owner, stated that he and his wife have lived on Daly Avenue for 13 years and they want to preserve the character of the neighborhood. It is his intention to restore the historic structure and use the vacant lot as a yard for their kids.

The Mayor opened the public hearing and with no comments, closed the hearing. Candace Erickson, "I move we approve an Ordinance approving the 313 Daly Avenue Subdivision Plat based on the findings of fact, conclusions of law, and conditions of approval in the staff report, as amended". Liza Simpson seconded. Motion unanimously carried.

3. Consideration of a Resolution adopting a tentative revised budget for fiscal year 2007 and the budget for fiscal year 2008 for Park City Municipal Corporation and its related agencies - Bret Howser referred to the work session discussion and upcoming topics on the budget calendar. Joe Kernan pointed out the difficulty in prioritizing capital improvement projects based on the criteria in the staff report. He found that the cost benefit analysis seems to be the best tool in the criteria and asked how staff objectively ranks projects. Mr. Howser explained that a new process was used this year where there was more participation from the project manager submitting the requests, acknowledging that prioritizing is still difficult. As an exercise, Candace Erickson walked

through the park-and-ride project through each criteria and although it appears to qualify, it is not on the project list. The ranking process is really designed for new projects. Mr. Kernan believed the system should be more objective but the cost analysis element may add some consistency to the process. The Mayor Pro Tem opened the public hearing but with no input, the hearing was closed. Jim Hier, "I move we continue the budget discussion to May 22". Roger Harlan seconded. Motion unanimously carried.

4. Consideration of a Master Festival License for the HMBA Sunday sidewalk sales, amplified music and use of City property to be held June 15 – September 28 each Sunday from 10 a.m. to 6 p.m. except August 3 for the Park City Arts Festival – Jon Weidenhamer explained that this item should have appeared on the work session not the regular agenda since no action is being requested tonight. Staff is requesting direction on waiving the 90 day application requirement, whether there is a conflict with issuing a MFL to the HMBA when a MFL already exists for the Park Silly Sunday Market; and whether the Municipal Code should be amended to allowed licensed business more sidewalk sales a year. The initial application from the HMBA included use of the Brew Pub lot which was later removed from the request. He asked if Council feels comfortable with allowing sidewalk sales for 15 consecutive Sundays; the Municipal Code allows only five sidewalk sales a year for five consecutive days. Another element of the application is programming pocket parks and public spaces for low-key entertainment. He emphasized that staff is not supportive of issuing a MFL for sidewalk sales and referred to the Municipal Code with regard to potential conflicts with issuing two MFLs at the same time.

Sandy Geldof, Executive Director of the HMBA, stated that they have no money to spend for this event. She explained that some members complained about a loss of business during the PSSM event and there was an effort to get pedestrian traffic from the event up the street. This included routing the trolley on a continuous loop, installing directional signs for parking at China Bridge and limiting Park Avenue parking for vendors. The HMBA would like to pursue programming another entertainment group at the top of Main Street through Mountain Town Stages and she discussed art demonstrations on the sidewalk in front of galleries. The HMBA is not funded to the extent to create a street festival and that is not its intention. This proposal is to help mitigate any negative impacts of the PSSM.

Kim Kuehn, PSSM, stated that they are working closely with the HMBA and feels it is important to brand the street. She is concerned about the precedent of issuing a tandem MFL to the HMBA and competing for the same sponsorships. The PSSM would like to grow but it takes time. Sandy Geldof stated that the Chamber is assisting Main Street in hiring a third party research firm to create some focus groups on the street and to measure the economics in a quantitative manner. Mike Sweeney clarified that the HMBA did not come up with the idea of submitting a MFL but wanted the ability to conduct sidewalk sales. He didn't feel businesses will be competing with PSSM and stated that although the Council decided to limit PSSM hours to 4 p.m., there was discussion to let it go a little longer with sidewalk sales. The Mayor Pro Tem opened the public hearing.

Puggy Holmgren, resident and employee on Main Street, expressed her support of the proposal to expand the number of sidewalk sales for businesses on Main Street.

Sara Pearce, Sundance, stated that she supports the proposal but urged Council not to approve two concurrent MFLs.

Margaret Nathan, sponsor of PSSM and owner of the Shops at the Village on Main, stated that if Council approves expanded sidewalk sales that the Shops at the Village on Main be included. She emphasized that the PSSM is the only thing going on lower Main Street which really benefits restaurants but not necessarily retail tenants.

There was discussion on whether holding a sidewalk sale in an MFL area is allowed. Sandy Geldof explained that with the formation of the Main Street BID, membership is now mandatory and has grown from 115 merchants to over 216 businesses. The focus is to unite the street. Jim Hier asked how music would be permitted but suggested that the ordinance relating to outdoor sales be amended. In response to a question from Candace Erickson, it was pointed out that the HMBA can apply for sidewalk sales as the agent for the group. Liza Simpson agreed with staff not to pursue a MFL and although she has no strong feelings on the number of sidewalk sales, hoped staff would return with an ordinance amendment outlining options for members. Polly McLean interjected that there should be research on whether expanding the number of sidewalk sales should be extended on a City-wide basis. There was discussion about the low number of businesses taking advantage of sidewalk sales. Joe Kernan complimented the parties for working together. The City Manager suggested that a draft ordinance return in two weeks with options that members can select from so that the process is expedited. Jon Weidenhamer explained that music can be approved administratively.

VII ADDITIONAL DISCUSSION – AGENDA ITEMS

None.

VIII ADJOURNMENT

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

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 2 p.m. Members in attendance were Candace Erickson, Roger Harlan, Jim Hier, Joe Kernan, and Liza Simpson. Mayor Dana Williams was excused. Staff present was Tom Bakaly, City Manager; Phyllis Robinson, Public Affairs Manager; Jon Weidenhamer, Project Manager; Hugh Daniels, Emergency Management Manager; Kathy Lundborg, Water Manager; Polly Samuels McLean, Assistant City Attorney; Lloyd Evans, Chief of Police; and Mark

Harrington, City Attorney. Jim Hier, "I move to close the meeting to discuss security and property ". Candace Erickson seconded. Motion carried unanimously. The meeting opened at approximately 3:30 p.m. Candace Erickson, "I move to open the meeting". Jim Hier seconded. Motion unanimously carried.

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

Prepared by Janet M. Scott

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Janet M. Scott, City Recorder

PARK CITY REDEVELOPMENT AGENCY
SUMMIT COUNTY, UTAH
FEBRUARY 7, 2008

I ROLL CALL

Chairman Dana Williams called the regular meeting of the Redevelopment Agency to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, February 7, 2008. Members in attendance were Dana Williams, Candace Erickson, Roger Harlan, Jim Hier, Joe Kernan, and Liza Simpson. Staff present was Tom Bakaly, Executive Director; Phyllis Robinson, Public Affairs Manager; and Mark Harrington, City Attorney.

II PUBLIC INPUT *(Any matter of RDA business not scheduled on agenda)*

None.

III MINUTES OF MEETING OF JANUARY 10, 2008

Joe Kernan, "I move approval of the minutes of the meeting of January 10, 2008". Candace Erickson seconded. Motion unanimously carried.

IV CONSENT AGENDA

Consideration of approving a land transfer agreement with Habitat for Humanity, in a form approved by the City Attorney, for donation of RDA property located at 154 Marsac Avenue, Park City, Utah – The Chairman requested a motion to approve. Jim Hier, "I so move". Joe Kernan seconded. Motion unanimously carried.

V ADJOURNMENT

____
Janet M. Scott, Secretary

City Council
Staff Report

Subject: Savor the Summit
Author: Max J. Paap
Department: Sustainability
Date: May 29, 2008
Type of Item: Administrative – Master Festival License

Summary Recommendations:
Review the Master Festival License application, conduct a public hearing, and approve the license for the Savor the Summit, as conditioned, on June 20 & 21, 2008 to be held on Main Street and City Park.

Description:

Topic:
Review the Master Festival License Application, submitted by Park City Jazz Foundation, for the Savor the Summit June 20 & 21, 2008.

Background:
The Park City Jazz Foundation in conjunction with the Park City Restaurant Association submitted an application requesting a Master Festival License to hold a "Grand Table" food and music event on Friday, June 20 on Main Street and a "Grande Picnic" food and music event in City Park.

These events were planned to sort of resurrect the old "Taste of Park City" events from years past. In 2006 and 2007 the Park City Jazz Foundation had partnered with the Park City Food and Wine Classic during their July event. In 2008 the Jazz Foundation chose to partner with the Park City Restaurant association so that two local entities could benefit through the partnership. .

The organizers have worked very closely with City Staff in the past four months to discuss logistics both on Main Street and City Park. Staff will require an Operational Management Plan in a form approved by the Park City Municipal Event Manager and Chief of Police for both events.

HMBA was notified of this event at their March 25th Board meeting and the Board was unanimously in favor of the event.

Savor the Summit is consistent with City Council's Goals of Preservation of Park City Character and to promote Park City as a multi-seasonal resort by maintaining its status as a World Class Resort which hosts such events as this and to increase the number of events.

Analysis:
The event organizers have requested to hold their event on June 20 & 21, 2008. The Friday event would begin at 6:00 pm and run until 10:00 pm on Main Street, the City Park event will rum from 3:00 pm to 6:00 pm on Saturday. This application is being reviewed as a Master Festival License due to the request for amplified music, partial street closures and use of City property.

<u>Friday Event</u>
Friday's event will consist of the "Grande Table", which will create Park City's longest dinner party down the middle of Main Street. A variety of Main Street and "Off Main" restaurants are set to participate in the dinner party. To accommodate the set-up of the tables, Main Street will be posted for closure at 6:00 am that there will be 'no parking' after 2:00 pm to begin the transition. At this time the organizer has planned to construct the public Beer Garden and main music stage near 5th Street adjacent to the Post Office. The table will then be built southward to roughly the Brew Pub from the stage, and to the north to Heber Avenue. Dinner is set to begin at 7:00pm with a "Grande Toast" at 7:15 pm. Music will play on the main stage until 9:30 pm.
At the time of this report, the applicant has applied for PCMC Local Consent and a Single Event Beer License with the UDABC, is pending approval. The applicant has met with Park City Police to determine any staffing needs at key road closures. The applicant will submit an operational management plan prior to the race. Parking for this event can be accommodated in the China Bridge parking structure, and other public or private lot in and around Old Town.

<u>Saturday Event</u>
Saturday's Event will consist of the "Grande Picnic", which will feature an assortment of regionally produced food prepared as gourmet picnic fare. Along with live music performed at the gazebo in the south end of City Park. Patrons will be able to purchase reserved picnic spots, or a $50 ticket will buy you food, wine, and jazz from 3:00 pm until 6:00 pm. The Single Event License for the wine portion of this event is in the same approval status with the UDABC as the Friday event. The applicant is currently working with Staff to try to encourage picnic-goers to park in China Bridge and ride public transit to the event due to the lack of parking in City Park.

Department Review:
All applicable departments have reviewed the Savor the Summit application and their comments have been incorporated into the report.

Alternatives:
Approve the Request:
Approve the Master Festival License allowing the Savor the Summit as described. This is staff's recommendation
Deny the Request:
Deny the Master Festival License, preventing the addition of the Savor the Summit to Park City's schedule of events.
Continue the Item:
The City Council may continue the discussion in order to receive additional information

Significant Impacts:
Park City has held many similar events to the Savor the Summit. Impacts caused by the closure of Main Street will impact traffic flows; an Operational Management Plan in a form approved by the Park City Municipal Event Manager and Chief of Police for both events will be required. The activities will be contained within described venues and will conclude by 10:00 pm on Friday, June 20 and 6:00 pm on Saturday, June 21.

Consequences of not taking the recommended action:
The Savor the Summit would not take place.

RECOMMENDATION:
Staff recommends the City Council conduct a public hearing and approve a Master Festival License for the Savor the Summit on June 20 & 21, 2008 based on the following Findings of Fact, Conclusions of Law and Conditions of Approval.

Findings of Fact:
1. The Savor the Summit will be held Friday, June 20 and Saturday, June, 21, 2008. The Friday event will last from 6:00 pm to 10:00 pm on Main Street and the Saturday event will run from 3:00 pm to 6:00 pm in City Park.
2. Parking for the anticipated crowd of 200 people on Friday will be accommodated in the existing public and private parking lots in Old Town. On Saturday event goers will be encouraged to park in China Bridge and ride public transit. The conduct of Savor the Summit will not substantially interrupt or prevent the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of its venue.
3. The event is oriented towards families and youth. The events associated with Savor the Summit will not require the diversion of so great a number of police,

fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.

4. The event will be held on Main Street and City Park. The concentration of persons, vehicles, or animals will not unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.
5. The Park City Jazz Foundation Relay submitted their initial application in February of 2008; Park City Municipal Code (4-8-4) requires 90 day review for consideration of a Master Festival License. The Park City Jazz Foundation has met that criterion.
6. There are other Master Festival and Special Event Licenses that have been granted for June 20 and June 21, 2008. The table below will show in column (A)- Geographic separation of events; column (B)- Proposed time and duration of the events; column (C)- Anticipated attendance. Savor the Summit will not substantially interfere with the logistics and venue for any event for which a license has already been granted and with the provision of City services in support of other such events or governmental functions based on the following:

DATE	EVENT	A – Geographic Separation	B - Proposed Time & Duration	C – Anticipated Attendance
June 21 **June 20**	**Savor the Summit** **Savor the Summit**	**City Park** **Main Street**	**Noon-5:00 PM** **3:00 PM-6:00 PM**	**500** **200 Ticketed & 250 Walk-up**
June 21	MTS/ Miners Park	Main Street	1:30PM-5:00PM	200
June 21	Barn Door is Open	McPolin Barn	6:00PM-9:00PM	150
June 21	Wasatch Back relay	Quinn’s Junction	8:00AM-7:00PM	6800 thru the day

7. The size of the crowd and nature of the event will not create an imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
8. The applicant has been working with City Staff and applicable departments to address all event concerns. The Applicant demonstrates an ability and willingness to conduct the event pursuant to the terms and conditions of this Chapter and has not failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.

Conclusions of Law:

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

Conditions of Approval:

1. The applicant, at its' cost, shall incorporate such measures as directed by Staff in

order to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided and paid for by the applicant.

2. The applicant will work with City Staff to orient the temporary stage so as to minimize sound impacts to the neighborhood and the applicant shall monitor the following:
   (A) The program manager, or his/her designee, shall provide on-site management for each event.
   (B) A sound technician shall provide on-site monitoring for each event with music, amplified or otherwise, and any amplified event.
   (C) The program manager shall be responsible to ensure that the sound system maintains the sound at an A-weighted sound level adjustment and maximum decibel level of 90, as measured twenty-five feet (25') in front of the stage.
   (D) All events shall be open to the public and free of charge.
3. Applicants shall provide proof of liability insurance in the amount of two million dollars ($2,000,000) or more as may be required by the Special Events Manager or the City Attorney's Office, and shall further name Park City Municipal Corporation as additional insured. All Applicants shall further indemnify the City from liability occurring at the event except for any claim arising out of the sole negligence or intentional torts of the City or its employees.
4. All plans for tents, stages and other temporary structures shall be submitted to the Building Department for review and permitting by June 16, 2008.
5. The Applicant shall apply for a Mass Gathering Permit consistent with requirements of the Summit County Health department.
6. The applicant is responsible for an Operational Management Plan in a form approved by the Park City Municipal Event Manager and Chief of Police.

Attachments

Exhibit A- Applicant’s Summary of Activities
Exhibit B- Main St. Site Plan

Exhibit A-

PARK CITY MUNICIPAL CORPORATION
SPECIAL EVENT AND MASTER FESTIVAL LICENSE
EVENT APPLICATION-PART i
A completed electronic copy submitted to the Special Events Department

PARK CITY
1884
Special Events and Facilities Department
435.615.5150
specialevents@parkcity.org

APPLICATION FORM
Part I of the application form (pages 1 and 2) must be completed and submitted to the Special Events Department no less than 90 days prior to a Master Festival or no less than 60 days prior to a Special Event. Part II of the application form (pages 3-6) which are more comprehensive, must be submitted 45 days before all events. Parts I and II of the application must be sent electronically to the Special Events Department at specialevents@parkcity.org. The application will be reviewed by the Special Events Department and compared to master calendar for date availability. Applicant must schedule a meeting with City Staff 30 days prior to the event to review logistics. Granting of the permit is not guaranteed.

EVENT NAME: Official Name TBD - Taste of Park City

EVENT DATE(S): June 20-21, 2008

EVENT TIME(S): June 20th - tentative start time 7:00 p.m.; June 21st tentative start time Noon

EVENT LOCATION(S): *Please describe in detail the exact location(s)*
Friday, June 20th - Main Street; Satuday, June 21st City Park

ANTICIPATED ATTENDANCE: Friday, June 20th - 200 people; Saturday, June 21st - 500 people

EVENT DESCRIPTION: *Please describe in detail the activities associated with the event*
The Park City Jazz Foundation in conjunction with the Park City Restaurant Association will be hosting this two day event. The first day a "Taste of Park

City" will include dining on Main Street - literaly one long banquet table will be set down the center of Main Street in hopes of garnering the "worldest longest dinner/banquet table" award. The second day will be the "Grand Picnic" held at city park. The day will feature Jazz Entertainment in the main gazebo with approximately 15 food and wine sampling tents featuring local food pavaors and resturants. Locals will enjoy great entertainment paried with great food and wine offerings.

APPLICANT: *(name of organization)* Park City Jazz Foundation

CONTACTS

Event Manager: Kris Severson
Mailing Address: 333 Main Street, Suite 232 Park City Ut 84060
Phone: 435-940-1362 Fax:435-940-1464
Cell Phone: 435-714-0372
E-Mail: kris@parkcityjazz.org

Assistant Event Manager: Ginger Ries
Mailing Address: 860 Wild Rose, Francis UT 84036
Phone: 435-640-1168 Fax:435-783-0988
Cell Phone: 435-640-1168
E-Mail: ginger@altitudeem.com

TYPE OF EVENT: *to be confirmed by the Special Events Department*

☒ **Master Festival;** *(If even one box is checked, the event is automatically a Master Festival)*
A public event which any one of the following:
- ☐ attraction of large crowds, (Over 500)
- ☒ street closure,
- ☒ use of City park, building or property,
- ☐ use of off-site parking facility,
- ☒ use of amplified music.

☒ **Special Event;**
A private or public event, which creates significant public impacts through:
- ☐ causes significant public impacts via disturbance, crowd, traffic/parking,
- ☒ disruption of the normal routine of the community or affected neighborhood,
- ☒ necessitates temporary business or liquor licensing
- ☒ event signs, visible from public property
- ☒ temporary structures

CITY SERVICES

- request for street closure(s)? ☒ yes ☐ no if yes, then list street(s) and closure time and date: Main Street From Heber Avenue to the top

- request for closure of or access to any public parking spaces? ☒yes ☐no
  if yes, then list lot and closure times and dates: Parking areas around City Park and the Mawhinney Lot
  if yes, complete and attach *Request for Special Use of Public Parking* form.
- request for use of any City owned bleachers? ☒yes ☐no

SALES AND FOOD VENDING

- will there be beer, wine and/or liquor sales during the event? ☒yes ☐no
  if yes, have you filed a *Beer and Liquor License Application* with Park City Finance Department? ☒yes ☐no
  if yes, have you filed a* Single Event *or* Temporary Beer Permit *application w/ UDABC?* ☒*yes* ☐*no

APPLICATION FEES

All new applications require a $100 processing fee, all applications for returning events require a $50 application fee, due at the time of application. Additional fees for other services, including Health Department and Fire Department, will be estimated and provided to the applicant. A final bill for services will be delivered to the applicant approximately two weeks after the event concludes. Please remit application check to:

Park City Municipal Corporation
Attn: Special Events and Facilities
P.O. Box 1480
Park City, UT 84060

INSURANCE

Park City Municipal requires proof of liability insurance in the amount of two million dollars ($2,000,000) or more, and applicant shall further name Park City Municipal Corporation as an additional insured. This must be submitted 10 days prior to the event.

EXHIBIT B

2008 Savor the Summit
"Grande Table"

June 20, 2008
Site Map – Main Street

Entry Gate

Chain and Stancheon Perimeter

Table Seating

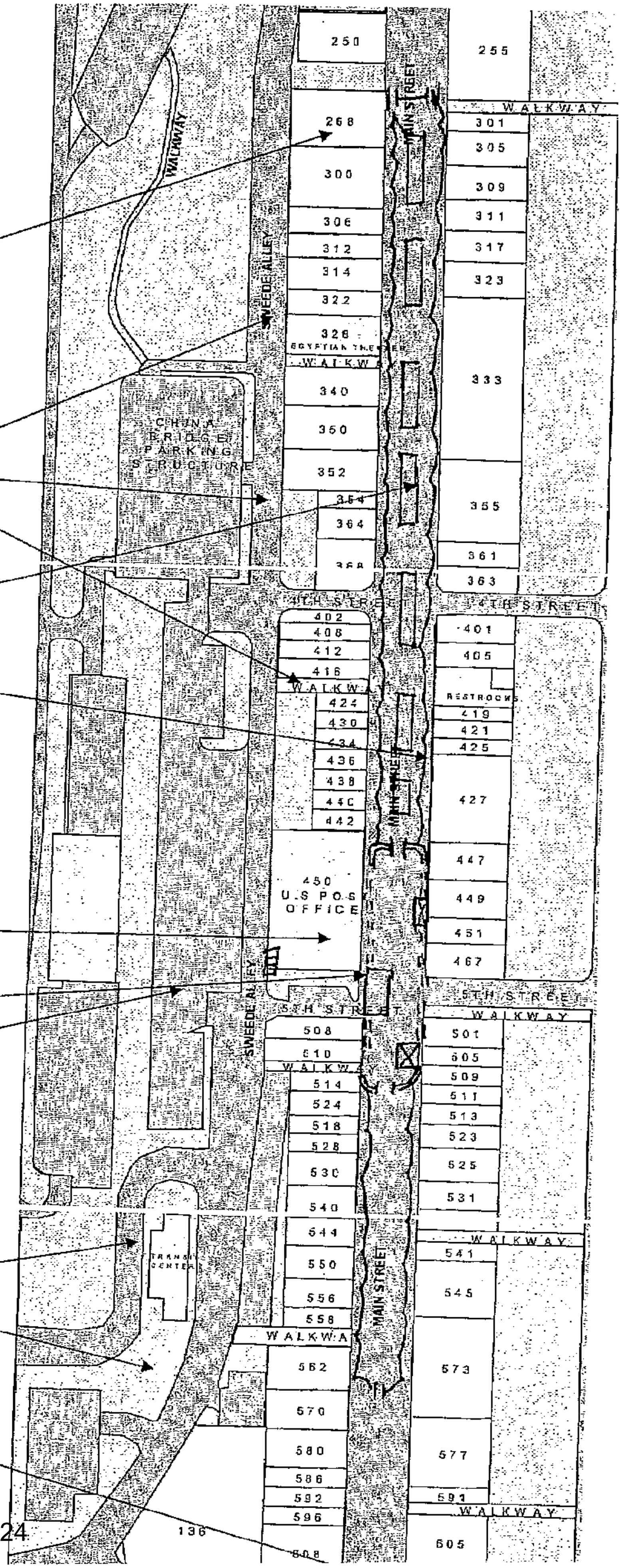
Beer Garden

Main Stage

"Executive Restrooms"

Lower Main Table Seating

Street Closure



City Council Staff Report

Subject: Wasatch Back Relay
Author: Max J. Paap
Department: Sustainability
Date: May 29, 2008
Type of Item: Administrative – Master Festival License

Summary Recommendations:
Review the Master Festival License application, conduct a public hearing, and approve the license for the Wasatch Back Relay, as conditioned, on June 21, 2008 to be held at the Quinn's Junction Sports Complex.

Description:

Topic:
Review the Master Festival License Application, submitted by Ragnar Relay, Inc., for the Wasatch Back Relay on June 21, 2008.

Background:
The Ragnar Relay, Inc. submitted an application requesting a Master Festival License to end their 173 mile relay race from Logan to Park City at Quinn's Junction Sports Complex. The event has annually had the finish for this event in Park City. As the event grew in participation the finish line has progressed from the Town Lift Plaza to City Park, and onto Lower Main Street in 2006 and 2007. The organizers have indicated registered teams for the 2008 event at 571 teams to date; with 12 members on each team. This would put the number of participants at roughly 6800.

The organizers have worked very closely with City Staff in the past three months to discuss logistics planning for the leg that passes through Park City. The organizers have also met with Deer Valley to mitigate any concerns for the final exchange zone in Lot 6 at Snow Park Lodge. The event begins in Logan on Friday, June 20 and the first runners would begin to arrive in Park City at around 8:00 am on the morning of Saturday, June 21. The runners would continue to arrive in Park City throughout the day until about 7:00 pm on Saturday evening. This arrival pattern is very similar to the 2006 and 2007 events. The Savor the Summit City Park event will be held between 3:00 pm and 6:00 pm on Saturday, June 21. It will be contained within its own venue and with the nature of the relay having well spaced participants, Staff finds no conflicts.

The Wasatch Back Relay is consistent with City Council's Goals of Preservation of Park City Character and to promote Park City as a multi-seasonal resort by maintaining its status as a World Class Resort which hosts such events as this and to increase the number of events.

Analysis:
The event organizers have requested to hold their event on June 21, 2008. The event would begin at 8:00 am at Quinn's Junction Sports Complex and conclude at around 7:00 pm. The applicant will take the venue during the afternoon of the 20th to begin their build out of the finish line and other structures for support of the event. They will dismantle the finish area in the morning hours of Sunday, June 22. This application is being reviewed as a Master Festival License due to the request for amplified music, attraction of large crowds, partial street closures and use of City property.

<u>Race Route</u>
The runners will enter Park City via Royal Street as they come over Guardsman Pass. They will proceed through the front drive of the Snow Park Lodge and will circle Deer Valley Drive in a counter clock-wise manner and enter Doe Pass. In Lot 6 will be the final exchange of the race as the runners make their way towards Quinn's Junction. They will use Poison Creek Trail to the Rail Trail to complete the final leg of the relay. The applicant has met with Park City Police to determine any staffing needs at key intermittent road closures. The applicant will submit a race management plan prior to the race.

<u>Quinn's Activities</u>
Quinn's activities will include the finish line and timing area, vendor booths, sponsor tents, concession area, a massage table area, shade tents, and the placement of a beer garden and stage for entertainment and announcements.

<u>Parking</u>
Due to the amount of vehicles needed to run a race of this nature, 2 vehicles per team, a comprehensive parking plan has been proposed. Spectators will be directed to use Park City Mountain Resort to attend the race. The organizers have arranged for a private transportation company to provide a shuttle to bring spectators between PCMR and Quinn's. The organizers have secured parking at the National Ability Center for all volunteers needed at the Quinn's venue. The runner's vehicles can be accommodated on site at Quinn's with credentials required for admittance. The organizers have employed the services of Ampco Parking to maximize the efficiency of parking at the Quinn's Complex. The parking lots at the Park City Schools have been secured, but have no private shuttle capabilities.

Department Review:
All applicable departments have reviewed the Wasatch Back Relay application and their comments have been incorporated into the report.

Alternatives:

Approve the Request:
Approve the Master Festival License allowing the Wasatch Back Relay as described. This is staff's recommendation

Deny the Request:
Deny the Master Festival License, preventing the addition of the Wasatch Back Relay to Park City's schedule of events.

Continue the Item:
The City Council may continue the discussion in order to receive additional information

Significant Impacts:
Park City has held many similar events to the Wasatch Back Relay. Impacts caused by the amount of vehicles created by the nature of this relay are of concern. By actively addressing the parking challenges impacts should by kept to a manageable level. The activities will be contained within described venues and will conclude by 7:00 pm on Saturday, June 21.

Consequences of not taking the recommended action:
The Wasatch Back Relay would not take place.

<u>RECOMMENDATION</u>:
Staff recommends the City Council conduct a public hearing and approve a Master Festival License for the Wasatch Back Relay on June 21, 2008 based on the following Findings of Fact, Conclusions of Law and Conditions of Approval.

<u>Findings of Fact:</u>

1. The Wasatch Back Relay will be held Saturday, June, 21, 2008. The event will last from 8:00 am to 7:00 pm and will occur at the Quinn's Junction Sports Complex.
2. Parking for the anticipated crowd of 6800- 8000 people will be accommodated in the existing public parking around Quinn's, in the Park City Mountain Resort lots, and PCSD lots. The conduct of the Wasatch Back Relay will not substantially interrupt or prevent the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of its venue.
3. The event is oriented towards families and youth. The events associated with the Wasatch Back Relay will not require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.

4. The event will be held at Quinn's Junction Sports Complex. The concentration of persons, vehicles, or animals will not unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.
5. The Ragnar Relay submitted their initial application in January of 2008; Park City Municipal Code (4-8-4) requires 90 day review for consideration of a Master Festival License. Ragnar Relay have met that criterion.
6. There are other Master Festival and Special Event Licenses that have been granted for June 21, 2008. The table below will show in column (A)- Geographic separation of events; column (B)- Proposed time and duration of the events; column (C)- Anticipated attendance. The Wasatch Back Relay will not substantially interfere with the logistics and venue for any event for which a license has already been granted and with the provision of City services in support of other such events or governmental functions based on the following:

DATE	EVENT	A – Geographic Separation	B - Proposed Time & Duration	C – Anticipated Attendance
June 21	**Wasatch Back relay**	**Quinn's Junction**	**8:00AM-7:00PM**	**6800 thru the day**
June 21	Savor the Summit	City Park	Noon-4:00 PM	500
June 21	MTS/ Miners Park	Main Street	1:30PM-5:00PM	200
June 21	Barn Door is Open	McPolin Barn	6:00PM-9:00PM	150

7. The size of the crowd and nature of the event will not create an imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
8. The applicant has been working with City Staff and applicable departments to address all event concerns. The Applicant demonstrates an ability and willingness to conduct the event pursuant to the terms and conditions of this Chapter and has not failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.

Conclusions of Law:

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

Conditions of Approval:

1. The applicant, at its' cost, shall incorporate such measures as directed by Staff in order to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided and paid for by the applicant.
2. The applicant will work with City Staff to orient the temporary stage so as to minimize sound impacts to the neighborhood and the applicant shall monitor the following:
   (A) The program manager, or his/her designee, shall provide on-site

management for each event.
(B) A sound technician shall provide on-site monitoring for each event with music, amplified or otherwise, and any amplified event.
(C) The program manager shall be responsible to ensure that the sound system maintains the sound at an A-weighted sound level adjustment and maximum decibel level of 90, as measured twenty-five feet (25') in front of the stage.
(D) All events shall be open to the public and free of charge.

3. Applicants shall provide proof of liability insurance in the amount of two million dollars ($2,000,000) or more as may be required by the Special Events Manager or the City Attorney's Office, and shall further name Park City Municipal Corporation as additional insured. All Applicants shall further indemnify the City from liability occurring at the event except for any claim arising out of the sole negligence or intentional torts of the City or its employees.
4. All plans for tents, stages and other temporary structures shall be submitted to the Building Department for review and permitting by June 16, 2008.
5. The applicant is responsible for a Race Operation and Pedestrian Management Plan in a form approved by the Park City Municipal Event Manager and Chief of Police.

Attachments

Exhibit A- Applicant’s Summary of Activities

Exhibit A-

PARK CITY MUNICIPAL CORPORATION
SPECIAL EVENT AND MASTER FESTIVAL LICENSE
EVENT APPLICATION-PART i
A completed electronic copy submitted to the Special Events Department

PARK CITY 1884
Special Events and Facilities Department
435.615.5150
specialevents@parkcity.org

APPLICATION FORM
Part I of the application form (pages 1 and 2) must be completed and submitted to the Special Events Department no less than 90 days prior to a Master Festival or no less than 60 days prior to a Special Event. Part II of the application form (pages 3-6) which are more comprehensive, must be submitted 45 days before all events. Parts I and II of the application must be sent electronically to the Special Events Department at specialevents@parkcity.org. The application will be reviewed by the Special Events Department and compared to master calendar for date availability. Applicant must schedule a meeting with City Staff 30 days prior to the event to review logistics. Granting of the permit is not guaranteed.

EVENT NAME: Ragnar Relay/Wasatch Back Relay

EVENT DATE(S): Set-up of race finish area on Friday, June 20 after 10:00 pm (will drop off trucks then) and then actual set-up starting around 5 am on Saturday, June 21, 2008

EVENT TIME(S): same as above

EVENT LOCATION(S): *Please describe in detail the exact location(s)*
Quinns/PC Sports Complex

ANTICIPATED ATTENDANCE: 6600 runners plus @2000 spectators throughout course of day----never more then maybe 500 at a time

EVENT DESCRIPTION: *Please describe in detail the activities associated with the event*
WBR is a 173 mile relay race starting in Login, UT and continuing on thru Park City for the finish line. There will be @ 550 teams+ of 12 running thru continously through the night. There will bands & music, vendor boooths for pictures, merchandise, sponsor tents, etc. at the finish line area.

APPLICANT: *(name of organization)* Ragnar Relay/Wasatch Back Relay

CONTACTS

Event Manager: Dan Hill
Mailing Address: 515 N Main Street, Bountiful , UT 84010
Phone: 801-295-5536 Fax:
Cell Phone: 801-633-5984
E-Mail: dan@ragnarrelay.com

Assistant Event Manager: Janine D. Hodges
Mailing Address: PO Box 537, Heber City, UT 84032
Phone: 435-671-3741 Fax:435-657-1037
Cell Phone: 435-671-3741
E-Mail: J9hodges@aol.com

TYPE OF EVENT: *to be confirmed by the Special Events Department*

☒ **Master Festival;** *(If even one box is checked, the event is automatically a Master Festival)*

A public event which any one of the following:
- ☒attraction of large crowds, (Over 500)
- ☒street closure,
- ☒use of City park, building or property,
- ☐use of off-site parking facility,
- ☒use of amplified music.

☐ **Special Event;**

A private or public event, which creates significant public impacts through:
- ☐causes significant public impacts via disturbance, crowd, traffic/parking,
- ☐disruption of the normal routine of the community or affected neighborhood,
- ☐necessitates temporary business or liquor licensing
- ☐event signs, visible from public property
- ☐temporary structures

CITY SERVICES

- request for street closure(s)? ☒yes ☐no
  if yes, then list street(s) and closure time and date: the road going up to Quinns from 5 am to 10pm on Sat/June 21, 2008
- request for closure of or access to any public parking spaces? ☒yes ☐no
  if yes, then list lot and closure times and dates: only the spaces at Quinns--still working on that….may need to close parking at PC schools also
  if yes, complete and attach *Request for Special Use of Public Parking* form.
- request for use of any City owned bleachers? ☒yes ☐no

SALES AND FOOD VENDING

- will there be beer, wine and/or liquor sales during the event? ☒yes ☐no

if yes, have you filed a *Beer and Liquor License Application* with Park City Finance Department? ☐yes ☒no
if yes, have you filed a* Single Event *or* Temporary Beer Permit *application w/ UDABC?* ☐*yes* ☐*no

APPLICATION FEES
All new applications require a $100 processing fee, all applications for returning events require a $50 application fee, due at the time of application. Additional fees for other services, including Health Department and Fire Department, will be estimated and provided to the applicant. A final bill for services will be delivered to the applicant approximately two weeks after the event concludes. Please remit application check to:

Park City Municipal Corporation
Attn: Special Events and Facilities
P.O. Box 1480
Park City, UT 84060

INSURANCE
Park City Municipal requires proof of liability insurance in the amount of two million dollars ($2,000,000) or more, and applicant shall further name Park City Municipal Corporation as an additional insured. This must be submitted 10 days prior to the event.

City Council Agenda Report

PUBLIC WORKS DEPARTMENT

445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060
Tel 435.615.5301
Fax 435.615.4904
www.parkcity.org

DATE: May 29, 2008
DEPARTMENT: Public Works
AUTHOR: Pace Erickson, Operations Manager
TITLE: 2008 Pavement Management
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Accept the 2008 Pavement Management bids and authorize staff to enter into an agreement with:

Staker Parsons Co. for pavement overlays in the amount of $366,400.54.
M&M Asphalt for slurry seals in the amount of $77,492.35.
Kilgore Paving for crack seal in the amount of $52,500.00 and Bike Path sealing in the amount of $4,937.89.
Intermountain Slurry Seal for Micro-seal in the amount of $85,204.41 and Asphalt Rejuvenator in the amount of $6,227.84
CTS Utilities for utility adjustments in the amount not to exceed $62,000.00 in a form approved by the City Attorney.

DESCRIPTION:

A. Topic. Pavement Management Program 2008

B. Background. The pavement management program maximizes pavement life and minimizes pavement costs by identifying the time frame for carrying out appropriate maintenance or rehabilitation. The benefit of this practice is to extend pavement life and reduce the overall life cycle cost. Pavements typically deteriorate in a non-linear fashion. Twenty-five percent of the deterioration occurs during the first seventy-five percent of pavement life. The more cost-effective maintenance should occur when the pavement is still in fair condition. Pavement repairs can be done inexpensively using sealing and overlay techniques. Proper pavement management should minimize the need for costly pavement reconstruction.

The pavement management plan has been up-dated several times in the last ten years most recently in 2005 by Local Technology Assistance Program (LTAP) a group affiliated with Utah State University. The review consisted of visually inspecting the surface of every city street, analyzing the data, ranking streets, developing implementation plans based on different funding levels and supplying Park City Municipal Corporation with a tool to develop future pavement management plans.

Pavement condition reports have identified the overall condition of Park City's pavement system. A remaining service life (RSL) scale is used with 20 year remaining life being pavement in the best possible condition and a 0 year remaining life being the worst. This condition report includes the effect of surface, base, subgrade, load, environmental conditions and materials.

Pavement Condition Warranted maintenance/rehabilitation effort based on remaining service life (RSL)

16-20	RSL	Minimal - crack sealing
12-15	RSL	Some - minor patching, fog seals and crack sealing
8-11	RSL	Routine - thin overlays or slurry seals
4-7	RSL	Increasing - thicker overlays or possible reconstruction
0-4	RSL	High - surface or base reconstruction, possibly subgrade stabilization or total reconstruction

The average remaining service life of all Park City pavements is 9.73 years. A value of 9.73 means that a pavement is in a routine maintenance category requiring thin to medium thickness overlays, slurry sealing and crack sealing to extend the service life of the pavements. Delay would increase the cost of repair significantly for these pavements. In a sense, they are the optimal pavements for repair. All pavements which are determined to have an RSL of 4 or below can benefit from some very thick overlays but are beyond restoration within the pavement management program. These pavements are patched as soundly as possible and are sent to the CIP budget for consideration for reconstruction.

LTAP recommends a RSL of 10 years which is optimum for pavements in the intermountain area. An RSL of 9.73 puts Park City very close to achieving the recommended RSL. Staff has put together a future resource allocation inventory which will allow Park City to achieve an RSL of 10 by the year 2011 with current funding and materials cost levels.

The higher we can keep the pavement score the less expensive they will be to repair and maintain. Due to the severe winter, staff has anticipated additional pavement treatments this year. For comparison, last season Park City invested approximately $574,237 for the pavement program. This compares to this years recommended program of $645,907.50

Asphalt forecast

Staff has seen asphalt costs stabilize somewhat from two years ago. Delivered asphalt prices have remained at around $80.00 per ton. However, staff believes asphalt costs will not fall below this level in the near future.

C. Analysis.

The sealed bid notification/process was advertised in the Park Record and Salt Lake Tribune.

Slurry Seal
The following streets have been identified within the pavement management program as needing 62,423 square yards of slurry seal as part of the overall pavement management strategy.

Section/ Street Name
Eagle Way: Mellow Mountain Dr. to end CDS
Oakwood Ct: Oakwood Dr. to end CDS
Queen Ester Dr: Deer Valley Dr. to Telemark Dr.
Deer Valley East: 2280 Deer Valley East to Solamere Dr.
Deer Valley North: Deer Valley Dr. to Solamere
Royal Street East: Sterling Dr to Royal St. West
Royal Street West: Royal St. East to Sterling Dr.
Thaynes Canyon Dr: Hwy 224 to Webster Dr.
Thaynes Canyon Dr: Webster Dr. to Three Kings Ct.
Double Jack Ct: Prospector Dr. to end CDS
American Saddler Dr: Meadows Dr. to Crestline Dr.
American Saddler Dr: Crestline Dr. to Ashley Ct.
Equestrian Way: Lucky John Dr. to end CDS
Paddington Dr: Wyatt Earp to Euston Dr.
Euston Drive: Paddington to 2131 Euston Dr.
Morning Star Drive: Three Kings Dr. to end CDS

Micro-seal
The following streets have been identified within the pavement management program as needing 20,731 square yards of Micro-seal as part of the overall pavement management strategy.

Hillside Avenue: Hwy 224 to bottom of hill
Main Street: Swede Alley to 9th St. and including loop
Park Ave: Empire Ave to 15th St.
Iron Horse Drive: Bonanza Dr. to Hwy 224
Venus Ct: Evening Star Dr. to end CDS

Crack Seal
Crack seal is an excellent way to prolong pavement life by sealing the surface cracks to prohibit water penetration on pavements which are in relatively good condition. However, all pavements in various stages and condition benefit from crack sealing. Public Works will apply 30 tons of crack seal to various city streets.

Utility Adjustments

Utility adjustments are required after an overlay to raise manholes, water valves and monument markers to the same grade as the pavement surface. Some require lowering prior to an overlay due to the milling process in advance of an overlay. 64 water valves/monuments and 50 manholes have been identified as needing to be adjusted prior to and after overlay application:

Section/ Street Name	**Water/Survey**	**Manholes**
Deer Valley Dr: Rossi Hill to Deer Valley North	16	9
Swede Alley: 5th Street to Main Street	2	10
Single Jack Ct: Prospector Dr to end CDS	0	0
Meadow Creek Dr: Creek Dr. to end CDS	4	5
Moray Ct: Monitor Dr to end CDS	0	3
Iron Canyon Dr: Payday Dr. to Iron Mountain Dr.	7	0
Solamere Dr: Deer Valley Dr. to 2550 Solamere	3	6
Solamere Dr: 2550 Solamere to Deer Valley Dr.	3	6
Three Kings Dr: Crescent Dr. to Kings Ct.	4	9
Mellow Mtn Dr: Aerie Dr. to 850 feet	6	10
Meadows Dr: Sunny Slopes Dr. to Eagle Cove Dr.	4	1
Additional Survey Markers to be Repaired:	25	
Total	64	50

Overlays

The following streets and Bike Paths have been identified within the pavement management program to receive a total of 4,091 tons of asphalt in the form of overlays as part of the overall pavement management strategy:

Section/ Street Name

Deer Valley Dr: Rossi Hill to Deer Valley North
Swede Alley: 5th Street to Main Street*
Single Jack Ct: Prospector Dr to end CDS
Meadow Creek Dr: Creek Dr. to end CDS
Moray Ct: Monitor Dr to end CDS
Iron Canyon Dr: Payday Dr. to Iron Mountain Dr.
Solamere Dr: Deer Valley Dr. to 2550 Solamere*
Solamere Dr: 2550 Solamere to Deer Valley Dr.*
Three Kings Dr: Crescent Dr. to Kings Ct.*
Mellow Mtn Dr: Aerie Dr. to 850 feet
Meadows Dr: Sunny Slopes Dr. to Eagle Cove Dr.

*** Designates full width milling**

Total Tons 3,636

Bike Path Section

Deer Valley Trail: Fawn Grove to Lot 5 at Deer Valley

Total Tons 455

Bid Results

There were three bids received for street overlays, two bids for slurry seals, three bids for crack sealing, two bids for Path Sealing, one bid for Rejuvenator, one bid for Micro-seal and three bids for utility adjustments:

Street & Bike Path Overlays		
Staker & Parsons Co.	**$366,400.54**	**(Recommended)**
Kilgore Paving	$370,123.54	
Granite Construction	$380,135.20	
Slurry Seals		
M&M Asphalt	**$77,492.35**	**(Recommended)**
Intermountain Slurry Seal	*$97,106.*59	
Crack Sealing		
Kilgore Paving	**$52,500.00**	**(Recommended)**
M&M Asphalt	$69,000.00	
Intermountain Slurry Seal	$79,740.00	
Utility Adjustments		
Rivas Construction	*$50,250.00*	*(Unable to secure the required bonding for the project)*
CTS Utilities	**$61,900.00**	**(Recommended)**
Staker & Parsons Company	$68,485.00	
Path Sealing		
Kilgore Paving	**$4,937.89**	**(Recommended)**
Intermountain Slurry Seal	$5,280.12	
Micro-seal		
Intermountain Slurry Seal	**$85,204.41**	**(Recommended)**
Asphalt Rejuvenator		
Intermountain Slurry Seal	**$6,227.84**	**(Recommended)**

D. Department Review. Bids were reviewed by the Public Works Department and Legal Department. Funds are designated in the CIP fund and are appropriated under

City Council
Staff Report

Sustainability Team

Author: Dave Gustafson
Subject: Marsac Seismic Upgrade Contract with Jacobsen Construction, Inc. Contract Amendment #4
Date: May 29th, 2008
Type of Item: Administrative

Summary Recommendations:
Staff recommends approval of Contract Amendment #4 to the existing Jacobsen Construction, Inc. Agreement in a form approved by the Legal Department for the Marsac Seismic Upgrade. The GMP (Guaranteed Maximum Price) for this project is currently set at $5.3 million (This number will be confirmed prior to the Council Meeting on May 29th.).

Topic:
Downtown Improvements, Marsac Seismic Upgrade, Jacobsen Contract Amendment #4

Background:
At a December 2, 2004 meeting, City Council approved a Construction Manager General Contractor (CMGC) Construction Agreement with Jacobsen Construction, Inc. for work related to Municipal Downtown Projects and Improvements. The Marsac Seismic Upgrade was included in that scope of work.

Staff last updated the City Council on the Marsac Seismic Upgrade in August 2007. At this meeting, Council voted to move forward with the Seismic Upgrade and for City Hall to reoccupy the building after construction was completed. At that time, the estimated cost of construction, excluding soft costs (design fees, relocation costs, etc.) was $4.4 million.

In January, 2008, the design development drawings (90%'s) were completed and the new cost of construction estimate, which was presented to Council on February 7th, 2008 during the FFKR contract amendment, came in at $5.3 million.

Analysis:
The remodel of existing City Hall is planned and the original budget of $3.5 million was estimated in 2004 considering only the seismic remodel, air handling system and ADA accessibility. The increased cost of construction, green elements and the desire to relocate departments within the building were not calculated into the original budget, as well as system upgrades that Staff recommends are necessary (plumbing, electrical,)

The Marsac Building, with its location in Old Town, is desirable for City offices by establishing the importance of Old Town to Park City and adds vitality to the area. The building has held public uses since its construction and is a key presence in the Old Town landscape. Location of City Hall in Park City's downtown core is also important to stay connected with Park City's National Historic District and the Main Street area.

The original scope of work for this project did not include any exterior work. During the pre-bid walk-through, window sills on the east side of the building were notably deteriorating as were the parapet columns along the roof line. It has been recommended that these areas should be repaired during the upgrade. It is recommended that these areas e repaired during he upgrade in order to avoid the necessary structural improvements I the immediate future. Staff anticipates that the costs incurred with these repairs will not exceed $5.3 million GMP with Jacobsen.

Significant Impacts:
The GMP for the construction of the building is within the budgeted amount for the project.

Department Review:
All applicable departments have reviewed the proposed resolution and their comments have been incorporated.

Recommendation:
Staff recommends approval of Contract Amendment #4 to the existing Jacobsen Construction, Inc. Agreement in the amount of $5.3 (Number to be confirmed prior to the Council Meeting on May 29th).

Attachments:
Standard form of agreement between owner and construction manager

line item cp0006-031452 in the amount of $710,980 for the year 2008-2009 and cp0201– 031475 in the amount of $15,000 for the year 2008-2009. Any unspent funds prior to June 30, 2008 will be “carried over” to next year as per City budget policy.

ALTERNATIVES:

A. Approve awarding and authorize staff to enter into an agreement with the lowest qualified bidder.
Accept the 2008 Pavement Management bids and authorize staff to enter into an agreement with:

Staker Parsons Co. for pavement overlays in the amount of $366,400.54.
M&M Asphalt for slurry seals in the amount of $77,492.35.
Kilgore Paving for crack seal in the amount of $52,500.00 and Bike Path sealing in the amount of $4,937.89.
Intermountain Slurry Seal for Micro-seal in the amount of $85,204.41 and Asphalt Rejuvenator in the amount of $6,227.84
CTS Utilities for utility adjustments in the amount not to exceed $62,000.00 in a form approved by the City Attorney. (STAFF RECOMMENDED)

B. Change scope and re-bid the 2008 pavement management program.
(Staff does not recommend this alternative).

C. Reject all bids.
(Staff does not recommend this alternative).

SIGNIFICANT IMPACTS:

The pavement management plan is designed to maintain and improve Park City pavement quality. Approval of less than the recommended program will cause a decline of pavement quality.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: Failure to maintain an adequate pavement management program will increase maintenance dollars in subsequent years and lower overall pavement quality.

RECOMMENDATION: Alternative A: Accept the 2008 Pavement Management bids and authorize staff to enter into an agreement with:

Staker Parsons Co. for pavement overlays in the amount of $366,400.54.
M&M Asphalt for slurry seals in the amount of $77,492.35.
Kilgore Paving for crack seal in the amount of $52,500.00 and Bike Path sealing in the amount of $4,937.89.
Intermountain Slurry Seal for Micro-seal in the amount of $85,204.41 and Asphalt Rejuvenator in the amount of $6,227.84
CTS Utilities for utility adjustments in the amount not to exceed $62,000.00 in a form approved by the City Attorney.

AMENDMENT NO. 4
TO STANDARD FORM OF AGREEMENT
BETWEEN OWNER AND CONSTRUCTION MANAGER

Pursuant to Paragraph 2.2 of the Standard Form of Agreement between Owner (Park City Municipal Corporation) and Construction Manager (Jacobsen Construction, Inc.), dated December 2, 2004, for Municipal Downtown Projects and Improvements, the Owner and the Construction Manager establish a Guaranteed Maximum Price and Contract Time for the Work as set forth below:

ARTICLE I
GUARANTEED MAXIMUM PRICE

The Construction Manager's Guaranteed Maximum Price for the Work, including the estimated Cost of the Work as defined in Article 5 of the Agreement and the Construction Manager's Fee as defined in Article 4 of the Agreement, is five million, three hundred thousand dollars $5.3 Million.

Included in the Guaranteed Maximum Price is the Construction Manager's fee of One hundred fifty three thousand seven hundred dollars $153,700.

This Price is for the performance of the Work in accordance with the "Guaranteed Maximum Price Proposal" dated May 29, 2007, from Jacobsen Construction, Inc., and incorporated herein by this reference (the "GMP"). This contract amendment 4 was approved by City Council on May 29th, 2008.

ARTICLE II
CONTRACT TIME

The Construction Manager acknowledges that the Substantial Completion Date is November 15, 2009 and the Final Completion Date is December 15, 2009.

.

OWNER:	**CONSTRUCTION MANAGER**
Park City Municipal Corporation	**Jacobsen Construction, Inc.**
By: ______________________	**By:** ______________________________
Date: _____________________	**Date**_______________________________
Attest:____________________	**Attest:**_____________________________

Exhibit A – General Project Scope

- Seismic Upgrade
- ADA retrofit
- Upgraded plumbing, mechanical and electrical systems
- Space needs renovation

- Tenant Finishes
    - Paint
    - Carpet
    - Ceilings

City Council Staff Report

Author:	**Katie Cattan**
Subject:	**Extension for 1287 Empire Avenue Replat**
Date:	**May 29, 2008**
Type of Item:	**Administrative- Plat Amendment**

PLANNING DEPARTMENT

Summary Recommendations
Staff recommends that the City Council hold a public hearing and consider extending the approved Amended plat of lots 21 and 22, Block 26 Snyder's Addition to Park City based on the findings of fact, conclusions of law and conditions of approval outlined in the attached ordinance.

Topic

Applicant:	BCRG, LLC. Bronson Calder and Ryan Smith
Location:	1287 Empire Avenue
Zoning:	Recreation Commercial (RC)
Adjacent Land Use:	Commercial, single family, multi-family, Municipal Water Facility
Reason for Review:	Extension of Plat Amendment requires City Council approval

Background
On May 17, 2007, the applicant received approval from the City Council for a plat amendment at 1287 Empire Avenue. Condition of approval number three stated "The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void." The applicant submitted a request for an extension of the approved plat on April 29, 2008. The request was made for financial reasons. The applicant has not proposed any changes to the original plat and ordinance. Per the Land Management Code, the City Council is authorized to extend a Plat Amendment Application when the applicant is able to demonstrate no changes in circumstance that would result in an unmitigated impact. Extension requests must be submitted prior to the expiration of the ordinance, noticed and processed with a public hearing.

The applicant is the owner of Lots 21, 22, and a 15' wide portion of the adjacent vacated Calhoun (13^{th}) Street of Block 26, of Snyder's Addition to the Park City Survey. On March 16**,** 2007, the City received a completed application to combine these properties into two lots of record. Lots 21 and 22 are 25' x 75' each and the adjacent vacated Calhoun Street parcel is 15' x 75' in dimension. By combining the two lots and parcel into two even lots of record, the new dimensions of the proposed lots would be 32.5' x 75'.

There is one existing non-historic single family home located across the two existing lots and across the location of the proposed new lot line. The Historic Preservation Board is authorized to make determinations of significance pursuant to LMC Section 15-11-12. On March 19, 2007, the Historic Preservation Board determined that the existing home at 1287 Empire Avenue is not historic. Demolition of the existing non-historic home at 1287 Empire Avenue must occur prior to plat recordation.

The Planning Commission heard this application at its regular meeting on April 25, 2007, and forwarded a positive recommendation. There was no public input. The City Council approved the plat amendment on May 17, 2007.

Analysis

The purpose of the application is to combine the three properties into two lots of record. This plat amendment will create two lots of record with 32.5' x 75' (2,812.5 square feet) in dimensions. Future construction on the proposed lots must comply with the provisions of the Recreation Commercial (RC) Zoning District of the Land Management Code. The minimum lot area for a single family home is 1,875 square feet, and 3,750 square feet for a duplex. A duplex would not be allowed on the proposed lots because the minimum requirement for lot area is not met. For a single family home, each lot will be required to have 3' side yard setbacks, 10' front and rear setbacks, a maximum footprint of 1,201 square feet, and a maximum height of 27' above existing grade. The applicant has not submitted any building applications at the time of writing this report. Any future applications must be compliant with the Land Management Code Section 15-2.16 (Recreation Commercial Zone). The property is located within two blocks of the HR-1 zone. Therefore, any future applications must meet the criteria in the Historic District Design Guidelines.

Planning Staff finds there is good cause for the application as the lot combination will comply with state law and will create two lots without remnant parcels. The current state of the existing home is not compliant with the LMC due to the home straddling two existing lot lines. Staff finds that the plat will not cause undo harm on any adjacent property owners because the proposal meets the requirements of the Land Management Code and all future development will be reviewed for compliance with requisite Building and Land Management Code requirements.

Department Review

The Planning Department has reviewed this request. The City Attorney and City Engineer will review the plat for form and compliance with the LMC and State Law prior to recording. The request was discussed at a Staff Review Meeting on March 27, 2007, where representatives from local utilities and City Staff were in attendance. No change of circumstances have been raised since the review in 2007.

Notice

Notice of this hearing was sent to property owners within 300' on May 12, 2008. Legal notice was also put in the Park Record.

Public Input
No public comments have been received by staff at the date of this writing.

Alternatives

1. The City Council may extend the approval of the Amended plat of lots 21 and 22, Block 26 Snyder's Addition to Park City as conditioned or amended; or
2. The City Council may deny the extension of the Amended plat of lots 21 and 22, Block 26 Snyder's Addition to Park City and direct staff to make Findings for this decision; or
3. The City Council may continue the discussion on the extension of the Amended plat of lots 21 and 22, Block 26 Snyder's Addition to Park City.

Significant Impacts
There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation
The applicant could submit building permits for single family homes on lots 21 and 22. The adjacent vacated Calhoun Street parcel (15' x 75') could not be developed separately, due to insufficient lot area.

Recommendation
Staff recommends the City Council hold a public hearing for the 1287 Empire Avenue plat and consider approving the extension of the amended plat of lots 21 and 22, Block 26 Snyder's Addition to Park City based on the findings of fact, conclusions of law and conditions of approval outlined in the attached ordinance.

Exhibits
Exhibit A – Proposed Ordinance
Exhibit B – Proposed Plat Amendment

Ordinance No. 08-

AN ORDINANCE APPROVING THE AMENDED PLAT OF LOTS 21 AND 22, BLOCK 26 SNYDER'S ADDITION TO PARK CITY AT 1287 EMPIRE AVENUE, PARK CITY, UTAH

WHEREAS, the owner of the property known as Lots 21, 22, and a portion of vacated 13^{TH} Street (Calhoun Street) at 1287 Empire Avenue, has petitioned the City Council for approval of a plat amendment; and

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

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

WHEREAS, the Planning Commission held a public hearing on April 25, 2007, to receive input on the Amended plat of lots 21 and 22, Block 26 Snyder's Addition to Park City.

WHEREAS, the Planning Commission, on April 25, 2007, forwarded a positive recommendation to the City Council; and

WHEREAS, on May 17, 2007, the City Council approve the Amended plat of lots 21 and 22, Block 26 Snyder's Addition to Park City; and

WHEREAS, on April 29, 2008, the owner of the property known as Lots 21, 22, and a portion of vacated 13^{TH} Street (Calhoun Street) at 1287 Empire Avenue, has petitioned the City Council for an extension of the approval of a plat amendment; and

WHEREAS, it is in the best interest of Park City Utah to approve the extension of the Amended plat of lots 21 and 22, Block 26 Snyder's Addition to Park City.

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

SECTION 1. APPROVAL The above recitals are hereby incorporated as findings of fact. The Amended plat of lots 21 and 22, Block 26 Snyder's Addition to Park City as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

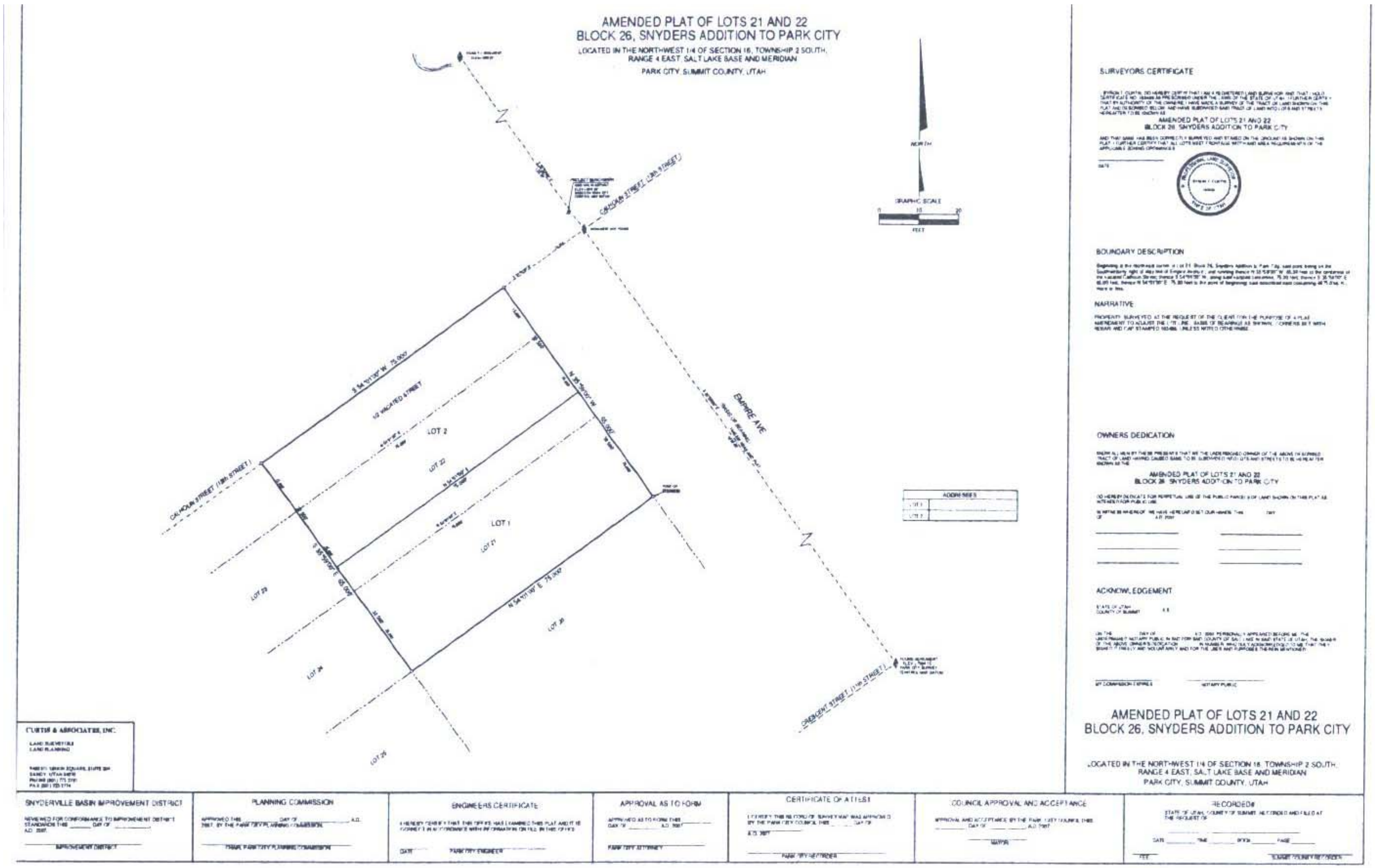
1. The property is Lots 21, 22, and a portion of the adjacent vacated Calhoun (13^{th})

Street of Block 26, of Snyder’s Addition to the Park City Survey.
2. The zoning is Recreational Commercial (RC).
3. The property is located within two blocks of the HR-1 zone. Therefore, any future applications must meet the criteria in the Historic District Design Guidelines, per LMC Section 15-2.16-7(B).
4. The Recreation Commercial zone is characterized by a mix of contemporary residences, smaller historic homes, and condominiums.
5. The amendment will combine two lots and one parcel into two lots of record.
6. There is an existing non-historic single family home on the property.
7. Access to the property is from Empire Avenue.
8. The proposed lots measures 32.5’ x 75’.
9. Each proposed lot is 2437.5 square feet in size.
10. The minimum lot size for a single family home in the RC zone is 1,875 square feet.
11. The maximum building footprint for each of the proposed lots is 1,062 square feet.
12. The maximum height limit in the RC zone for a single family home is 27 feet above existing grade.
13. Setbacks for the lot are 3’ on the sides, and 10’ in the front and rear.
14. Minimal construction staging area is available along Empire Avenue.
15. All other facts within the Analysis section of this report are incorporated within.

<u>Conclusions of Law:</u>
1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. As conditioned the plat amendment is consistent with the Park City General Plan.

<u>Conditions of Approval:</u>
1. The City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. Prior to the receipt of a building permit for construction on this lot, the applicant shall submit an application for Historic Design Review for review and approval by the Planning Department for compliance with applicable Historic District Design Guidelines.
3. The applicant will record the plat amendment at the County within one year from the date of City Council extension of the original approval. If recordation has not occurred within one year’s time, this approval and the plat will be void.
4. Demolition of the existing home on the subject lot must occur prior to plat recordation.

<u>SECTION 2. EFFECTIVE DATE</u>. This Ordinance shall take effect upon publication.



AMENDED PLAT OF LOTS 21 AND 22
BLOCK 26, SNYDERS ADDITION TO PARK CITY
LOCATED IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH
NORTH
GRAPHIC SCALE
FEET
CALHOUN STREET (13th STREET)
EMPIRE AVE
CRESCENT STREET (11th STREET)
1/2 VACATED STREET
S 54°01'00" W 75.000'
N 54°01'00" E 75.000'
LOT 2
LOT 22
LOT 1
LOT 21
LOT 20
LOT 23
LOT 24
LOT 25
ADDRESSES
LOT 1
LOT 2
SURVEYORS CERTIFICATE
AMENDED PLAT OF LOTS 21 AND 22
BLOCK 26, SNYDERS ADDITION TO PARK CITY
BOUNDARY DESCRIPTION
NARRATIVE
OWNERS DEDICATION
AMENDED PLAT OF LOTS 21 AND 22
BLOCK 26, SNYDERS ADDITION TO PARK CITY
ACKNOWLEDGEMENT
AMENDED PLAT OF LOTS 21 AND 22
BLOCK 26, SNYDERS ADDITION TO PARK CITY
LOCATED IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH
CURTIS & ASSOCIATES, INC.
SNYDERVILLE BASIN IMPROVEMENT DISTRICT
PLANNING COMMISSION
ENGINEERS CERTIFICATE
APPROVAL AS TO FORM
CERTIFICATE OF ATTEST
COUNCIL APPROVAL AND ACCEPTANCE
RECORDED#

City Council Staff Report

Subject:	**Nakoma Condominiums – First Amended and Restated Plat**
Author:	**Brooks T. Robinson**
Date:	**May 29, 2008**
Type of Item:	**Administrative – Condominium Plat**

PLANNING DEPARTMENT

Summary Recommendations

Staff recommends the City Council hold a public hearing for the Nakoma Condominiums First Amended and Restated record of survey plat and consider approval based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Topic

Applicant:	Friends of Flagstaff, LLC
Location:	8800 Marsac Avenue, Lot B, Northside Subdivision II, Pod B1, Village at Empire Pass
Zoning:	Residential Development (RD) as part of the Flagstaff Master Planned Development (MPD)
Adjacent Land Uses:	Other development parcels of the Village at Empire Pass, Pod B1, and Open Space.

Background

On June 24, 1999, Council adopted Ordinance 99-30 and Resolution 20-99 approving the annexation and development agreement for the 1,655 acre Flagstaff Mountain area. Resolution 20-99 granted the equivalent of a "large-scale" master planned development (MPD) and set forth the types and locations of land use; maximum densities; timing of development; development approval process; as well as development conditions and amenities for each parcel.

On September 11, 2002, the Planning Commission approved a Master Planned Development for the Flagstaff Mountain Resort Phase II. This Master Planned Development included eighteen (18) detached single-family dwelling units utilizing 27 Unit Equivalents (UEs) on the Northside Village Subdivision II, Lot B; 25 townhouse multi-unit dwellings utilizing 37.5 UEs on Northside Village Subdivision II, Lot C; and a twenty-two (22) condominium multi-unit building utilizing 33 UEs on Northside Village Subdivision II, Lot D. Lot C has been developed as Ironwood at Deer Valley, Lot D is being constructed as the Grand Lodge at Deer Valley.

The Planning Commission approved an amendment to Lot B on October 27, 2004, in which the UE count on Lot B increased from 27 to 45, while maintaining the same footprint and maximum house size requirements as previously approved (3,000 square foot footprint with a maximum house size of 5,000 square feet).

The Planning Commission approved a MPD amendment to Lot B on October 26, 2005, in which the unit locations and the road alignment were reconfigured, while maintaining the same footprint and maximum house size requirements as previously approved.

On July 6, 2006, the City Council approved the Nakoma Condominiums record of survey located on Lot B. That record of survey platted the first 8 units (Units 9-16) plus additional land. The condominium record of survey for the remaining units (1-8,17 and 18) was approved by the City Council on September 20, 2007. That record of survey has not been recorded yet.

A second amendment to the MPD was approved by the Planning Commission on April 23, 2008. That amendment allowed for the combination of units 17 and 18 into a single unit of 7,500 square feet and further allowed the distribution of the square footage to the other un-built units. Units 1-16 still have a maximum footprint of 3,000 square feet while unit 17 (combined unit) is allowed a maximum footprint of 5,000 square feet. The total Unit Equivalent count remained unchanged and cannot exceed 45 UEs (90,000 square feet).

In conjunction with the recent MPD amendment, the applicant submitted the First Amended and Restated Nakoma Condominiums record of survey plat to memorialize the 17/18 unit combination and the MPD amendment requirements. The Planning Commission heard this application at its regular meeting of May 14, 2008, and forwards a positive recommendation.

Analysis

The proposed record of survey amends the Nakoma and Nakoma Phase II records of survey by combining units 17 and 18 into one unit (new number 17). Plat note #1 also memorializes the recent MPD amendment on the square footage of the 17 units, the Unit Equivalent total, restates the maximum footprint and the need in the future to amend the plat to reflect as-built conditions.

The zoning for the subdivision is Residential Development subject to the following criteria:

	Permitted	**Proposed**
Height	28’ (+5’ for pitched roof)	No height exception
Front setback	20’, 25’ to front facing garage	No setback reductions
Rear setback	15’ from Lot B boundary	
Side setbacks	12’ from Lot B boundary	
Parking	Two spaces required	

In addition, the MPD for Lot B restricts units 1-16 to a 3,000 square foot footprint with a maximum house size between 4,300 square feet and 5,750 square feet (whether considered Basement or Floor Area by LMC definition), plus 600 square feet for a garage. Unit 17 may have up to 7,500 square feet of total floor area (again, whether Basement or Floor Area as defined by the LMC) with a footprint not to exceed 5,000 square feet. The 17 units represent the irrevocable consumption of 45 Unit Equivalents.

Staff finds good cause for this record of survey as this condominium is consistent with the development pattern envisioned in the amended MPD and the 14 Technical Reports.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

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

Public Input

Staff has not received any public input at the time of this report.

Alternatives

- The City Council may approve the Nakoma Condominiums First Amended and Restated record of survey plat as conditioned or amended, or
- The City Council may deny the Nakoma Condominiums First Amended and Restated record of survey plat and direct staff to make Findings for this decision, or
- The City Council may continue the discussion on the Nakoma Condominiums First Amended and Restated record of survey plat.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation

The plat would not be in compliance with the amended Master Planned Development. The existing plat would control the actual development.

Recommendation

Staff recommends the City Council hold a public hearing for the Nakoma Condominiums First Amended and Restated record of survey plat and consider approval based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Exhibits

Exhibit A – Ordinance with plat

Ordinance No. 08-

AN ORDINANCE APPROVING THE NAKOMA CONDOMINIUMS FIRST AMENDED AND RESTATED RECORD OF SURVEY PLAT LOCATED AT 8800 MARSAC AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property known as the Nakoma Condominiums, located at 8800 Marsac Avenue, Lot B of the Northside Village Subdivision II, have petitioned the City Council for approval of the Nakoma Condominiums First Amended and Restated record of survey plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on May 14, 2008, to receive input on the Nakoma Condominiums First Amended and Restated record of survey plat;

WHEREAS, the Planning Commission, on May 14, 2008, forwarded a positive recommendation to the City Council; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the Nakoma Condominiums First Amended and Restated record of survey plat.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Nakoma Condominiums Phase II record of survey as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 8800 Marsac Avenue.
2. The Nakoma Condominiums are located in the RD-MPD zoning district.
3. The City Council approved the Flagstaff Mountain Development Agreement/Annexation Resolution 99-30 on June 24, 1999. The Development Agreement is the equivalent of a Large-Scale Master Plan. The Development Agreement sets forth maximum densities, location of densities, and developer-offered amenities.
4. On September 11, 2002, the Planning Commission approved a Master Planned Development for the Flagstaff Mountain Resort Phase II (Pod B-1).

5. The approved Flagstaff Mountain Resort Phase II MPD includes a maximum density assignment and conceptual site design for eighteen (18) detached single family units utilizing not more than 27 Unit Equivalents on Northside Village Subdivision II, Lot B.
6. The Planning Commission approved an MPD amendment to Lot B on October 27, 2004, in which the UE count on Lot B increased from 27 to 45, while maintaining the same footprint and maximum house size requirements as previously approved.
7. The Planning Commission approved a second amendment to the Nakoma Master Planned Development on April 23, 2008. That amendment allowed for the combination of units 17 and 18 into a single unit of 7,500 square feet and further allowed the distribution of the square footage to the other un-built units. Units 1-16 still have a maximum footprint of 3,000 square feet while unit 17 (combined unit) is allowed a maximum footprint of 5,000 square feet. The total Unit Equivalent count remained unchanged and cannot exceed 45 UEs (90,000 square feet).
8. The approved maximum building footprint for the units 1-16 detached single-family units on Northside Village Subdivision II, Lot B, is 3,000 square feet with a maximum house size between 4,300 square feet and 5,750 square feet (whether considered a Basement or Floor Area by LMC definition). An additional 600 square feet is allowed for a garage.
9. Unit 17 may be up to 7,500 square feet of floor area (again, whether Basement or Floor Area as defined by the LMC) with a footprint not to exceed 5,000 square feet.
10. The 17 units represent the irrevocable consumption of 45 Unit Equivalents.
11. The proposed amended record of survey is consistent with the approved and amended Master Planned Development for the Flagstaff Mountain Resort Phase II.
12. Two parking spaces are required for each unit.
13. Each building is required to conform to the 28+5 foot height requirement of the RD zone.

<u>Conclusions of Law:</u>
1. There is good cause for this amended record of survey.
2. The amended record of survey is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed amended record of survey.
4. Approval of the amended record of survey, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

<u>Conditions of Approval:</u>
1. The City Attorney and City Engineer will review and approve the final form and content of the amended record of survey for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the amended record of survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year’s time, this approval for the plat will be void.
3. All conditions of approval of the Flagstaff Mountain Resort Phase II (Pod B-1) Master Planned Development, as amended, and the Northside Village Subdivision II plat shall continue to apply.

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

PASSED AND ADOPTED this ____ day of May, 2007.

PARK CITY MUNICIPAL CORPORATION

____
Dana Williams, MAYOR

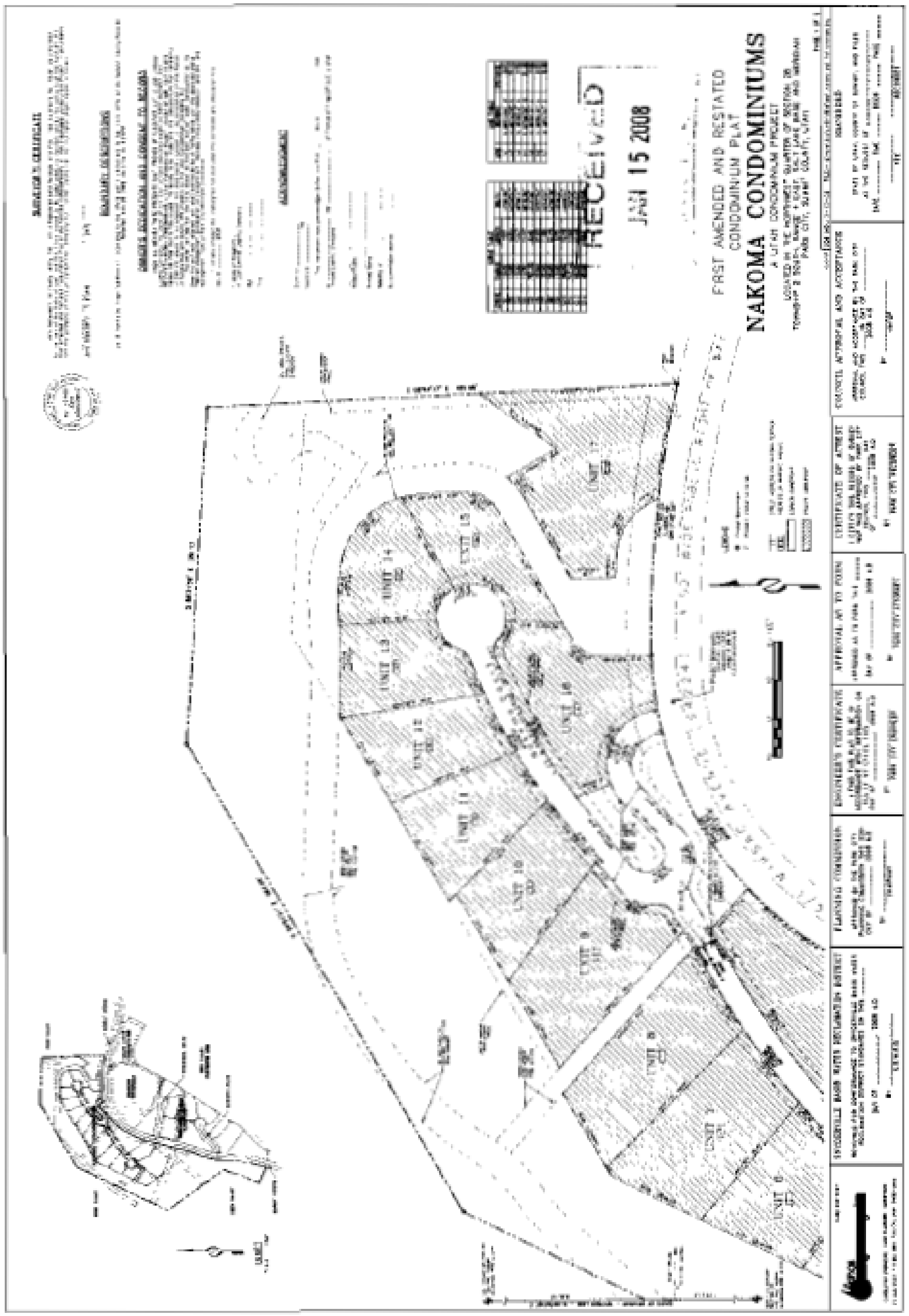
ATTEST:

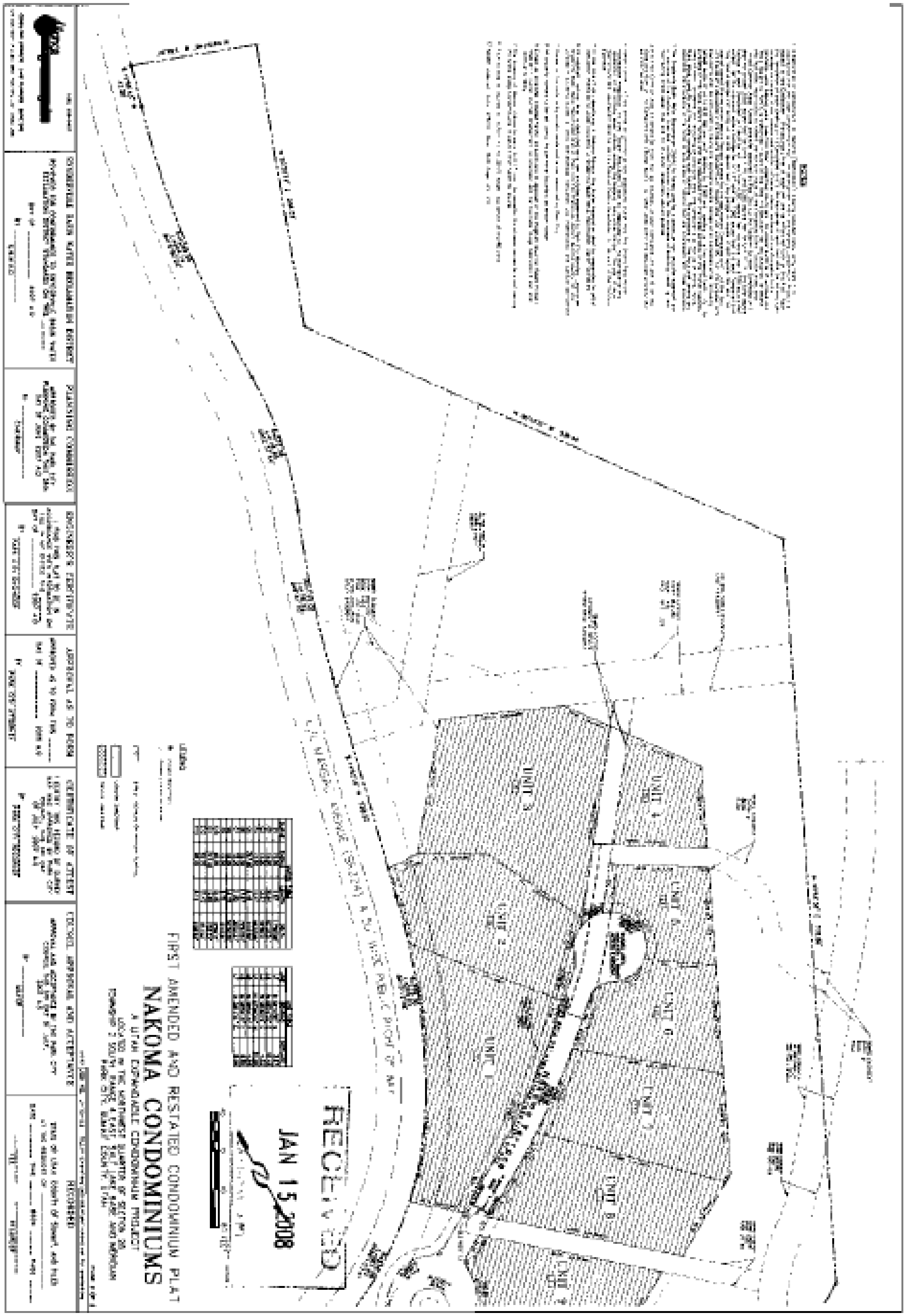
____
Jan Scott, City Recorder

APPROVED AS TO FORM:

____
Mark Harrington, City Attorney

Exhibits
Exhibit A – Record of Survey plat


FIRST AMENDED AND RESTATED
CONDOMINIUM PLAT
NAKOMA CONDOMINIUMS
RECEIVED
JAN 15 2008


FIRST AMENDED AND RESTATED CONDOMINIUM PLAT
NAKOMA CONDOMINIUMS
A UTAH EXPANDABLE CONDOMINIUM PROJECT
RECEIVED
JAN 15 2008
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9

City Council
Staff Report

Author: Jonathan Weidenhamer
Subject: Sidewalk Sales & Special Event Liquor License Regulation
Date: May 29, 2008
Type of Item: Legislative

Summary Recommendation:
Hold a public hearing and consider approving the attached ordinances to amend the following Sections of the Park City Municipal Code:

1. Section 4-5-3(C) and 4-6-5 to make the Code regarding Special Event Liquor and Beer Licensing consistent with updates to State regulations.
2. Section 4-3-10 to update Outdoor (sidewalk) Sales regulations to: 1) limit the duration of the 5 allowed Outdoor Sales from 5 to 3 days each, while allowing Outdoor Sales up to 15 additional Sundays per year; and 2) allow only Retail businesses to conduct Sidewalk Sales

Background - Liquor Laws
The Utah Department of Alcoholic Beverage control (UDABC) recently amended a number of their regulations. The Finance and Legal Departments recommend the Municipal Code be amended to recognize one of these specific changes. Senate Bill 165, effective May 5, 2008 allows for an increase in the number of Single/Special Event Permits that can be granted in a calendar year to a qualified organization. Under the new law, a qualified organization can have up to 12 permits a year that are valid for no longer than 3 days (72 hours) <u>or</u> up to 4 permits that can last no longer than five days (120 hours). This not a "mix and match" provision. Single event permit applicants must select at the time of their first application of the year, which permit scheme they would like to follow for the rest of the calendar year.

A qualified organization is a bona fide partnership, corporation, limited liability company, church, political organization, incorporated association or a recognized subordinate lodge, chapter or other local unit. The applicant must have been in existence as a bona fide organization for at least one year prior to the date of application.

Single event permits may be issued by the Commission for the sale of all types of alcohol by the permit holder at conventions, civic or community enterprises, at locations and prices approved by the commission. A single event permit is required if the applicant desires to benefit from the proceeds of the sale of alcohol by way of direct sales or indirect sales (or in combination) as follows:

- Direct sales of alcoholic beverages includes cash bars where drinks are prepared, sold, and served to event participants who pay for alcoholic beverages as they are ordered and received.

- Indirect sales of alcoholic beverages include situations where the purchase of a ticket or payment of an entrance or registration fee entitles the participant to alcoholic beverages included with the event such as an open bar, or wine with dinner.

Analysis - Liquor Laws
Park City's ordinance needs to be updated to ensure consistency with the City Code and State regulation; which will make permitting and licensing more user-friendly. Although the updates do not necessarily make significant changes to the overall number of hours/days available for permits, they will facilitate the event climate in Park City by being more applicable to typical events requests.

Single event permits are used for events like the Park Silly Market, Park City Jazz Fest, Kimball Arts Festival, Sundance, etc. Because of the inconsistency with the City's Code and State regulations, the City has already experienced permitting issues related to liquor. For example the Park Silly Market applied for a Single event Permit for their up coming festival with the UDABC, and we can not approve these single event permits with the existing ordinance.

Background - Sidewalk Sales
On May 15, 2008 Council directed staff to present alternatives that would allow merchants the ability to conduct Outdoor Sales (sidewalk sales) during Sundays of the Park Silly Sunday Market. Current regulations found in Section 4-3-10 of the Code (Exhibit A) allow outdoor sales 5 times a year for a duration no longer than 5 days – for a total of 25 days.

Council also sought clarity on the permitting of sidewalk sales during a concurrent MFL.

Staff additionally requests Council consider additional amendments to the Outdoor Sales ordinance to limit their availability to only Retail and Service based businesses.

Analysis – Sidewalk Sales
Staff recommends amending the ordinance to reduce the duration of each sale to three days (instead of 5); and provide a new allowance for additional Sundays (15) which would keep the number of total days allowed roughly the same – from a total of 25 days to a total of 30 days. These changes would not be limited to the downtown, but would be allowed City-wide. The 3 day duration would continue to allow merchants, especially outside of the downtown core, to continue to target 3 day holiday weekends. Staff recommends not specifically limiting the 15 Sundays to the dates of the Silly Market MFL, but suggests they be looked at per calendar year in order to allow for flexibility in the future.

Nothing in Section 4-3-10 (Outdoor Sales) or 4-8 (MFL) would preclude issuance of an Outdoor Sales license during an MFL. However, in the case where there is a long-term contract with an Event, the City can reserve the right of Exclusive Use of all Public spaces – which is the case of the Arts Festival; where sidewalk sales are prohibited. Sidewalk sales are not prohibited during the Park Silly Sunday Market. Council could direct staff to further amend Section 4-3-10 to specifically preclude all sidewalk sales during an adjacent or overlapping MFL. Staff does not recommend this.

Staff also recommends Council further limit Outdoor Sales to be available to only Retail and Service based businesses. Allowing office uses to conduct business outside of an enclosed building would not be consistent with the City's Vertical Zoning Ordinance, which aims to protect vibrancy and encourage attractions in storefronts.

Department Review: The City Manager's Office, Sustainability, Finance and Legal Departments have reviewed this report.

Significant Impacts

Liquor – Not updating our liquor ordinance would result in confusion in permitting and licensing as well as be inconsistent with the State regulations.

Sidewalk Sales – Amending the ordinance will allow merchants more flexibility in conducting sidewalk sales; specifically the change will allow for more Sunday sales during the Silly Market. However, the proposed changes will prohibit all non-retail businesses from being eligible for sidewalk sales.

Recommendation:

Hold a public hearing and consider approving the attached ordinances to amend the following Sections of the Park City Municipal Code:

1. Section 4-5-3(C) and 4-6-5 to make the Code regarding Special Event Liquor and Beer Licensing consistent with updates to State regulations.
2. Section 4-3-10 to update Outdoor (sidewalk) Sales regulations to: 1) limit the duration of the 5 allowed Outdoor Sales from 5 to 3 days each, while allowing Outdoor Sales up to 15 additional Sundays per year; and 2) allow only Retail businesses to conduct Sidewalk Sales

Exhibits

Ordinance 1 – Special Event Beer and Liquor licenses
Ordinance 2 – Outdoor Sales

Ordinance No. 08-

AN ORDINANCE AMENDING SECTION 4-5-3(C) AND SECTION 4-6-5 OF THE MUNICIPAL CODE OF PARK CITY TO BE CONSISTENT WITH SECTION 32A-7-102 OF THE STATE CODE.

WHEREAS, the City Council finds that it is in the public interest to regulate Special Event Beer and Liquor licenses consistently with the State Code; and

WHEREAS, public notice and opportunity to comment were provided, pursuant to the Municipal Code; and

WHEREAS, the City Council finds the proposed amendments in the best interest of the residents of Park City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF PARK CITY, UTAH, THAT:

SECTION I. FINDINGS. The above-recitals are hereby incorporated herein as findings.

SECTION II. AMENDMENT. Chapter 4, Section 4-5-3(C) and Section 4-6-5 of the Municipal Code are amended to read as follows:

4-5-3(C)

(C) **SPECIAL EVENT TEMPORARY BEER LICENSE**. A special event temporary beer license shall carry the privileges of either an on-premise or off-premise license. A special event temporary beer license shall authorize the storage, sale, service and consumption of beer in conjunction with a master festival, special event, convention, civic or community event and pursuant to the **U**~~u~~tah Alcoholic Beverage Control Act, Alcoholic Beverage Control rules and regulations, and the ordinances of Park City. No person under the age of twenty-one (21) shall sell or serve beer under this license. Special event temporary beer licenses shall be valid only if the licensee has been granted a temporary special event beer permit by the Utah Alcoholic Beverage Control Commission pursuant to U.C.A. Sections 32A-10-301 to 306, as amended, for the same master festival, special event, or other convention, civic or community event. Special event temporary beer licenses must provide the City with proof of State licensure not less than ten (10) business days prior to the master festival, special event, or other convention, civic or community event for which the City license has been issued. All licensees must notify the City immediately if their State license is denied, revoked, or suspended for any reason. ~~The sale of beer under a series of small-scale and/or large-scale special event temporary beer licenses issued to the same person may not exceed a total of ninety (90) days in a calendar year.~~ A temporary beer license shall authorize the storage, sale, service, and consumption of beer for a period not to exceed thirty (30) days. No person, individual, or association shall in any one (1) calendar year be licensed for more than a total of ninety (90) days

~~(1) **SMALL-SCALE SPECIAL EVENT TEMPORARY BEER LICENSE**. A small-scale special event temporary beer license shall authorize the storage, sale, service and consumption of beer for a period not to exceed seventy-two (72) consecutive hours in conjunction with a master festival, special event, or other convention, civic or community event. No person shall be licensed for more than four (4) small-scale special event temporary beer licenses in any calendar year, unless otherwise approved by the City Council.~~

~~(2) **LARGE-SCALE SPECIAL EVENT TEMPORARY BEER LICENSE**. A large-scale special event temporary beer license shall authorize the storage, sale, service and consumption of beer for a period not to exceed thirty (30) days. Large-scale special event temporary beer licenses shall be issued only in conjunction with a duly licensed master festival having a duration of four (4) days or greater, and shall be limited in duration to match the term of the master festival license. No person, individual, or association shall be licensed for more than three (3) large-scale special event temporary beer licenses in any calendar year.~~

4- 6- 5. SPECIAL EVENT LIQUOR LICENSE.

A special event liquor license shall authorize for a period not to exceed ~~seventy-two (72)~~ one-hundred and twenty (120) consecutive hours or five (5) consecutive days the storage, sale, service, and consumption of liquor at an event sponsored by a bona fide association, corporation, church or political organization or a recognized lodge, chapter or other local unit that is conducting a convention, civic or community enterprise. The City may not issue more than four (4) special event liquor licenses in any one (1) calendar year to the same association, church, or political organization, chapter, lodge or unit thereof, if any special event liquor license issued in any (1) calendar year to said association, church, or political organization, chapter lodge or unit thereof exceeds 72 hours. If no special event liquor license exceeding 72 hours has been granted to said association, church, or political organization, chapter lodge or unit thereof in any one (1) calendar year the City may issued up to twelve (12) single event liquor licenses provided that all such licenses issued in the calendar year are 72 hours or fewer.

SECTION III. EFFECTIVE DATE. This ordinance shall become effective upon publication.

PASSED AND ADOPTED this 29th day of May, 2008.

Ordinance No. 08-

AN ORDINANCE AMENDING SECTION 4-3-10 OF THE MUNICIPAL CODE OF PARK CITY, UTAH TO UPDATE OUTDOOR SALES REGULATIONS TO LIMIT THE DURATION OF SALES TO 3 DAYS EACH, BUT ADDITIONALLY ALLOW THEM UP TO 15 SUNDAYS PER YEAR; AND ALLOW ONLY RETAIL AND SERVICE BASED BUSINESSES TO BE ELIGIBLE FOR OUTDOOR SALES

WHEREAS, the Municipal Code and Land Management Code place limitations on outdoor activity, including noise, outdoor dining; outdoor merchandising, and other retail uses; and

WHEREAS, the City Council finds that it is in the public interest to regulate the outdoor display of merchandise, in certain pedestrian-oriented commercial districts in order to reduce visual clutter, protect and preserve the unique aesthetic character of the City, and enhance the community's economic viability; and

WHEREAS, public notice and opportunity to comment were provided, pursuant to the Municipal Code; and

WHEREAS, the City Council finds the proposed amendments in the best interest of the residents of Park City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF PARK CITY, UTAH, THAT:

SECTION 1. FINDINGS. The above-recitals are hereby incorporated herein as findings.

SECTION 2 AMENDMENT. Chapter 4, Section 4-4-14(k) of the Municipal Code is amended to read as follows:

4- 3-10. OUTDOOR SALES.

The Finance Department may grant a license to regularly licensed Retail and Service based Park City businesses, per 15-15-1.190 of the Land Management Code ~~excluding restaurants and food and beverages services~~, to hold outdoor sales five (5) times a year for a duration of no longer than ~~five~~ three (~~5~~3) days for each outdoor sale; and additionally for up to 15 individual Sundays per calendar year, either within the business' own property or on public sidewalks or streets adjoining the business on the following terms:

SECTION 3 EFFECTIVE DATE. This ordinance shall become effective upon publication.