PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MAY 15, 1997

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, May 15, 1997.

AGENDA

Closed Session - To be held in Work Session Room - Man Level

Noon Personnel matters

Work Session - To be held in Work Session Room - Main Level

4:00 p.m. Council questions and comments\review of regular meeting
4:30 p.m. Budget review

Regular Meeting - To be held in Work Session Room - Main Level

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

III COMMUNICATIONS FROM COUNCIL AND STAFF

IV WORK SESSION NOTES AND MINUTES OF MEETING OF MAY 1, 1997 AND SPECIAL WORK SESSION NOTES OF MAY 6, 1997

V CONSENT AGENDA

1. Ordinance approving a condominium plat for an existing duplex at 563 Deer Valley Loop, Park City, Utah

2. Expansion of summer transit service in the amount of $29,137

VI ADJOURNMENT

Posted: 5/12/97
Reposted: 5/14/97

PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
MAY 15, 1997

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

Toby Ross, City Manager; Jodi Hoffman, City Attorney; Jerry Gibbs, Public Works Director; Linda Cook, Special Projects Manager; Eric DeHaan, City Engineer; Pat Putt, Zoning and Planning Administrator; Bob Johnston, Leisure Services Director; Tom Bakaly, Finance Manager; Frank Bell, Chief of Police; Pace Erickson, Parks and Golf Course Superintendent; Kathy Kelly, Recreation Coordinator; Jerry Gibbs, Public Works Director; Hope Bleecker, Transportation Director; Rick Lewis, Community Development Director; Beth Sunday, Technical Services Director

1. **Council questions and comments.** Chuck Klingenstein complimented staff on the Transportation Summit held yesterday. In response to a question from Mr. Klingenstein, Jerry Gibbs explained that as a part of the paid parking plan, there will be designated loading and unloading zones and free parking scattered along Main Street. He added that his staff is working on Robin Valline's parking ticket appeal. Chuck Klingenstein discussed the magnitude of the Park City Ski Area expansion and a proposed height exception and suggested that rather than wasting a lot of time, staff and applicant hours that the Council be involved sooner with the Planning Commission. He discussed the Slow Campaign headed by Myles Rademan, and the suggestion that neighborhoods make signs. Mr. Klingenstein encouraged compliance with the Sign Code. He thanked Mr. Gibbs for the clean-up at the sewer site.

Paul Sincock agreed with Chuck Klingenstein about meeting with the Planning Commission and the opportunity to give direction at the beginning of the process. He reported that someone advised him that 14 trees are dying and seven are dead on SR224. Linda Cook responded that staff is working with the contractor to replace them. Mr. Sincock added that people were very proud of the volunteer effort and it is important to get them replaced. He continued that he has received requests from local transportation contractors to require proof of insurance of the vehicles and the companies from Salt Lake operating seasonally in Park City at the time they obtain a business license. The City Manager explained that the business license fee is a revenue tax and the City does not regulate taxis. Mr. Ross added that when the City addresses franchises and competitively bidding for services, that it may be a more appropriate time to look at all of the issues. Mr. Sincock noted that he received a call from Leslie Miller who complained that the joint meeting with the Planning Commission was moved from May 22 to July 19 without calling the applicants.

Roger Harlan commented on an article in *USA Today* regarding Frank Bell and his new position as a special events manager. He discussed a luncheon for Pat Montgomery hosted by the Library Board. He felt the Transportation Summit was well done.

Hugh Daniels reported that the Restaurant Tax Advisory Committee has received 27 grant applications and there is about $2 million requested. The City has several applications and/or co-applications which will be decided upon some time in June. Mr. Daniels requested that the joint meeting with the Planning Commission be scheduled next week as it was scheduled on May 22 at one point and the Sand Ridge applicants were relying on that date. It may be that only four Planning Commissioners can attend and Ms. Kerr will not be in attendance. Pat Putt explained that the joint meeting was discussed months ago and was never specifically for the Sand Ridge application. That is why staff never contacted the applicants about the change in scheduling as it was intended to be a "macro" discussion on City-wide vacation policy. Hugh Daniels understood that the meeting was not totally designated for Sand Ridge, but it was relatively clear that the applicants would have an interest in a discussion between the Council and the Planning Commission on what might possibly happen there and other places in the community. He understood why staff didn't contact them, but the applicants planned to move forward based on that discussion. Paul Sincock pointed out that the Sand Ridge applicants have been in the process for three or four years and felt it appropriate to render direction. Chuck Klingenstein believed the policy was that these matter would be dealt with on a case-by-case basis. Hugh Daniels agreed, but stated that the policy should be explained to the Planning Commission and direction should be given on this project. Chuck Klingenstein pointed out that Council will be setting a precedent by doing this, and Mr. Daniels believed Council should reach a consensus to determine when a project is important enough to discuss. Mr. Daniels reiterated that the Planning Commission has not been involved in a rights-of-way general discussion, but there should also be a more specific discussion with regard to Sand Ridge to move the project along. Mr. Harlan felt there should be broad parameters and questioned readdressing every appeal. Chuck Klingenstein agreed and Shauna Kerr expressed her reluctance to discuss a vacation when no petition has been formally submitted. Mr. Daniels argued that it may be a waste of the applicant's time and money and it is not fair to any applicant. Ms. Kerr added that if a petition is submitted, the Council can make a determination on that and deal with the planning issues. Mr. Sincock felt that during the appeal process, the planning and vacation issues were difficult to separate. Ms. Kerr clarified that during the appeal, she brought up the fact that the issue of vacation of the street was not before Council, only the planning conditions, because there hadn't been a formal vacation petition. That was her issue then -- how could she answer a question that hasn't been formulated. Mr. Sincock agreed with Mr. Daniels that the Planning Commission needs to hear from Council about its vacation policy, which is site specific. It is important to ask the Commission what issues it would like guidance on, and one example is Sand Ridge Heights and others can be selected. After four years of process, this is appropriate as they have gone through every hoop. Ms. Kerr interjected, except for filing a petition for vacation, which is one of the steps for legally vacating a street. She didn't know how this could be solved without asking Council the question. In response to a question from Paul Sincock, Pat Putt explained that the applicants have not applied for anything since the Council's affirming the Planning Commission's denial of the sketch plat, which did not include a request for a vacation. Ms. Kerr added that the Council could render an opinion, but it would not be legally binding. Mr. Daniels agreed. Ms. Kerr continued that the application may go through the process, and the Council may change its mind; she is concerned about wasting staff time. The City Manager commented that the minutes reflect that two or three times during the work session on the rights-of-way presentation, Mr. Daniels suggested a joint meeting but there was also suggestion by Shauna Kerr to hold a joint meeting if the Planning Commission requested it. There were a few other comments that it was a bad idea and no final decision was made although the last comment was suggestion of a joint meeting. He explained that there wasn't consensus at the time, and staff needs direction. The City Manager continued that without this discussion today, staff would have not have come back thinking the joint meeting was about Sand Ridge. Mr. Ross stated that Planning Commission members indicated they were interested in attending a joint work session only if there was clear and definitive direction and if they are actively involved in developing direction. If the Council doesn't intend to vacate the property, there probably isn't a planning solution that is going to work out. If there are circumstances in which Council would vacate in exchange for a public benefit of some kind, everyone would benefit knowing what they are -- safety benefits in an improved circulation system, open space, or reduced density, etc. He agreed with Ms. Kerr, that this would be guidance to the applicant and the Planning Commission for a 60 day turn-around. Pat Putt explained that the Planning Commissioners who could attend include Michael O'Hara, Chris Larson, Karri Hayes, Bruce Erickson, and Jim Hier. Mr. Harlan expressed that he would rather have all of the Commissioners in attendance and hold this meeting in June. Mr. Daniels stated that he would be willing to consider public benefits for compensation for vacations, etc. and the applicants should expect a candid dialog. Mark Harrington explained that a vacation petition is governed by state law and the process differs on the circumstances, for instance consent of all adjoining property owners; he didn't believe that design drawings need to be submit with the petition. Chuck Klingenstein stated that he didn't want to play "super-Planning Commission" on a project. Ms. Kerr recalled her position that a joint meeting would be appropriate if the Planning Commission requested a joint meeting to get Council direction. It would also be appropriate for Council to render a decision on a vacation if there is a petition for vacation, otherwise the Council is spinning its wheels. The Mayor recommended that there be a joint meeting next week.

The City Manager relayed a request from the Main Street Merchants to meet with the Council regarding the paid parking plan, although there will be another meeting to finalize the details of the proposal. Council felt as if they already discussed this and it would be appropriate to invite the Association at the next meeting when this is scheduled.

Ms. Kerr reported that she attended the School Board meeting and the School District is proposing a substantial tax increase. She added that two years ago there were five Spanish speaking children at McPolin and now there are 52, which is the largest number in any one elementary school. There is an effort for organizing language classes for staff and the District would like to explore joint training with City employees. Ms. Kerr also attended a Snyderville Basin

Planning Commission meeting where it was discussed that sexually oriented businesses be located in Park City, as there is already a zone designated here. She commented on the process for developing Park City's ordinance, the possibility of input from the County, and Mark Harrington explained that the County basically copied the City's ordinance with recommended changes from him. With regard to the Library reading garden, Bob Johnston reported that staff is negotiating with another contractor and will keep Council informed.

2. **Budget review.** Mr. Bakaly reported that tentative adoption is contemplated on June 5 with final adoption on June 12. Summit County Glen Thompson indicated that the tax rate may be delayed due to a court case. The County is required to render information to Park City to enable the calculation of the property tax rate by June 7, and have applied to the state for an extension. He emphasized that there won't be a property tax increase.

Through illustration of slides, Mr. Bakaly pointed out the break-out by fund for each department and noted that in the Leisure Services fund there is a jump between 1997 adjusted and 1998, and part of that is due to the fact that it is now responsible for the Building Maintenance Division from the Public Works Department where there is a corresponding change. This is also true of Administrative Services who has assumed the Circuit Court from the Legal Department. He explained that departments will be presenting options.

Chief Frank Bell stated that the Police Department is proposing an increase of about $231,000 which is mainly from the request for three and half additional positions which relates to the discussion at the Council retreat in January about improving availability, resources for criminal investigation, and continuing to tackle community problems. The budget increase is almost entirely manpower and equipment related to the positions. Equipment purchases are in the process of being completed now with funds from the existing budget, and large equipment purchases in the upcoming budget is not anticipated. Chief Bell explained there is a $70,000 revenue offset from the federal government for grant funding to cover two of the anticipated four positions. It will be sometime this summer before the Police Department is contacted about the award of funds from the Justice Department. He explained the youth resource program budgeted at $88,000 for staffing an additional officer, which is a cost-sharing program with the School District. Currently the District contributes $22,000 toward the current officer's salary and the District has not been approached to increase next year's allocation. Chief Bell discussed the status of ambulances services provided by the City.

Bob Johnston, Leisure Services Director, clarified that the bulk of the options this year and next year is acquisitions. Staff will soon be presenting the Summit County Recreation Program and the Snyderville Basin Special Recreation Interlocal Agreement in early June to Council. The interlocal agreement will address Summit County providing recreation and maintenance services to the City. Mr. Johnston explained that they have fields under construction at the new middle school that the City will be able to use this fall. Ms. Kerr added that at the School District meeting the County Recreation Board requested to sod two of the fields this summer and the District will conduct a site inspection. Chuck Klingenstein pointed out the wear and tear on the fields. Bob Johnston explained the difficulty in providing field space and the demands of new programs. He added that the Racquet Club pro shop is another option; it is currently exceeding projections. The Fitness Center is doing well and there will be a grand opening. There is a $30,000 allocation for the hanging basket program as an option in the Parks Department budget and an expansion of the Christmas lighting. Mr. Johnston explained the stationary bike/aerobics program, called "spinning". In response to a question from Chuck Klingenstein, Bob Johnston explained that the tennis secretary is an administrative assistant to the tennis department as there is a lot of coordination between the leagues Utah Tennis, and lessons. The golf course is different as there are starters who schedule golf times and there is an administrative assistant who is a golf professional and handles tournaments. Additionally, tennis programs are year-round. Mr. Ross explained the $400,000 contribution from the General Fund to the Recreation Fund which is analogous to the Transportation Fund where business licenses is revenue committed to this fund. Roger Harlan asked about the condition of the tennis bubble and the wear on the golf course. Bob Johnston explained the tennis bubble has a life of 15 to 20 years, and it has a depreciation schedule. Mr. Johnston explained that there are only so many tee times and the course has been at its maximum play capacity during the prime season between Memorial Day and Labor Day. The staff opted not to increase fees this year, because golf finances are stable. There was discussion about the damage on the course because of the cross-country ski operation setting track with less than 12" of snow. Bob Johnston added that the cost of refurbishing the course has not been factored into White Pine's lease. Mr. Klingenstein felt that the City should be reimbursed for seeding costs and Paul Sincock preferred enforcing the 12"snow level requirement. There was discussion of the rental of special event flooring at the Racquet Club. With regard with the $11,000 request for Christmas decorations, Pace Erickson explained that it includes contracting services for decorating the entry corridor and there will be outlets installed, lights on the Marsac Building, and lights in the pocket plazas. Mr. Erickson explained that the Swede Alley pocket plaza is adjacent to the China Bridge Parking Structure along Poison Creek and bids for the project will be going out next week. It is proposed to install picnic tables, plant material and dedicate it as some type of veterans park. There may be additional phasing to add restrooms. In response to a question from Hugh Daniels regarding a fall-back plan in the event the Fitness Center doesn't recover its costs through revenues, Bob Johnston explained there is a tracking plan but not a recovery plan. Kathy Kelly noted that the Pro Shop is $11,000 ahead and the Fitness Center is breaking even. Hugh Daniels encouraged staff to formulate a plan. He referred to the ten year recovery program for the golf course and pointed out that Council should get credit for not raising user fees. There was discussion about electric and gas golf carts and the location of split rail fence to prevent damage to the course by vehicles.

Jerry Gibbs stated that there are no major changes in the Public Works Budget except for the parking plan. There are some general service upgrades within the administrative staff with part-time or full-time temporary positions in Vehicle Maintenance and Public Works Administration. There are some major projects in the Streets Department to replace deteriorated underground electric lines for the street light system. This is planned along Kearns Boulevard as well as the Prospector area; four years ago, the City experienced a light outing of about 2% of the lights and the percentage is much higher because of the older lines. Mr. Gibbs explained that lines can be repaired with a special splicer kit, but the lines in Prospector have been hit so many times, staff doesn't feel that it is cost effective to continue to fix lines and it's difficult to coordinate the jobs with Utah Power. Residents continue to call and complain about the lack of responsiveness to requests to repair the lights. Mr. Gibbs continued that there is funding to repaint the parking structures and entry way areas. A street sweeper is in the depreciation schedule to be replaced within the next three months, and one of the proposed full-time temporary positions will be to operate a second sweeper during the summer. Next year, there will be a third sweeper. In response to a question from Roger Harlan, Mr. Gibbs explained staff's evaluation of leasing equipment.

Hope Bleecker, Transportation Director, stated that her budget options total $408,735 and represent approximately 80% of the total requested increase in Public Works. There is a request for a joint transit and parking secretary as a lot of support has been given to the enforcement program in the past with staff in the Marsac Building, but it is important to have a customer service person in the Public Works facility for the paid parking plan. There is a request to continue to fund the position of Parking Manager Brian Anderson as a full-time employee and to reclassify two temporary employees to full time employees. The latter is a strategy to meet the peak operating services during the winter as it has been difficult to maintain employees in the past. She pointed out that the contract with Ampco for parking enforcement and collection is $235,000, but the program is anticipated to be self-supportive by fine revenues. Ms. Bleecker also budgeted $30,000 for transit advertising in response to Council's suggestions on incentives and public relations programs. Council requested that revenues from parking fees and parking fines be tracked separately from the general fines and forfeiture category in the budget.

With regard to summer transit service, Ms. Bleecker explained that typically Park Meadows and Thaynes Canyon are combined because of their minimal demand and she couldn't justify another route in Prospector which was an earlier recommendation. She pointed out that the option in the budget is $50,000 but is now requesting a reduction in funding. The proposed experimental service is to Silver Lake with a downtown connector straight to the Yarrow Hotel, up Bonanza Drive, to service affordable housing units. Ms. Bleecker noted that the Silver Mine Adventure has generated $3,500 for the City to date and it is anticipated that summer revenues will be higher and the Silver Mine will pay 20% of the $30,000 cost. She discussed the extended trolley service to the Park City Ski Area. Ms. Bleecker added that bike racks have been installed on the buses. In response to a question from Roger Harlan about liability, City Attorney Hoffman explained that there are standard rules of the road which determine who was the negligent party which has caused an injury whether on private or public property. Paul Sincock suggested a scaled down year-round system to serve Prospector Square and the other main hotels. Ms. Bleecker estimated that to run a system in the shoulder seasons is approximately $120,000 and a circulator system would probably be about a third. Mr. Sincock added that shoulder season service would enhance convention business and there are many employees who rely on the system. Ms. Bleecker explained that the complete level of transit has not been rolled in yet, because it may take on a different characteristic than a fixed route but will provide Council with estimates. Ms. Kerr added that people will not use transportation services from the airport because there is no way to get around in town during the shoulder season. She believes that people need to think mass transportation 12 months a year, and a year-round system would make kids more confident in taking the bus.

Rick Lewis reported that major projects in his Department include implementation of the General Plan Phase I, Land Management revisions, construction mitigation program, interlocal agreements, and annexation policy revisions. The cost to implement Phase I is approximately $436,000 and to develop Phase II of the General Plan is about $100,000 spread over two years. Approximately 50% of the increase is the result of implementing those General Plan programs. It is estimated that over the two year period, five and a half full-time employees will be hired, and there also needs to be equipment and supplies for the new employees. There will also be contract employees, as needed, and a consultant to develop Phase II of the General Plan. In 1998 an assistant to the City Engineer, half time secretary in the Building Department, a code enforcement officer, and contract planner is requested. In 1999, a full-time building inspector and an apprentice are proposed. There is about a 20% increase from the 1997 budget of $390,000 and in 1999 an additional $140,000 increase. In 1998, $211,000 is allocated for building inspection services. The revenue generated from building permits is $1.2 million, not including impact fees and offsets nearly half of the Community Development Budget. There was a discussion on the increased level of inspection because of City requirements.

Toby Ross addressed the changes in General Government which includes shifting the City Recorder responsibilities from the Legal Department to the City Manager's Department. The election budget was discussed and the personnel costs under the Public Affairs Department. Ms. Hoffman explained the change in status of two Legal Department contract employees to full-time. With regard to Administrative Services, Tom Bakaly clarified that the Finance Department is requesting a contract employee and there is also an intern program. Beth Sunday discussed the staffing needs of the Technical Services Department and the request to change a contract employee to a full-time position to meet the demands of City-wide staff. She emphasized that this will maintain the same level of service and not funding this position would decrease services. The Internet/web site option is using 25% of an existing employee's time on this project. Other options include GIS and records management which are both City-wide projects. The money budgeted for the first year for GIS is for a needs analysis, and the second year includes staff. Ms. Sunday continued that records management was initiated by the Building Department and the project needs to be analyzed for a City-wide solution and the money for the first year includes funds for new hardware and software and part-time staff to do the actual scanning. Chuck Klingenstein discussed the GIS system in Summit County and its popularity among departments because of the power of its information system. Toby Ross added that in the first year, the funds for GIS will be to determine future needs and subsequent funding will be for hardware and staffing. Mr. Daniels suggested changes to the organizational charts. Mr. Bakaly explained that the Leadership 2000 funding is carried over to the next year, like grant funding, as it is funded by private donations.

Prepared by Janet M. Scott

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MAY 15, 1997

I ROLL CALL

Mayor Brad Olch called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, May 15, 1997. Members in attendance were Brad Olch, Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. Staff present were Toby Ross, City Manager; and Jodi Hoffman, City Attorney.

II PUBLIC INPUT

The Mayor invited the public to comment on any matter of City business not scheduled on the agenda. Hearing none, the public input session was closed.

III COMMUNICATIONS FROM COUNCIL AND STAFF

The City Manager requested that Council appoint a subcommittee for reviewing grants as suggested by Hugh Daniels last week. Hugh Daniels and Roger Harlan agreed to serve on the subcommittee.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF MAY 1, 1997 AND SPECIAL WORK SESSION NOTES OF MAY 6, 1997

Chuck Klingenstein corrected Page 3 of the Minutes to indicated that he seconded the motion on Sandstone Cove. The Mayor requested a motion for approval, as corrected. Paul Sincock, "I so move". Roger Harlan seconded. Motion unanimously carried.

V CONSENT AGENDA

Hugh Daniels, "I move approval of Consent Agenda Items 1 and 2". Chuck Klingenstein seconded. Motion carried unanimously.

1. Ordinance approving a condominium plat for an existing duplex at 563 Deer Valley Loop, Park City, Utah - See staff report.

2. Expansion of summer transit service in the amount of $29,137 - See staff report and work session commentary.

VI ADJOURNMENT

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

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately noon. Members in attendance were Mayor Brad Olch, Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. Staff present for a portion of the meeting was Jodi Hoffman, City Attorney. Chuck Klingenstein, "<u>I move to close the meeting to discuss personnel</u>". Hugh Daniels seconded. <u>Motion carried unanimously</u>.

The closed session adjourned at approximately 3:30 p.m.

STATE OF UTAH)
ss.
COUNTY OF SUMMIT)

CERTIFICATE OF CLOSED SESSION
CITY COUNCIL OF PARK CITY, UTAH

As presiding officer of the City Council of Park City, Utah, I hereby certify that the closed session meeting held by the City Council on May 15, 1997, was held pursuant to Section 52-4-5(1)(a)(I) to discuss the character, professional competence, or physical or mental health of an individual.

DATED this 23 day of June, 1997.

Bradley A. Olch

Mayor Bradley A. Olch

Subscribed and sworn before me this 23 day of June, 1997.

NOTARY PUBLIC
JANET M. SCOTT
445 Marsac Ave. P.O. Box 1480
Park City, Utah 84060
My Commission Expires
March 11, 2000
STATE OF UTAH

Janet M. Scott

Janet M. Scott, Notary Public

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

Prepared by Janet M. Scott

Janet M. Scott

Janet M. Scott, City Recorder

PARK CITY SUMMIT COUNTY UTAH
CORPORATE
Seal
MARCH 1,
1884

PARK CITY
1884

CITY COUNCIL STAFF REPORT

Date:	**May 15, 1997**
Department:	**Community Development Department**
Author:	**Kevin LoPiccolo**
Title:	**Condominium Conversion at 563 Deer Valley Loop**
Type of Item:	**Legislative**

Summary Recommendations: Approve the final condominium plat for 563 Deer Valley Loop with the Findings of Fact, Conclusions of Law, and Conditions of Approval as stated in this staff report.

Description

A. Topic

Project Information:	
Applicant:	Craig Haren & Andrew Volkman
Location:	563 Deer Valley Loop
Proposal:	Condominium Conversion
Zoning:	RM (Residential-Medium Density)
Adjacent Land uses:	Condominiums, single - family residences
Date of Application:	February 20, 1997
Staff Recommendation:	Approve with conditions

B. Background Information

On April 23, 1997, the Planning Commission held a public hearing and voted to forward a positive recommendation to the City Council to approve the condominium conversion for 563 Deer Valley Loop. This request is for approval to condominimize an existing duplex that is currently under construction. A final plat must be recorded with the County in order for the current owner to sell ownership interest to other parties.

C. Analysis

This condominium project is under construction. The project consist of a duplex with access off Deer Valley Loop. The proposed condominium plat is consistent with the Land Management Code, and the approved building plans. The plat changes the type of ownership of this parcel to condominium ownership.

Since the duplex is nearing completion, the applicant will review with future property owners, the ownership patterns shown on the plat. Each unit will have exclusive use of the associated front and back yard areas. The use and restrictions of these areas are in the CC&R'S. The applicant is aware that any external or internal changes that cross common area, will require a plat amendment and support of both owners. Also, it should be noted that the building was pushed down into the ground to maximize the building height. This led to a steep driveway, and since the first five feet of the driveway next to Deer Valley Loop Road needs to be level with the road to preserve the City's ability to widen the road or install sidewalks.

D. Department Review

The City's Staff Review Team has reviewed this application and found it to be in conformance with all requisite city development codes. The City Attorney's office will review and approve the plat and CC&R's prior to recordation.

E. Public Input

Property owners within 300 feet of the project were notified on April 4, 1997. The property was properly posted and legally noticed. As of this date of this report, staff has received no comments regarding the proposed application.

Alternatives:

A. Approve the proposed amendment thereby allowing individual ownership of each unit.

B. Deny the condominiumization and retain the current form of ownership.

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

Significant Impacts:

The proposal results in a record of survey plat that allows individual ownership of each unit. Approval of this application will not result in any significance impacts to the neighborhood. No external or internal changes to the structure are proposed.

Consequence Of Not Taking The Recommended Action:

If the Council denies the condominium conversion as proposed, the property will remain under single ownership.

Recommendation

Staff recommends approval of the proposed condominium conversion for 563 Deer Valley Loop based upon the following:

Findings of Fact

1. The proposed plat changes the type of ownership of this property to condominium ownership.

2. The proposal is consistent with both the Park City Land Management Code and the General Plan in that the RM zone allows duplex structures on approved lots, when all minimum code requirements are met.

3. Demand for snowplowing generally increases when a new dwelling unit and their driveways are built. The applicant agrees to provide a 10 foot snowstorage easement adjacent to Deer Valley Loop.

4. The applicant has agreed to the conditions of approval.

5. On April 23, 1997, the Planning Commission held a public hearing and voted to forward a positive recommendation to City Council to approve the condominium conversion for 563 Deer Valley Loop.

6. The applicant stipulates to all conditions of approval.

Conclusions of Law

1. There is good cause for this condominium plat.

2. Neither the public nor any person will be materially injured by the proposed condominium plat.

3. The plat is consistent with the Park City Land Management Code and applicable State Law regarding condominium plats.

Conditions of Approval

1. The City Attorney and City Engineer's review and approval of the condominium plat, for compliance with the Land Management Code and conditions of approval, is a condition precedent to recording the plat.

2. All standard project conditions shall apply.

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

4. The final condominium plat shall be recorded at the County within one year from the date of City Council approval. If recordation has not occurred within the one year of City Council's approval, this approval and the plat shall be considered void.

5. A ten-foot snow storage easement shall be shown on the plat adjacent to Deer Valley Loop.

Exhibits

A. Proposed condominium plat
B. Location Map
C. Proposed Ordinance

SURVEYORS CERTIFICATE

JOHN DEMKOWICZ, L.S. 163931 — DATE

FOUND EAST 1/4 CORNER SECTION 15, T2S, R4E, SLB&M

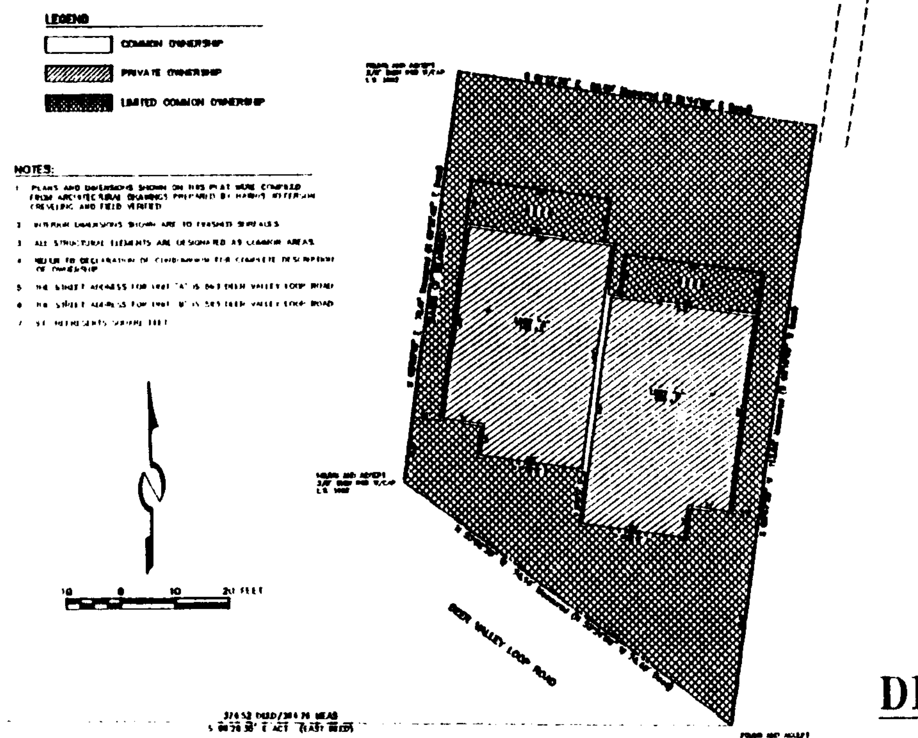
LEGEND

COMMON OWNERSHIP

PRIVATE OWNERSHIP

LIMITED COMMON OWNERSHIP

NOTES:



LEGAL DESCRIPTION

PARCEL 1

PARCEL 2

OWNERS DEDICATION AND CONSENT TO RECORD

ACKNOWLEDGMENT

OWNERS DEDICATION AND CONSENT TO RECORD

ACKNOWLEDGMENT

OWNERS DEDICATION AND CONSENT TO RECORD

ACKNOWLEDGMENT

OWNERS DEDICATION AND CONSENT TO RECORD

ACKNOWLEDGMENT

RECORD OF SURVEY MAP

DEER VALLEY LOOP CONDOMINIUMS

A CONDOMINIUM PROJECT LOCATED IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

ALLIANCE ENGINEERING INC.	SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT	PLANNING COMMISSION	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL
P.O. BOX 2664, 323 MAIN STREET, PARK CITY, UTAH 84060, (801) 649-9467	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS ____ DAY OF ________, 1997 A.D. BY ________ S.B.S.I.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF ________ 1997 A.D. BY ________ CHAIRMAN	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF ________ 1997 A.D. BY ________ PARK CITY ENGINEER	APPROVED AS TO FORM THIS ____ DAY OF ________ 1997 A.D. BY ________ PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF ________ 1997 A.D. BY ________ PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY COUNCIL THIS ____ BY ________

Exhibit A

563 Deer Valley Loop

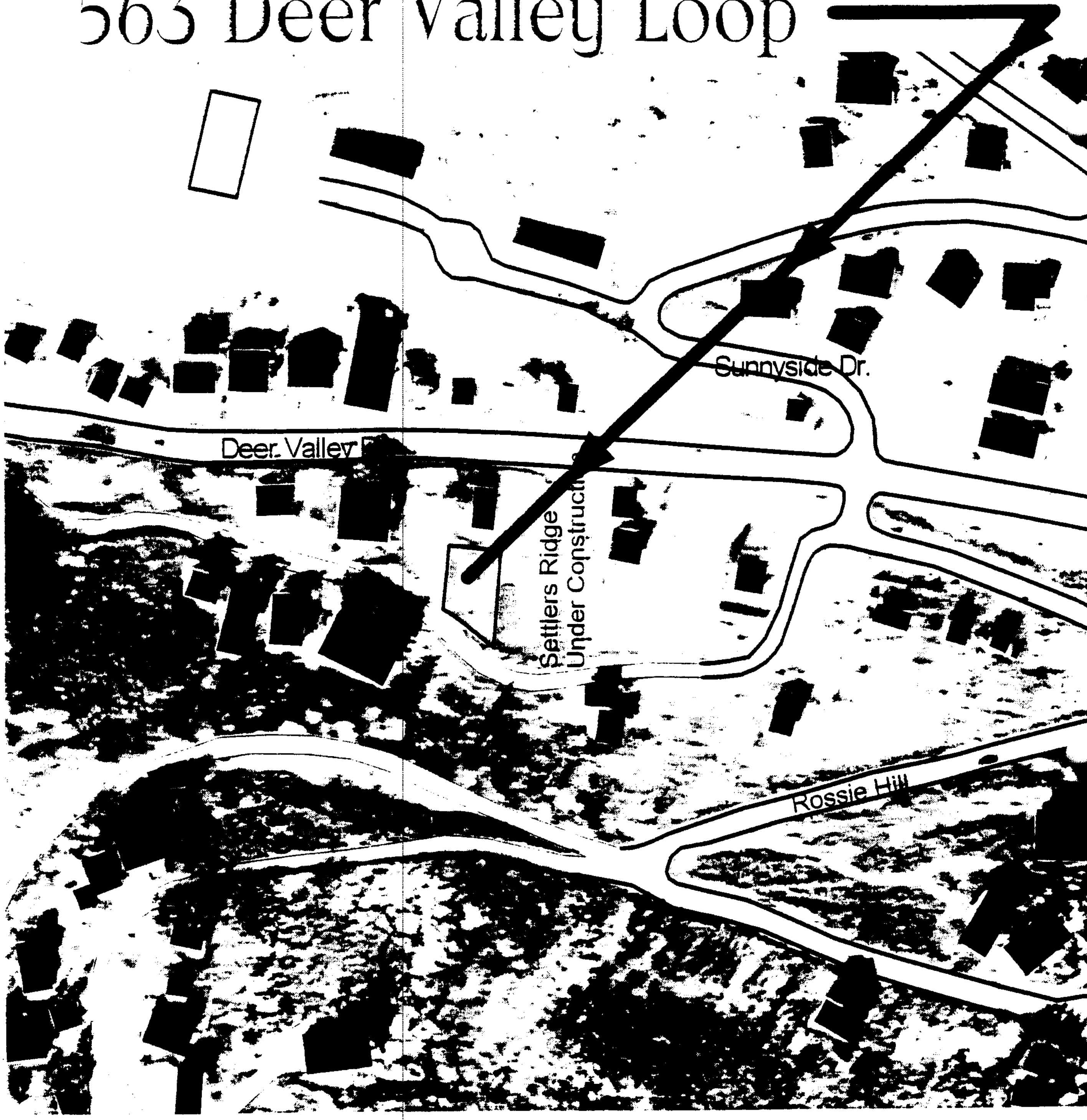


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EXHIBIT B: VICINITY MAP

Ordinance No. 97-

AN ORDINANCE APPROVING A CONDOMINIUM PLAT FOR AN EXISTING DUPLEX AT 563 DEER VALLEY LOOP, PARK CITY, UTAH

WHEREAS, the owners of the property at 563 Deer Valley Loop have petitioned the City Council for approval of a condominium plat for a condominium conversion of an existing duplex to be known as the Deer Valley Loop condominiums; and

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

WHEREAS, on April 23, 1997, the Planning Commission held a public hearing to receive public input on the proposed condominium plat and forwarded a positive recommendation of approval to the City Council; and

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

WHEREAS, the proposed plat changes the type of ownership of this property to condominium ownership.

WHEREAS, it is in the best interest of Park City, Utah to approve the condominium plat;

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

SECTION 1. FINDINGS OF FACT. The above recitals are hereby incorporated as findings of fact.

1. The proposed plat changes the type of ownership of this property to condominium ownership.

2. The proposal is consistent with both the Park City Land Management Code and the General Plan in that the RM zone allows duplex structures on approved lots, when all minimum code requirements are met.

3. Demand for snowplowing generally increases when a new dwelling unit and their driveways are built. The applicant agrees to provide a 10 foot snowstorage easement adjacent to Deer Valley Loop.

4. The applicant has agreed to the conditions of approval.

5. On April 23, 1997, the Planning Commission held a public hearing and voted to forward a positive recommendation to City Council to approve the condominium conversion for 563 Deer Valley Loop.

6. The applicant stipulates to all conditions of approval.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned condominium plat and that neither the public nor any person will be materially injured by the proposed condominium plat.

1. There is good cause for this condominium plat.

2. Neither the public nor any person will be materially injured by the proposed condominium plat.

3. The plat is consistent with the Park City Land Management Code and applicable State Law regarding condominium plats.

SECTION 3. PLAT APPROVAL. The condominium plat, known as Deer Valley Loop Condominium plat, is hereby approved as shown on Exhibit A, with the following conditions:

1. The City Attorney and City Engineer's review and approval of the condominium plat, for compliance with the Land Management Code and conditions of approval, is a condition precedent to recording the plat.

2. All standard project conditions shall apply.

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

4. The final condominium plat shall be recorded at the County within one year from the date of City Council approval. If recordation has not occurred within the one year of City Council's approval, this approval and the plat shall be considered void.

5. A ten-foot snow storage easement shall be shown on the plat adjacent to Deer Valley Loop.

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

PASSED AND ADOPTED this 15th day of May, 1997.

PARK CITY MUNICIPAL CORPORATION

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Mayor Bradley A. Olch

Attest:

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Janet M. Scott, City Recorder

Approved as to form:

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Mark D. Harrington, Assistant City Attorney

PARK CITY

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COUNCIL AGENDA REPORT

DATE: May 15, 1997
DEPARTMENT: Public Works
AUTHOR: Hope Bleecker, Transportation Director Hope 5/15/97
TITLE: Proposed Summer Transit Service
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Approve the Transportation Division's recommendations for summer transit service to include one new expansion of the summer program to Silver Lake Village. The total cost of the expansion is $29,137. Funding for the project is readily available through a combination of private sources and the transportation fund.

DESCRIPTION:

A. Topic: 1997 Summer Transit Service - (May 23- September 30, 1997)

B. Background: The Transportation Department has previously operated summer transit service over a 129-day period between Memorial Day and Labor Day. Typically a total of 6,223 service hours are delivered through four routes in Thaynes Canyon/Park Meadows, Prospector Square, Deer Valley, and the Main Street Trolley. During this period, three busses which serve the areas outside of the Main Street Core operate from the Park City Ski Area hub between the hours of 7:30 a.m. and 10:30 p.m. The trolley operates up and down Main Street between 1:00-5:00 p.m. Last summer approximately 110,000 one-way rides occurred (a 13% increase in ridership over the 1995 service). The ridership average for the season was 17.6 riders per service hour.

Proposed Service Increases
One new route is recommended for testing this season as a result of occupancy increases, and numerous public requests.

- **Silver Lake/Ontario Canyon:** New daily service is proposed for testing during the summer season between the hours of 9:30 a.m. and 6:15 p.m. The service is being designed in accordance with input from the Silver Lake merchants who have requested summer service links with the Heber Avenue transfer point. Staff recommends that the vehicle should also serve other areas to eliminate unnecessary dead head. Extensions to the Yarrow Hotel transfer point and Bonanza Drive would ensure the most rapid transfers from the general service, and would also ensure daily service connections from Prospector directly into Main Street. Last winter, the hourly connection from Main Street operated via the Mine Road with a return trip to Heber Avenue via Snow Park Lodge and Royal Street. The hourly connection yielded a productivity level of only 7.28 riders per hour. Since the summer season is typically more active for the Silver Mine Adventure, the department is requesting a test route in order to determine whether ridership potential exists in the summer on a thirty-minute rather than an hourly frequency.

C. Analysis:

Silver Lake/Ontario Canyon

The ongoing operation of the Silver Mine Adventure and the summer operation of the Deer Valley Mid-mountain area between July and September will facilitate demand for bus service. The proposed corridor along Ontario Canyon Road is recommended for the following reasons.

- Operation of the route for the summer season will allow staff to develop criteria for expansions or reductions of service within Deer Valley.

- The Silver Mine Adventure and mountain biking in Deer Valley have gained increased popularity over the years and it is anticipated that daily service should provide traffic mitigation on the Mine Road if the service is sufficiently advertised.

The proposed route would operate between 9:30 a.m. and 6:15 p.m. and would follow the Mine Road from the Heber Avenue transfer point to the Silver Mine Adventure. It would continue to Silver Lake Village on a demand-response basis and would return to Old Town via Heber Avenue. It would follow Park Avenue to the Yarrow Hotel, serve Kearns Blvd to Bonanza Drive, follow Bonanza to Deer Valley Drive at Park Avenue, and return to Heber Avenue via Park. The service would operate 8.75 hours per day, 7 days per week between May 23 and September 30 (131 days). The total service is estimated to cost $29,137. It is expected that approximately 20% of the total cost will be paid by the Silver Mine Adventure. The remaining dollars will be paid by the City transportation fund which has more than adequate resources at this time to pay for the expansion. The current operating agreement which is in effect specifies payment for transit service according to a formula of taxation on recreational properties comparable to the Deer Valley Resort and the Park City Ski Area.

D. Department Review:

This proposal has been reviewed by the City Manager, the Director of Public Works, and the Finance Director. The managers of the Park City Silver Mine Adventure and Deer Valley Resort have received this information and will be consulted on a regular basis for their input.

ALTERNATIVES:

A. **Approve the Summer Transit Program:** This alternative is recommended to effectively provide additional transit options for the guests and residents of Park City. The recommendation requires a City share of $29,137 dollars from the transportation fund balance. This approach would net an additional 1,146 hours of service and would require the equivalent of 11.75 FT personnel.

B. **Operate Summer Service without the Proposed Addition:** This alternative would save the City about $23,310 but does not allow staff to identify feasibility for the service as promised to area residents, businesses, and employees.

C. **Continue the Item:** In order for the service to be staffed and effectively marketed, the decision should be rendered as soon as possible.

D. **Do Nothing:** The summer transit program requires Council approval for additional service.

SIGNIFICANT IMPACTS:
Additional transit options for shoppers and recreational cyclists or tourists will result from the Silver Lake service. The proposed extension allows staff to collect data specific to addressing effects of thirty-minute frequency on traffic mitigation through the study of passenger counts, surveys, and tube counts. Funding for the project is available from the transportation fund balance. Pursuant to implementation of the summer service, productivity and benefits will be quantified in order to evaluate initial success and the long-term impacts of a permanent transit investment before the service becomes accepted by the community as a regular route.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:
The consequences of not approving the Silver Lake Ontario Canyon route are lack of progress in designing future transit options for Deer Valley.

RECOMMENDATION:
Approve the Transportation Division's recommendations for summer transit service to include new expansions of service in Silver Lake Village. The total cost of the expansion is $29,137. Funding for the project is available through a combination of private sources and the transportation fund balance.